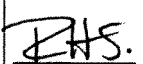


COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>June 20, 2011</u>	Item # <u>13</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

 Director	 CAO
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R-1

DISTRICT OF WEST VANCOUVER

750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Attachments for item provided under separate cover	R-1
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Date: June 9, 2011 File: 1610-20-4679
 From: Lisa Berg, Senior Community Planner
 Subject: **Housekeeping Amendments to Zoning Bylaw No. 4662, 2010**

RECOMMENDED THAT:

1. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4679, 2011 be read a first time in short form;
2. The Municipal Clerk give Statutory Notice that a Public Hearing regarding Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4679, 2011; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4679, 2011 is scheduled for Monday, July 4, 2011 at Municipal Hall in the Council Chamber.

Purpose

The purpose of this report is to introduce various housekeeping amendments to Zoning Bylaw No. 4662, 2010. Each of the proposed amendments correct minor "errors or omissions" in the new zoning bylaw.

1.0 Background

1.1 Prior Resolutions

- (a) January 24, 2011 – Council adopts Zoning Bylaw No. 4662, 2010.

1.2 History

The Zoning Bylaw which was recently adopted was based on a technical rewrite of the previous bylaw that dated back more than 40 years. When the Zoning Bylaw rewrite was completed and adopted, staff indicated that a bylaw would be forthcoming to address a number of housekeeping items.

2.0 Policy

2.1 Policy

The Official Community Plan sets out the broad policy umbrella for the District, a major element of which is land use. The zoning bylaw helps to implement those policies.

2.2 Bylaw

The Zoning Bylaw is the principal means by which the District regulates permitted land use and development patterns and characteristics.

3.0 Balanced Scorecard

STRATEGIC INITIATIVES	2011 MILESTONE
Implement the recommendations of the Community Dialogue on Neighbourhood Character and Housing Working Group	<ul style="list-style-type: none">• Continue implementation of the Pilot Projects Program• Continue with additional Zoning Bylaw policy rewrites

4.0 Analysis

4.1 Discussion

When Zoning Bylaw No. 4662, 2010 was adopted in January 2011, municipal staff indicated that there would likely be a need to bring forward amendments to the new Zoning Bylaw over the next year. This occurs in most municipalities which adopt a new zoning bylaw, because during the drafting of such large, legal and complex documents some items may be missed or some changes may inadvertently have unintended implications.

The housekeeping amendments being proposed in Bylaw No. 4679 are some of the "errors or omissions" that have come to staff's attention (see Appendix A). None of these amendments are intended to have any negative repercussions to West Vancouver businesses or in-stream development applications, building permits or business licences. They are technical in nature and do not propose new "policy" directions.

Appendix B is an annotated version of Bylaw No. 4679, which more clearly shows the actual changes to the bylaw. In general, highlighted words are added and words with a strike-through are deleted.

Although the proposed housekeeping bylaw appears lengthy, the method of writing amending bylaws requires that entire sections be deleted and replaced with the entire new language, even to correct one word, number or metric conversion.

This method ensures that the correct provisions will be incorporated into the Zoning Bylaw and avoids any misrepresentations or further mistakes. So while Bylaw No. 4679 may appear to be making substantial changes because of its length, the proposed amendments are minor in nature and will improve the Zoning Bylaw. The proposed amendments correct:

1. erroneous metric conversions;
2. minor formatting issues;
3. inadvertent changes to regulations; and
4. confusing language.

Proposed Housekeeping Amendment Summaries

Table of Contents

The heading for Section 130.09 within the Table of Contents is amended to clarify that this section refers to flanking lot sites rather than yards.

Section 110 – Definitions

Various definitions within the Zoning Bylaw contain incorrect metric conversions; others required minor re-wording for improved clarity; and some definitions required their corresponding regulation section to be added for bylaw consistency.

Section 120 – General Regulations for all Zones

A number of regulations within this section were incorrectly “translated” from the old zoning bylaw to the new zoning bylaw. Rewriting the old zoning bylaw involved interpreting long, complex and dated language into shorter, modern language that is easier to understand. Some errors occurred during this “translation.” The proposed amendments will improve the provisions within this section of the bylaw by correcting:

- metric conversions;
- inadvertent changes to regulation;
- complex and difficult to understand language;
- regulations with inadvertent omissions; and
- general formatting.

Section 130 – General Regulations for Residential Zones and Uses Only

A number of provisions within this section were also incorrectly “translated” from the old zoning bylaw to the new zoning bylaw. Similarly, the proposed amendments for this section are to correct:

- metric conversions;
- inadvertent changes to regulation;
- complex and difficult to understand language;
- regulations with inadvertent omissions; and
- general formatting

Section 141 – Parking Regulations for Single Family Dwelling and Duplex Dwelling Uses

In the old Zoning Bylaw, parking regulations were scattered throughout the document. The new Zoning Bylaw places all of the parking regulations within one section.

The proposed housekeeping amendments are to clarify parking surfaces within the front yard and to correct a metric conversion.

Section 200 – Single Family Dwelling Zones

The proposed amendments are to correct metric conversions.

Section 250 – Duplex Dwelling Zones

The proposed amendments are to correct inadvertent changes to the regulation of side yards within two of the duplex zones.

Section 600 – Comprehensive Development or site specific Zones

The amendments to this section are to correct spelling errors and incorrect metric conversions within CD1. The accessibility charts within this zone specifically refer to City of Vancouver accessibility requirements, thus the conversion of the units to metric was unnecessary and also done inconsistently.

4.2 Communications Process

A Public Hearing in accordance with the *Local Government Act* will be required, which will include the placement of advertisements on the proposed bylaw within the local newspapers.

The proposed bylaw will also be placed on the District website and available at various municipal locations for public review prior to the Public Hearing.

5.0 Options

5.1 At the time of consideration of this report, Council may:

(as recommended by staff)

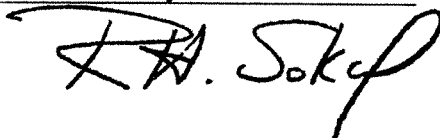
- (a) introduce Bylaw No. 4662, 2010, Amendment Bylaw No. 4679, 2011 for first reading and set the date for public hearing; or

(or, alternatively)

- (b) introduce Bylaw No. 4662, 2010, Amendment Bylaw No. 4679, 2011 for first reading and request additional information (to be specified) be provided and available to assist in consideration of the bylaw; or
- (c) defer the proposed bylaw pending the receipt of additional information (to be specified).



Author: Lisa Berg, Senior
Community Planner



Concurrence Bob Sokol, Director of
Planning, Lands & Permits

Appendices:

Appendix A – Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4679, 2011
Appendix B – Annotated Bylaw No. 4679

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File No. 08-1610-20-4679
District of West Vancouver



**Zoning Bylaw No. 4662, 2010
Amendment Bylaw No. 4679, 2011**

Effective Date –

Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 4679, 2011

A housekeeping bylaw for general amendments to the Zoning Bylaw.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendment of the Zoning Bylaw;

NOW THEREFORE, the Council of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4679, 2011".

Part 2 Amends the Zoning Bylaw Table of Contents

- 2.1 Zoning Bylaw No. 4662, 2010, Schedule A, Table of Contents is hereby amended by deleting Section titles 120.18 and Section title 130.09 and replacing them with the following:
- (a) Section 120.18 Basement Storey – Exemption
 - (b) Section 130.09 Front Yard Setbacks on Corner Flanking Lot Sites

Part 3 Amends the Zoning Bylaw Definitions

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 110, Definitions is amended:
- (a) by deleting the definitions for "Fence," "Garden Wall," "Grade, average," "Grade, finished," "Heat pump," "Pool, above ground," "Site line(s)," "Site line, front," "Trellis," and "Yard"; and
 - (b) by inserting the following definitions in alphabetical order as follows:

Fence a vertical structure used as an enclosure or a screen of all or part of a site, not exceeding 0.08 metre in thickness, excluding posts and rails, but shall not include a garden wall.

Garden wall a vertical structure used as an enclosure or a screen of all or part of a site where the thickness is more than 0.08 metre.

Grade, average is measured around the perimeter of the building or structure at or directly above or below the outermost projection of the exterior walls or the posts of carports.

Grade, finished the final ground surface after development, excluding:

- a) minor planters less than 1.2 metres in width measured out from the wall, or local mounding of soil, and
- b) window wells with a clear width measured out from the wall of less than 0.6 metre to a maximum of 3 metres in cumulative length along each building face.

Heat pump a device used for transferring heat, by means of a compressible refrigerant, and for the purpose of this Zoning Bylaw includes a heat pump for an air conditioning unit or swimming pool. A heat pump of any height is a structure (see Structure). (Refer to Regulation 130.01)

Pool, above ground a pool which extends more than 1.2 metres above finished grade at any point. An above ground pool is considered an accessory structure. (Refer to Regulation 130.01, 130.11)

Site line(s) the lines forming the boundary of a site. (Refer to Regulation 120.25)

Site line, front the boundary line of a site and the street on which the site faces. (Refer to Regulation 120.25)

Trellis an open, pervious lattice of light wood or metal materials with a minimum spacing of 0.4 metre on centre, open on all sides, with a maximum height of 3.7 metres measured from grade at the base of the structure.

Yard that part of a site which is required by this Zoning Bylaw to be unoccupied and unobstructed by buildings or parts thereof.

Part 4 Amends the Zoning Bylaw General Regulations for all Zones

4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120, General Regulations for all Zones is amended by deleting Section 120.17(1) and Section 120.17(2) and replacing them with the following Section and renumbering the remainder of the Section in numerical order:

- (a) Section 120.17(1) Average grade (natural and finished) is measured around the perimeter of:
 - a. A building at or directly above the outermost projections of the exterior walls and includes the dimensions around the posts of an attached carport. A deck attached to a building is not considered in determining the perimeter.
 - b. A structure that is not defined as a building.

4.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120, General Regulations for all Zones is amended by deleting Section 120.17(6) and Section 120.17(7) and replacing them with the following:

- (a) Section 120.17(6) Where the undisturbed ground level of natural grade cannot be ascertained because of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by the District Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor on the determination of natural grade at the cost of the property owner.
- (b) Section 120.17(7) An example of calculating average grade is shown below (see Figure 1).

Example:

Wall Section Average Grade	X	Length	= Y
A-B $106.5 + 105.0 \div 2$	X	6 m	= 634.50
B-C $105.0 + 104.0 \div 2$	X	3 m	= 313.50
C-D $104.0 + 103.0 \div 2$	X	3 m	= 310.50
D-E $103.0 + 101.5 \div 2$	X	6 m	= 613.50
E-F $105.5 + 104.0 \div 2$	X	9 m	= 924.75
F-A $104.0 + 106.5 \div 2$	X	9 m	= 947.25
Totals:		36 m	= 3744

Total Y \div Total perimeter length = Average grade
 $3744 \div 36\text{m} = 104 \text{ m}$

- 4.3 Section title 120.18 “Basement Storey Exemption Not Applied to Commercial Uses” is deleted and replaced with “Section 120.18 “Basement Story – Exemption.”
- 4.4 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120, General Regulations for all Zones is amended by deleting Section 120.18 and replacing it with the following:
- (a) Section 120.18(1) Storeys used for parking and maintenance purposes in basements and sub-basements for buildings other than single and two family dwellings are not considered storeys in the calculation of number of storeys.
 - (b) Section 120.18(2) Storeys of basement and sub-basements levels used for commercial purposes are included in the calculation of number of storeys.
- 4.5 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120, General Regulations for all Zones is amended by deleting Section 120.19(2)(b), Section 120.22(6), Section 120.25(2), Section 120.27(3)(a), Section 120.27(3)(e), Section 120.27(3)(g), Section 120.28(1), Section 120.28(2), Section 120.28(2)(a), Section 120.28(3), Section 120.28(3)(a)(i), Section 120.28(3)(a)(ii), Section 120.28(3)(b)(i), Section 120.28(3)(b)(ii), and Section 120.28(3)(b)(iv) and replacing them with the following:
- (a) Section 120.19(2)(b) the midpoint between the highest point of a building with a pitched roof and a point 2.4 metres above the floor immediately below (see Figure 2); or
 - (b) Section 120.22(6) A retaining wall over 1.2 metres in exposed height must be at least 2.4 metres from a front or rear site line.

- (c) Section 120.25(2) Where at least one of the side site lines is not perpendicular to the street, site width is the distance between the side site lines, measured at right angles to the bisector of the angle formed by the side site lines projected to their intersection (see Figure 2).
- (d) Section 120.27(3)(a) accessory buildings and structures in a yard where permitted elsewhere in the Zoning Bylaw.
- (e) Section 120.27(3)(e) structures at or below the grade line, except mechanical equipment must be within the building envelope.
- (f) Section 120.27(3)(g) uncovered and unenclosed steps can encroach 1.2 metres into front yards only.
- (g) Section 120.28(1) Child care of up to a maximum of 8 children is allowed on any site that meets Provincial legislation and Regulations.
- (h) Section 120.28(2) Child care of more than 8 children is allowed in the following zones subject to Provincial legislation and Regulations: Section 200 (Single Family Dwelling Zones); Section 250 (Duplex Dwelling Zones); Section 300 (Multiple Dwelling Zones); Section 350 (Commercial Zones); Section 500 (Community/Public Use Zones); Section 550 (Institutional Zones); Section 600 (Comprehensive Development Zones); Section 700 (Ambleside Zones), except that:
 - (i) Section 120.28(2)(a) child care in a dwelling unit is limited to a maximum of 8 children; and
 - (j) Section 120.28(3) Child care of 9 to a maximum of 16 children is allowed in a single family dwelling subject to the following conditions:
 - (k) Section 120.28(3)(a)(i) 1 off-street parking space shall be provided for every 6 child care spaces;
 - (l) Section 120.28(3)(a)(ii) Outdoor play structures and equipment for a child care facility must be sited a minimum of 1.2 metres from all lot lines in all zones within Section 200 (Single Family Dwelling Zones) and Section 250 (Duplex Dwelling Zones);
 - (m) Section 120.28(3)(b)(i) 1 off-street parking space shall be provided for every 4 child care spaces.
 - (n) Section 120.28(3)(b)(ii) The lot on which a child care facility is sited must be a minimum distance of 182.9 metres from any other lot on which an existing child care of more than 8 children in a single family home is sited;
 - (o) Section 120.28(3)(b)(iv) Children's play equipment for the child care facility must be sited a minimum of 1.2 metres from all lot lines in all zones within Section 200 (Single Family Dwelling Zones) and Section 250 (Duplex Dwelling Zones).

Part 5 Amends the Zoning Bylaw General Regulations for Residential Zones and Uses Only

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 130, General Regulations for Residential Zones and Uses is amended by deleting Section 130.01(2)(b), Section 130.02(1)(a), Section 130.02(1)(b), Section 130.02(3), Section 130.04(1)(a), Section 130.08(1), Section 130.08(2), Section 130.08(3)(f), Section 130.08(5), Section 130.10(2)(a), Section 130.11(1), Section 130.11(2) and Section 130.12(2)(a) and replacing them with the following:
- (a) Section 130.01(2)(b) located above or below any portion of the principal building.
 - (b) Section 130.02(1)(a) on a site of less than or equal to 557.5 square metres, 1 room maximum providing temporary guest accommodation for a maximum of 2 adults; and
 - (c) Section 130.02(1)(b) on a site of greater than 557.5 square metres, 2 rooms maximum providing temporary guest accommodation for a maximum of 4 adults.
 - (d) Section 130.02(3) In addition to the guest accommodation rooms, bed and breakfast's may include common rooms for guest use.
 - (e) Section 130.04(1)(a) Non non-family member, and no more than 2 persons of an immediate family shall be in any way engaged, occupied or employed to work on or from the premises in connection with such home based businesses, and such family persons shall reside in the dwelling.
 - (f) Section 130.08(1) Floor area includes the projected storey of each building. Storey areas are measured to the exterior walls of the floor. The area of roof overhangs and trellises extending more than 1.2 metres over second storey decks are included in floor area. Floor area also includes bay windows, open stairwells, elevator shafts and all similar openings in a storey.
 - (g) Section 130.08(2) Where the vertical distance between the floor and the horizontal structural members at 0.6 metre on-centre exceeds 4.4 metres, that floor area shall be counted twice, as shown in Figure 1.
 - (h) Section 130.08(3)(f) the exempt percentage of the floor area in one basement level located directly below the building above, equal to the percentage of the basement volume below the lower of average finished grade or average natural grade. The percentage referred to in this clause is determined as follows:

$$\frac{\text{average grade elevation} - \text{basement floor elevation}}{\text{main floor elevation} - \text{basement floor elevation}} \times 100$$

Example:

The average finished grade and average natural grade levels are as calculated for measuring building height (see Figure 1).

- (i) Section 130.08(5) Any portion of the basement extending beyond the perimeter of the exterior walls of the storeys above shall be included in the floor area ratio.
 - (j) Section 130.10(2)(a) is measured from the outermost extent of the enclosed portion of the building projected to grade;
 - (k) Section 130.11(1) An in-ground pool or other similar use of land shall be located not less than:
 - (a) 1.5 metres from any property line; or
 - (b) 1.5 metres from a creek protection area;as measured to the inside edge of the pool.
 - (l) Section 130.11(2) An above ground pool:
 - (a) must maintain the yard requirements for an accessory building or structure.
 - (b) The setback is measured from to the outside edge of any walkway surrounding the pool.
 - (m) Section 130.13(2)(a) any structure (including a retaining wall or garden wall) not exceeding 1.2 metres in height above natural grade may be located anywhere on the property provided it is consistent with Retaining Wall Grade Line and Buildup of Grade requirements.
- 5.2 Section 130, General Regulations for Residential Zones and Uses Only is amended:
- (a) by deleting Section 130.01(6) and replacing it with:

Section 130.01(6) An accessory building may be connected to the principal building by a roof or deck not exceeding 1.8 metres in width; and

Section 130.01(7) A connecting walkway which is fully enclosed and heated and is greater than 1.8 metres in width shall render the accessory building to be a part of the principal building,

and renumbering the remainder Section 130.01 in numerical order.
 - (b) by renumbering Section 130.04, Home Based Business, in numerical order.
 - (c) by deleting Section 130.08(3)(e) and renumbering the remainder of Section in numerical order.
 - (d) by deleting Section title 130.09 – Front Yard Setback On Corner Flanking Lot Yards and replacing it with Section title 130.09 – Front Yard Setbacks On Corner Flanking Lot Sites.

Part 6 Amends the Zoning Bylaw Parking Regulations

- 6.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 141, Parking Regulations for Single Family Dwelling and Duplex Dwelling Uses is amended by deleting the Section 141.04(1), Section 141.04(2) and Section 141.04(3) and replacing them with the following:

- (a) Section 141.04(1) Driveways and parking areas in front yards shall not exceed 50% of the defined yard area, but in all cases a minimum driveway width of 6.0 metres is permitted in the front yard or the flanking yard on a corner flanking site.
 - (b) Section 141.04(2) For purposes of this section, concrete or paved surfaces do not include hard surfaced landscaping for aesthetic purposes or pedestrian use when they are separated from the vehicular use areas in a manner which renders them permanently unusable for such vehicular use.
- 6.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 141, Parking Regulations for uses other than Single Family Dwelling and Duplex Dwelling Uses is amended by deleting Section 142.04(3) and replacing it with:
- (a) Section 142.04(3) When the side of a parking space adjoins a fence or other structure other than a column more than 0.3 metre in height, the width of the parking space shall be increased by 0.3 metre on each side.

Part 7 Amends the Zoning Bylaw Single Family Dwelling Zones

- 7.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 200, Single Family Dwelling Zones is amended by deleting the Section 202.14, Section 204.09(2)(b)(i), Section 204.09(2)(b)(ii) and Section 204.09(2)(b)(i) and replacing them with the following:
- (a) Section 202.04 Width – 24.4 minimum; except 30.4 metres for a flanking lot. Depth – shall be a minimum of 39.6 metres and shall not exceed 3 1/2 times the site width
 - (b) Section 204.09(2)(b)(i) 4.57 metres if site width is less than 18.2 metres; or
 - (c) Section 204.09(2)(b)(ii) 25% of site width, but no less than 4.57 metres or more than 18.2 metres.
 - (d) Section 207.09(2)(b)(i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres.

Part 8 Amends the Zoning Bylaw Duplex Dwelling Zones

- 8.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 250, Duplex Dwelling Zones is amended by deleting Section 251.09(1), Section 251.09(2), Section 252.09(1) and Section 252.09(2) and replacing them with the following:
- (a) Section 251.09(1) Duplex and single family dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey is width is less than 2/3 the minimum main storey width:
 - (b) Section 251.09(2) For all other single family dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width):
 - (c) Section 252.09(1) Duplex and single family dwellings of 1 storey, with or without basement, or 2 storeys, with or without basement,

in which the upper storey width is less than 2/3 the minimum main storey width:

- (d) Section 252.09(2) For all other single family dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width):

Part 9 Amends the Zoning Bylaw Comprehensive Development or site specific Zones

9.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600, Comprehensive Development or site specific Zones is amended by deleting Section 601.10(1)(a)(i), Section 601.10(1)(a)(iii), Section 601.10(1)(a)(iv), Section 601.10(1)(d)(i), Section 601.10(1)(d)(vi), Section 601.10(1)(d)(ix) and Section 601.10(2) and replacing them with the following:

- (a) Section 601.10(1)(a)(i) from the street to the main entrance conforming to Article 3.8.3.5 City of Vancouver Building Bylaw (VBBL),
- (b) Section 601.10(1)(a)(iii) where an elevator is provided, from the main entrance in Clause (i) or from the entrance in Clause (ii), to an elevator conforming to Article 3.5.2.1.(3) VBBL, and
- (c) Section 601.10(1)(a)(iv) where the building contains 3 or more dwelling units served by an elevator and a common corridor system, by way of enhanced accessibility in accordance with Subsection 601.10(1)(d).
- (d) Section 601.10(1)(d)(i) all interior and exterior stairs and ramps that are accessible to the public must have either a colour contrast or a distinctive pattern, readily apparent from both directions of travel, to demarcate the leading edge of the tread, the leading edge of the landing, and the beginning and end of a ramp;
- (e) Section 601.10(1)(d)(vi) the clear space beside the latching jamb of dwelling unit entry doors may be not less than 450 mm, or omitted if the Chief Building Official agrees that provision of this clear space is impractical and if the dwelling unit contains pre-wired outlet boxes for a residential style automatic door opener and related controls,
- (f) Section 601.10(1)(d)(ix) the main entry levels of dwelling units must include a washroom that contains at least a washbasin and toilet, and that provide a minimum clear opening at the doorway of at least 800 mm and a clear floor space 750 mm wide by 1 200 mm long in front of each of the washbasin and the toilet clear of the door swing to allow persons in wheelchairs to use the facilities.
- (g) Section 601.10(2) Level two accessibility shall include the following features, fixtures and finishes:

	LEVEL TWO FEATURES
BUILDING ACCESS	Outside stairs - maximum degree of colour contrast on nosing of each stair
	Curb cuts have tactile and visual clues
	Unobstructed access to main building entrances from street/sidewalks
	Unobstructed internal access:
	<ul style="list-style-type: none"> • from parking levels containing accessible parking (5' or 1 520 mm corridors; 610 mm clear wall space adjacent to door latch)
	<ul style="list-style-type: none"> • garbage and recycling receptacles and storage lockers
	<ul style="list-style-type: none"> • no stairs within building circulation including corridors on residential levels
	<ul style="list-style-type: none"> • accessible storage lockers for each unit
	Canopy over main building entrances (3' or 915 mm) and enterphone
	Disability parking
	3' or 915 mm building and suite entry doors
	Flush thresholds throughout the building (maximum ½" or 13 mm height)
	Accessible building enterphone, call buttons and, where provided, suite door bells
COMMON AREAS	Accessible mailboxes for all AD Level 2 units, and 5' or 1220 mm turning radius in front
CIRCULATION	Corridors minimum 4' or 1220 mm wide (except for service access areas)
	Provide 5' or 1520 mm turning radius inside and outside the entry corridor of each dwelling unit
SITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door
	Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)
DOORS	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening
PATIOS AND BALCONIES	Minimum one door 2'-10" or 860 mm clear door opening

	Minimum one patio or balcony doorsill with maximum ½" or 13 mm threshold
	Minimum 5' or 1520 mm turning radius on patio/balcony
WINDOWS	Opening mechanism maximum 46" or 1168 mm above floor (provide notation on window schedule)
	Provide minimum 6' or 1800 mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750 mm above the floor
KITCHEN	Continuous counter between sink and stove
MINIMUM ONE BATHROOM	Toilet located adjacent to wall (minimum 3' or 915 mm length)
	Provide turning radius within bathroom (may result from removal of vanity cabinet)
	3' or 915 mm clearance along full length of tub
	Tub control valve paced at outer edge of tub, with tub spout remaining in central position
	Accessible storage

	LEVEL TWO FIXTURES AND FINISHES
BASIC	Easy to read building address numbers (minimum 4" or 100 mm high in contrasting colours)
	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
	No polished finish on building entry flooring (provide flooring samples)
	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
	Signage throughout common areas has well contrasted colours
	Elevators have well contrasted control buttons
CIRCULATION	Slip resistant flooring
	Colour contrasting exit doors

BUILDING MEETING/AMENITY ROOMS	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES	Adjustable door closers to reduce force to open door to maximum 22 N or 5 lbs.
	Door handle at 40" or 1000 mm above the floor, with deadbolts placed immediately above or below
UNIT FLOORING	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
	High density, low level loop carpet and underlay maximum ½" or 13 mm height
PATIOS AND BALCONIES	Outdoor light fixture provided
	Electrical outlet provided
ELECTRICAL	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170 mm above finished floor
	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450 mm above floor
	Within suites a duplex outlet is required within 8" or 200 mm of a telephone jack
	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
	Rocker switches
WINDOWS	Easily grasped and operated mechanism for opening and locking windows
KITCHEN	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
	Pull out work boards at 2'8" or 810 mm height
	Lever handle faucets and cabinet handles which can be easily used with an open hand (e.g. "D" or "J" cabinet handles)
	Adjustable shelves in all cabinets
MINIMUM ONE BATHROOM	Solid blocking provided in walls of tub/shower and toilet areas, and behind towel bars
	Pressure balanced tub/shower valves

	Provision in water supply and drain to allow for a 4" or 100 mm drop in vanity height (offset plumbing)
	Provision for vanity sink removal
	Adjustable height shower head or hand-held shower head on adjustable bracket
LIVING ROOM	One switched electrical outlet
BEDROOMS	Three-way switched outlet at bed area and doorway
	Provide light fixture in or adjacent to closet
	Telephone jack
IN-SUITE STORAGE	Provide light and electrical outlet

Part 10 Amends Zoning Maps

10.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is here by amended by replacing Map No. 28 with a new Map No. 28, as shown on Appendix A to this bylaw.

Appendices

Appendix A – Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps, Map 28.

READ A FIRST TIME on

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ADOPTED by the Council on

Mayor

Municipal Clerk



**Zoning Bylaw No. 4662, 2010
Amendment Bylaw No. 4679, 2011**

*Annotated Copy for
Reference Only*

Note: *In general, highlighted words are added (and frequently there are corresponding words which have been deleted and are not shown). Words with a strike-through are deleted.*

Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 4679, 2011

A housekeeping bylaw for general amendments to the Zoning Bylaw.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendment of the Zoning Bylaw;

NOW THEREFORE, the Council of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4679, 2011".

Part 2 Amends the Zoning Bylaw Table of Contents

- 2.1 Zoning Bylaw No. 4662, 2010, Schedule A, Table of Contents is hereby amended by deleting Section titles 120.18 and Section title 130.09 and replacing them with the following:
- (a) Section 120.18 Basement Storey ~~Exemption Not Applied to Commercial Uses~~
 - (b) Section 130.09 Front Yard Setbacks ~~on Corner Flanking Lot Sites~~
Yards

Part 3 Amends the Zoning Bylaw Definitions

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 110, Definitions is amended:
- (a) by deleting the definitions for "Fence," "Garden Wall," "Grade, average," "Grade, finished," "Heat pump," "Pool, above ground," "Site line(s)," "Site line, front," "Trellis," and "Yard"; and
 - (b) by inserting the following definitions in alphabetical order as follows:
 - Fence** a vertical structure used as an enclosure or a screen of all or part of a site, not exceeding 0.08 metre in thickness, excluding posts and rails, but shall not include a garden wall.
 - Garden wall** a vertical structure used as an enclosure or a screen of all or part of a site where the thickness is more than 0.08 metre, ~~excluding rails and posts.~~
 - Grade, average** is measured around the perimeter of the building or structure at or directly above or below the outermost projection of the exterior walls or the posts of ~~carports~~ car ports.

Grade, finished the final ground surface after development, excluding:

- a) minor planters less than 1.2 metres in width measured out from the wall, or local mounding of soil, and
- b) window wells with a clear width measured out from the wall of less than 0.6 metre to a maximum of 3 metres in cumulative length **along each building face**.

Heat pump a device used for transferring heat, by means of a compressible refrigerant, and for the purpose of this **Zoning Bylaw** includes a heat pump for an air conditioning unit or swimming pool. A heat pump of any height is a structure (see Structure). (Refer to **Regulation 130.01**)

Pool, above ground a pool which extends more than 1.2 metres above finished grade at any point. **An above ground pool is considered an accessory structure.** (Refer to Regulation 130.01, 130.11)

Site line(s) the lines forming the boundary of a site. (Refer to **Regulation 120.25**)

Site line, front the boundary line of a site and the street on which the site faces. (Refer to **Regulation 120.25**)

Trellis an open, pervious lattice of light wood or metal materials with a **minimum maximum** spacing of 0.4 metre on centre, open on all sides, with a maximum height of 3.7 metres measured from grade at the base of the structure.

Yard that part of a site which is required by this **Zoning Bylaw** to be unoccupied and unobstructed by buildings or parts thereof.

Part 4 Amends the Zoning Bylaw General Regulations for all Zones

4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120, General Regulations for all Zones is amended by:

- (a) deleting Section 120.17(1) Average grade (natural and finished) is measured around the perimeter of the building or structure at or directly above or below the outermost projection of the exterior walls or the posts of carports;
- (b) deleting Section 120.17(2) The uncovered deck attached to a building has no exterior wall and is not considered in determining the perimeter. Where a structure is not a building, the perimeter of the structure shall not be used; and
- (c) inserting Section 120.17(1) Average grade (natural and finished) is measured around the perimeter of:

a. A building at or directly above the outermost projections of the exterior walls and includes the dimensions around the posts of an attached carport. A deck attached to a building is not considered in determining the perimeter.

b. A structure that is not defined as a building

4.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120, General Regulations for all Zones is amended by:

- (a) deleting Section 120.17(6) and Section 120.17(7);
- (b) inserting Section 120.17(6) Where the undisturbed ground level of natural grade cannot be ascertained because of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by the District Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor on the determination of natural grade at the cost of the **property owner**;
- (c) Inserting Section 120.17(7) An example of calculating average grade is shown below (see Figure 1); and

Example:

Wall Section	X	Length	= Y
Average Grade			
A-B $106.5 + 105.0 \div 2$	X	6 m	= 634.50
B-C $105.0 + 104.0 \div 2$	X	3 m	= 313.50
C-D $104.0 + 103.0 \div 2$	X	3 m	= 310.50
D-E $103.0 + 101.5 \div 2$	X	6 m	= 613.50
E-F $105.5 + 104.0 \div 2$	X	9 m	= 924.75
F-A $104.0 + 106.5 \div 2$	X	9 m	= 947.25
Totals:		36 m	= 3744

Total Y ÷ Total perimeter length = Average grade

$$3744 \div 36m = 104 m$$

- (d) renumbering Section 120.17 in numerical order.

4.3 Section title 120.18 "Basement Storey Exemption Not Applied to Commercial Uses" is deleted and replaced with "Section 120.18 "Basement Story – Exemption."

4.4 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120, General Regulations for all Zones is amended by:

- (a) deleting Section 120.18 If a basement is used for commercial or industrial uses, the basement storey is not exempted in the number of storeys of a building or structure;
- (b) inserting Section 120.18(1) **Storeys used for parking and maintenance purposes in basements and sub-basements for buildings other than single and two family dwellings are not considered storeys in the calculation of number of storeys;** and

- (c) inserting Section 120.18(2) **Storeys of basement and sub-basements levels used for commercial purposes are included in the calculation of number of storeys.**

4.5 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120, General Regulations for all Zones is amended by deleting Section 120.19(2)(b), Section 120.22(6), Section 120.25(2), Section 120.27(3)(a), Section 120.27(3)(e), Section 120.27(3)(g), Section 120.28(1), Section 120.28(2), Section 120.28(2)(a), Section 120.28(3), Section 120.28(3)(a)(i), Section 120.28(3)(a)(ii), Section 120.28(3)(b)(i), Section 120.28(3)(b)(ii), and Section 120.28(3)(b)(iv) and replacing them with the following:

- (a) Section 120.19(2)(b) the midpoint between the highest point of a building with a pitched roof and a point **2.4 metres** above the floor immediately below (see Figure 2); or
- (b) Section 120.22(6) A retaining wall over 1.2 metres in exposed height must be at least **2.4** metres from a front or rear site line.
- (c) Section 120.25(2) Where at least one of the side site lines is not perpendicular to the street, site width is the **average** distance between the side site lines, measured at right angles to the bisector of the angle formed by the side site lines projected to their intersection (see Figure 2).
- (d) Section 120.27(3)(a) accessory buildings and structures in a yard **where permitted elsewhere in the Zoning Bylaw.**
- (e) Section 120.27(3)(e) structures at or below the grade line, except mechanical equipment **must be within the building envelope.**
- (f) Section 120.27(3)(g) uncovered and unenclosed steps **can encroach 1.2 metres into front yards only.**
- (g) Section 120.28(1) Child care of up to a maximum of ~~eight~~ 8 children is allowed on any site that meets Provincial legislation and Regulations.
- (h) Section 120.28(2) Child care of more than ~~eight~~ 8 children is allowed in the following zones subject to Provincial legislation and Regulations: Section 200 (Single Family Dwelling Zones); Section 250 (Duplex Dwelling Zones); Section 300 (Multiple Dwelling Zones); **Section 350 (Commercial Zones); Section 500 (Community/Public Use Zones); Section 550 (Institutional Zones); Section 600 (Comprehensive Development Zones); Section 700 (Ambleside Zones)**, except that:
 - (i) Section 120.28(2)(a) child care in a dwelling unit is limited to a maximum of ~~eight~~ 8 children; and
 - (j) Section 120.28(3) Child care of ~~nine~~ 9 to a maximum of ~~sixteen~~ 16 children is allowed in a single family dwelling subject to the following conditions:
 - (k) Section 120.28(3)(a)(i) ~~One~~ 1 off-street parking space shall be provided for every ~~six~~ 6 child care spaces;

- (l) Section 120.28(3)(a)(ii) Outdoor play structures and equipment for a child care facility must be sited a minimum of 1.2 metres from all lot lines in all zones within **Section 200 (Single Family Dwelling Zones) and Section 250 (Duplex Dwelling Zones)**;
- (m) Section 120.28(3)(b)(i) ~~One~~ 1 off-street parking space shall be provided for every ~~four~~ 4 child care spaces.
- (n) Section 120.28(3)(b)(ii) The lot on which a child care facility is sited must be a minimum distance of 182.9 metres from any other lot on which an existing child care of more than ~~eight~~ 8 children in a single family home is sited;
- (o) Section 120.28(3)(b)(iv) Children's play equipment for the child care facility must be sited a minimum of 1.2 metres from all lot lines in all zones within **Section 200 (Single Family Dwelling Zones) and Section 250 (Duplex Dwelling Zones)**;

Part 5 Amends the Zoning Bylaw General Regulations for Residential Zones and Uses Only

5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 130, General Regulations for Residential Zones and Uses is amended by deleting Section 130.01(2)(b), Section 130.02(1)(a), Section 130.02(1)(b), Section 130.02(3), Section 130.04(1)(a), Section 130.08(1), Section 130.08(2), Section 130.08(3)(f), Section 130.08(5), Section 130.10(2)(a), Section 130.11(1), Section 130.11(2) and Section 130.12(2)(a) and replacing them with the following:

- (a) Section 130.01(2)(b) located above or below any portion of the principal building ~~including roof overhang or eaves~~.
- (b) Section 130.02(1)(a) on a site of less than or equal to 557.5 square metres, ~~one~~-1 room maximum providing temporary guest accommodation for a maximum of ~~two~~ 2 adults; and
- (c) Section 130.02(1)(b) on a site of greater than 557.5 square metres, ~~two~~ 2 rooms maximum providing temporary guest accommodation for a maximum of ~~four~~ 4 adults.
- (d) Section 130.02(3) In addition to the **guest accommodation** rooms, bed and breakfast's may include common rooms for the guest use ~~of the same above guests~~.
- (e) Section 130.04(1)(a) Non non-family member, and no more than ~~two~~ 2 persons of an immediate family shall be in any way engaged, occupied or employed to work on or from the premises in connection with such home based businesses, and such family persons shall reside in the dwelling.
- (f) Section 130.08(1) Floor area includes the projected storey of each building. Storey areas are measured to the exterior walls of the floor. The area of roof overhangs **and trellises** extending more than 1.2 metres over second storey decks ~~and the area covered by trellises~~ are included in floor area. Floor area also includes bay windows, open stairwells, elevator shafts and all similar openings in a storey.

- (g) Section 130.08(2) Where the vertical distance between the floor and the ~~horizontal~~ structural members at 0.6 metre on-centre above exceeds 4.4 metres, that floor area shall be counted twice, as shown in Figure 1.
- (h) Section 130.08(3)(f) the exempt percentage of the floor area in one basement level located directly below the building above, equal to the percentage of the basement volume below the lower of average finished grade or average natural grade. The percentage referred to in this clause is determined as follows:

$$\frac{\text{average grade elevation} - \text{basement floor elevation}}{\text{main floor elevation} - \text{basement floor elevation}} \times 100$$

Example:

The average finished grade and average natural grade levels are as calculated for measuring building height (see Figure 1).

- (i) Section 130.08(5) Any portion of the basement extending beyond the perimeter of the exterior walls of the storeys above shall be included in the floor area ratio ~~unless otherwise exempted by this section and shall not be used to calculate the exemption provided for in this clause.~~
- (j) Section 130.10(2)(a) is measured from the outermost extent of the enclosed portion of the building projected to grade ~~or, where one exists, to the outermost extent of a covered portico or porch which has direct access to the ground, measured to the outside face of the roof support posts;~~
- (k) Section 130.11(1) An in-ground pool or other similar use of land shall be located not less than:
 - (a) ~~1.5 metres from any property line; or~~
 - (b) ~~1.5 metres from a creek protection area;~~~~as measured to the inside edge of the pool~~
- (l) Section 130.11(2) An above ground pool:
 - (a) ~~must maintain the yard requirements for an accessory building or structure;~~
 - (b) ~~The setback is measured from to the outside edge of any walkway surrounding the pool;~~
- (m) Section 130.13(2)(a) any structure (including a retaining wall or garden wall) not exceeding 1.2 metres in height above natural grade ~~or above grade line~~ may be located anywhere on the property ~~provided it is consistent with Retaining Wall Grade Line and Buildup of Grade requirements.~~

5.2 Section 130, General Regulations for Residential Zones and Uses Only is amended:

- (a) by deleting Section 130.01(6) and replacing it with:
Section 130.01(6) An accessory building may be connected to the principal building by a roof or deck **not exceeding 1.8 metres in width**, and
Section 130.01(7) A connecting walkway which is fully enclosed and ~~capable of being heated or which is greater than~~ **and** is greater than 1.8 metres in width shall render the accessory building to be a part of the principal building.
and renumbering the remainder Section 130.01 in numerical order.
- (b) by renumbering Section 130.04, Home Based Business, in numerical order.
- (c) by deleting Section 130.08(3)(e) and renumbering the remainder of Section 130.08 in numerical order.
- (d) by deleting Section title 130.09 – Front Yard Setback On Corner Flanking Lot Yards and replacing it with Section title 130.09 – Front Yard Setbacks On Corner Flanking Lot Sites.

Part 6 Amends the Zoning Bylaw Parking Regulations

6.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 141, Parking Regulations for Single Family Dwelling and Duplex Dwelling Uses is amended by deleting the Section 141.04(1), Section 141.04(2) and Section 141.04(3) and replacing them with the following:

- (a) **Section 141.04(1) Driveways and parking areas in front yards shall not exceed 50% of the defined yard area, but in all cases a minimum driveway width of 6.0 metres is permitted in the front yard or the flanking yard on a corner flanking site.**
- (b) **Section 141.04(2) For purposes of this section, concrete or paved surfaces do not include hard surfaced landscaping for aesthetic purposes or pedestrian use when they are separated from the vehicular use areas in a manner which renders them permanently unusable for such vehicular use.**

6.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 141, Parking Regulations for uses other than Single Family Dwelling and Duplex Dwelling Uses is amended by deleting Section 142.04(3) and replacing it with:

- (a) Section 142.04(3) When the side of a parking space adjoins a fence or other structure other than a column more than **0.3 metre** in height, the width of the parking space shall be increased by **0.3 metre on each side.**

Part 7 Amends the Zoning Bylaw Single Family Dwelling Zones

7.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 200, Single Family Dwelling Zones is amended by deleting the Section 202.14, Section 204.09(2)(b)(i), Section 204.09(2)(b)(ii) and Section 204.09(2)(b)(i) and replacing them with the following:

- (a) Section 202.04 Width – 24.4 minimum; except 30.4 metres for a flanking lot. Depth – shall be a minimum of 39.6 metres and shall not exceed 3 1/2 times the site width
- (b) Section 204.09(2)(b)(i) 4.57 metres if site width is less than 18.2 metres; or
- (c) Section 204.09(2)(b)(ii) 25% of site width, but no less than 4.57 metres or more than 18.2 metres.
- (d) Section 207.09(2)(b)(i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres.

Part 8 Amends the Zoning Bylaw Duplex Dwelling Zones

8.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 250, Duplex Dwelling Zones is amended by deleting Section 251.09(1), Section 251.09(2), Section 252.09(1) and Section 252.09(2) and replacing them with the following:

- (a) Section 251.09(1) Duplex and single family dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey is width is less than 2/3 the minimum main storey width:
- (b) Section 251.09(2) For all other single family dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width):
- (c) Section 252.09(1) Duplex and single family dwellings of 1 storey, with or without basement, or 2 storeys, with or without basement, in which the upper storey width is less than 2/3 the minimum main storey width:
- (d) Section 252.09(2) For all other single family dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width):

Part 9 Amends the Zoning Bylaw Comprehensive Development or site specific Zones

9.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600, Comprehensive Development or site specific Zones is amended by deleting Section 601.10(1)(a)(i), Section 601.10(1)(a)(iii), Section 601.10(1)(a)(iv), Section 601.10(1)(d)(i), Section 601.10(1)(d)(vi), Section 601.10(1)(d)(ix) and Section 601.10(2) and replacing them with the following:

- (a) Section 601.10(1)(a)(i) (a) from the street to the main entrance conforming to Article 3.8.3.5 City of Vancouver Building Bylaw

(VBBL),

- (b) Section 601.10(1)(a)(iii) where an elevator is provided, from the main entrance in Clause (i) or from the entrance in Clause (ii), to an elevator conforming to Article 3.5.2.1.(3) VBBL, and
- (c) Section 601.10(1)(a)(iv) ~~(d)~~ where the building contains 3 or more dwelling units served by an elevator and a common corridor system, by way of enhanced accessibility in accordance with Subsection 601.10(1)(d)
- (d) Section 601.10(1)(d)(i) all interior and exterior stairs and ramps that are accessible to the public must have either a colour contrast or a distinctive pattern, readily apparent from both directions of travel, to demarcate the leading edge of the tread, the leading edge of the landing, and the beginning and end of a ramp;
- (e) Section 601.10(1)(d)(vi) the clear space beside the latching jamb of dwelling unit entry doors may be not less than 450 mm, or omitted if the Chief Building Official agrees that provision of this clear space is impractical and if the dwelling unit contains pre-wired outlet boxes for a residential style automatic door opener and related controls,
- (f) Section 601.10(1)(d)(ix) the main entry levels of dwelling units must include a washroom that contains at least a washbasin and toilet, and that provide a minimum clear opening at the doorway of at least 800 mm and a clear floor space 750 mm wide by 1 200 mm long in front of each of the washbasin and the toilet clear of the door swing to allow persons in wheelchairs to use the facilities.
- (g) Section 601.10(2) Level two accessibility shall include the following features, fixtures and finishes:

	LEVEL TWO FEATURES
BUILDING ACCESS	Outside stairs - maximum degree of colour contrast on nosing of each stair
	Curb cuts have tactile and visual clues
	Unobstructed access to main building entrances from street/sidewalks
	Unobstructed internal access:
	<ul style="list-style-type: none"> • from parking levels containing accessible parking (5' or 1 520 mm corridors; 610 mm clear wall space adjacent to door latch)
	<ul style="list-style-type: none"> • garbage and recycling receptacles and storage lockers
	<ul style="list-style-type: none"> • no stairs within building circulation including corridors on residential levels
	<ul style="list-style-type: none"> • accessible storage lockers for each unit

	Canopy over main building entrances (3' or 915 mm) and enterphone
	Disability parking
	3' or 915 mm building and suite entry doors
	Flush thresholds throughout the building (maximum ½" or 13 mm height)
	Accessible building enterphone, call buttons and, where provided, suite door bells
COMMON AREAS	Accessible mailboxes for all AD Level 2 units, and 5' or 1220 mm turning radius in front
CIRCULATION	Corridors minimum 4' or 1220 mm wide (except for service access areas)
	Provide 5' or 1520 mm turning radius inside and outside the entry corridor of each dwelling unit
SITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door
	Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)
DOORS	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening
PATIOS AND BALCONIES	Minimum one door 2'-10" or 860 mm clear door opening
	Minimum one patio or balcony doorsill with maximum ½" or 13 mm threshold
	Minimum 5' or 1520 mm turning radius on patio/balcony
WINDOWS	Opening mechanism maximum 46" or 1168 mm above floor (provide notation on window schedule)
	Provide minimum 6' or 1800 mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750 mm above the floor
KITCHEN	Continuous counter between sink and stove
MINIMUM ONE BATHROOM	Toilet located adjacent to wall (minimum 3' or 915 mm length)
	Provide turning radius within bathroom (may result from removal of vanity cabinet)
	3' or 915 mm clearance along full length of tub

	<p>Tub control valve paced at outer edge of tub, with tub spout remaining in central position</p> <p>Accessible storage</p>
	LEVEL TWO FIXTURES AND FINISHES
BASIC	Easy to read building address numbers (minimum 4" or 100 mm high in contrasting colours)
	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
	No polished finish on building entry flooring (provide flooring samples)
	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
	Signage throughout common areas has well contrasted colours
	Elevators have well contrasted control buttons
CIRCULATION	Slip resistant flooring
	Colour contrasting exit doors
BUILDING MEETING/AMENITY ROOMS	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES	Adjustable door closers to reduce force to open door to maximum 22 N or 5 lbs.
	Door handle at 40" or 1000 mm above the floor, with deadbolts placed immediately above or below
UNIT FLOORING	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
	High density, low level loop carpet and underlay maximum ½" or 13 mm height
PATIOS AND BALCONIES	Outdoor light fixture provided
	Electrical outlet provided
ELECTRICAL	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170 mm above finished floor
	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450 mm above floor

	<p>Within suites a duplex outlet is required within 8" or 200 mm of a telephone jack</p> <p>Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system</p> <p>Rocker switches</p>
WINDOWS	Easily grasped and operated mechanism for opening and locking windows
KITCHEN	<p>Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting</p> <p>Pull out work boards at 28" or 810 mm height</p> <p>Lever handle faucets and cabinet handles which can be easily used with an open hand (e.g. "D" or "J" cabinet handles)</p> <p>Adjustable shelves in all cabinets</p>
MINIMUM ONE BATHROOM	<p>Solid blocking provided in walls of tub/shower and toilet areas, and behind towel bars</p> <p>Pressure balanced tub/shower valves</p> <p>Provision in water supply and drain to allow for a 4" or 100 mm drop in vanity height (offset plumbing)</p> <p>Provision for vanity sink removal</p> <p>Adjustable height shower head or hand-held shower head on adjustable bracket</p>
LIVING ROOM	One switched electrical outlet
BEDROOMS	<p>Three-way switched outlet at bed area and doorway</p> <p>Provide light fixture in or adjacent to closet</p> <p>Telephone jack</p>
IN-SUITE STORAGE	Provide light and electrical outlet

Part 10 Amends Zoning Maps

10.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is here by amended by replacing Map No. 28 with a ~~new Map No. 28~~, as shown on Appendix A to this bylaw.

Appendices

Appendix A – Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps, Map 28.

READ A FIRST TIME on

PUBLIC HEARING HELD on

READ A SECOND TIME on

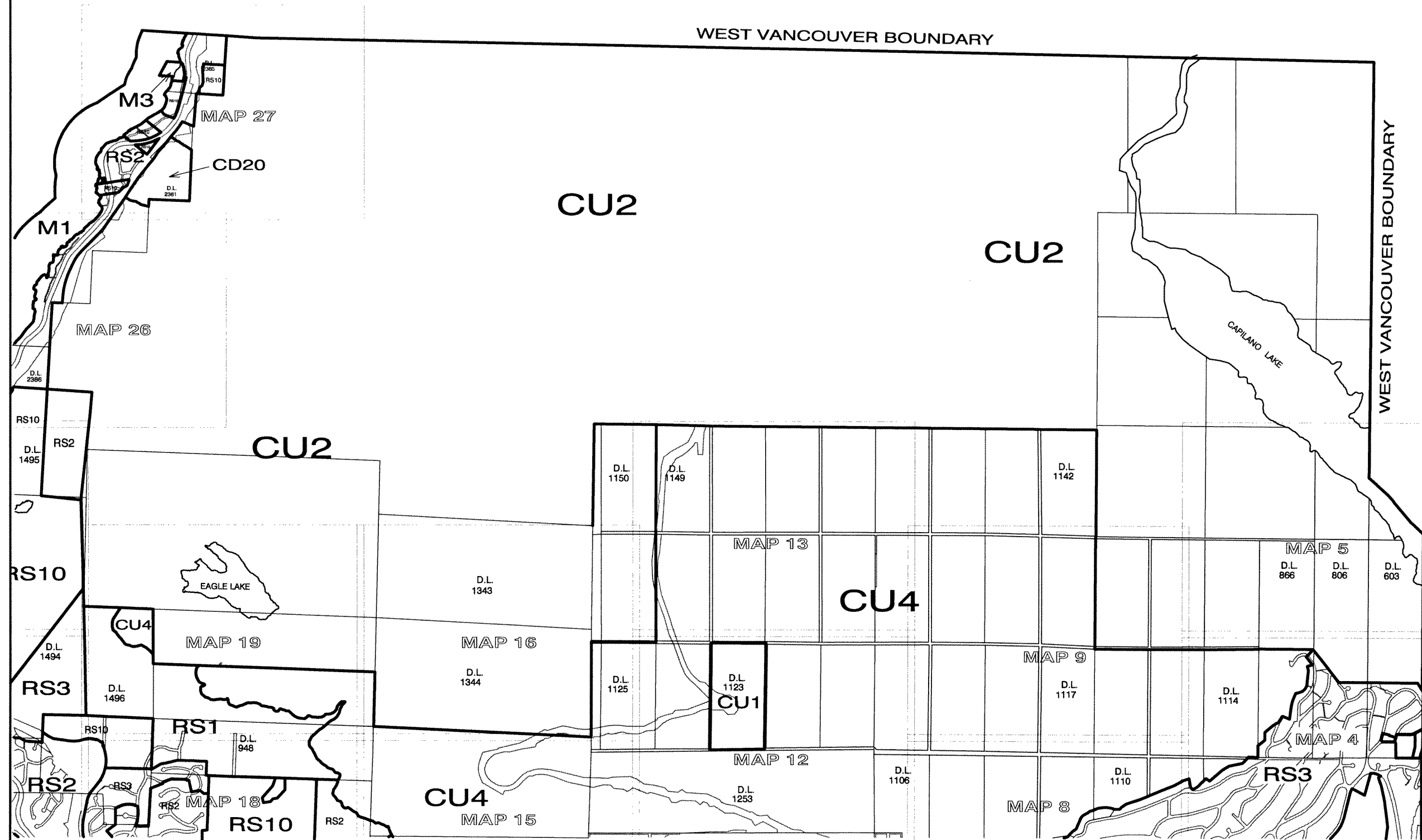
READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Municipal Clerk

Attachments for item R-1
provided under separate cover



NOTE:
This map is based upon a variety of legal plans, and was prepared for zoning purposes only. The District of West Vancouver disclaims any and all responsibility for any errors or omissions respecting the legal boundaries or geographic details shown on this map and makes no representations whatsoever as to the accuracy of this map. Accurate legal plans of the lots referenced may be obtained from the Land Title Office located in New Westminster.

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