



District of West Vancouver

**Official Community Plan Bylaw No. 4360, 2004,
Amendment Bylaw No. 4874, 2016
(1763 Bellevue Avenue)**

Effective Date:

District of West Vancouver

Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4874, 2016

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District of West Vancouver

Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4874, 2016

A bylaw to consider real property at 1763 Bellevue Avenue for rezoning for mixed residential and commercial development.

Previous amendments: Amendment bylaws 4433, 4492, 4534, 4543, 4567, 4541, 4612, 4625, 4643, 4676, 4619, 4694, 4724, 4756, 4768, 4783, 4771 and 4797.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the appropriate redevelopment of lands at 1763 Bellevue Avenue;

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

Part 1 Citation

- 1.1 This bylaw may be cited as “Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4874 2016”.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Policy Section 4 [Built Form and Neighbourhood Character]

- 3.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is amended as follows:

- 3.1.1 By deleting Policy BF-C 4.10:

The current Masonic Hall site located at 1763 Bellevue Avenue is somewhat isolated adjacent to the parking structure of a

highrise building and across the street from a major hydro substation. Consider allowing a building of up to five storeys to allow uses that could offset the location constraints and add to the community such as a stand alone office use, seniors housing and ground level community use, or added public parking.

3.1.2 By adding Policy BF-C 4.10:

As the site located at 1763 Bellevue Avenue is somewhat isolated adjacent to the parking structure of a highrise building and across the street from a major hydro substation, consider a rezoning for a mixed residential and commercial building inclusive of public parking, not to exceed a density of 2.8 Floor Area Ratio and a height of 8 storeys (includes mezzanine level and elevator overruns).

READ A FIRST TIME on

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

2/3 MAJORITY VOTE OR UNANIMOUS VOTE OF COUNCIL on

ADOPTED by the Council on

Mayor

Municipal Clerk