



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 4875, 2016**
(1763 Bellevue Avenue)

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4875, 2016

Table of Contents

Part 1	Citation.....	1
Part 2	Severability	1
Part 3	Adds the CD55 Zone & Rezones the Site.....	1
Part 4	Amends the Zoning Maps	2
	Schedule A.....	3
	Schedule B.....	6

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4875, 2016

A bylaw to rezone real property at 1763 Bellevue Avenue for mixed residential and commercial development and public parking.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, and 4873.

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 Corporation 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. 4875, 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 Adds the CD55 Zone & Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 Comprehensive Development Zones is hereby amended by adding the CD55 – Comprehensive Development Zone 55 (1763 Bellevue Avenue), as set out in Schedule A to this bylaw.
- 3.2 The Lands shown shaded on the map in Schedule B to this bylaw are rezoned from CU3 (Community Use Zone 3) to CD55 – Comprehensive Development Zone 55 (1763 Bellevue Avenue).

Part 4 Amends the Zoning Maps

4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning of the lands as shown shaded on the map in Schedule B to this bylaw,

From: CU3 (Community Use Zone 3)

To: CD55 – Comprehensive Development Zone 55 (1763 Bellevue Avenue)

Schedules

Schedule A: CD55 – Comprehensive Development Zone 55 (1763 Bellevue Avenue)

Schedule B: Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

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

ADOPTED by the Council on

Mayor

Municipal Clerk

Schedule A

655 – CD55 (1763 Bellevue Avenue)

655.01 Permitted Uses

- (1) Retail Use**
 - (a) bakery, confectionery or manufacture of other food goods whose products are also sold retail on the premises
 - (b) catering
 - (c) sale or rental of goods or services
- (2) Office Use**
 - (a) professional and business offices
- (3) Personal or Business Services**
 - (a) art studio and shop
 - (b) barber shop or beauty parlour
 - (c) clothes making and repair
 - (d) fitness and body care
 - (e) gallery, frame shop, interior design
 - (f) printing and publishing shop
 - (g) service and repair of household and personal goods
- (4) Education**
 - (a) business or commercial school, including tutoring, remedial training, music, dance or art academy
- (5) Restaurant**
 - (a) liquor primary premises licensed under the *Liquor Control and Licensing Act*
- (6) Residential Use**
 - (a) apartments
 - (b) home based business
- (7) Accessory Uses**
 - (a) accessory uses
 - (b) child care
 - (c) community care

655.02 Conditions of Use

- (1) No portion of the first storey having direct access to street level grade shall be used for residential purposes except for the entrance(s) or entrance lobby to permitted dwelling units.
- (2) Commercial uses are only permitted on the first storey.
- (3) For greater certainty, the first storey is the storey entered at grade level on Bellevue Avenue.

655.03 Floor Area Ratio (FAR) & Units

- (1) Total: Maximum 2.8 FAR
- (2) Excluding common access corridors:
 - (a) the minimum amount of net commercial floor area shall be 270 square metres; and
 - (b) the maximum amount of gross residential floor area shall not exceed 3,092 square metres.
- (3) Maximum permitted number of apartments is 20.
- (4) For clarity, FAR is calculated excluding the exterior stone cladding material on the outermost wall of the building.

655.04 Setbacks

- (1) Bellevue Avenue: 0.0 metre
- (2) Lane: 0.0 metre
- (3) Side Yards (east and west property lines): 0.0 metre

655.05 Building Height

- (1) Buildings and structures shall not exceed a height of 25 metres maximum.
- (2) Solar panels not exceeding 2.4 metres above the maximum building height.
- (3) Building height is measured from the average curb elevation measured at top of curb on Bellevue Avenue.

655.06 Number of Storeys

- (1) Maximum of 8 storeys consisting of:
 - (a) commercial level: 2 storeys (includes one level of commercial with internal partial mezzanines and two levels of above-ground parkade)
 - (b) residential levels: 6 storeys (includes mezzanine level and elevator overruns)

655.07 Off-Street Parking

- (1) Commercial
 - a. 6 parking spaces shall be provided for commercial use as follows:
 - i. 2 commercial parking spaces must be unreserved and available for customer use; and
 - ii. 4 commercial parking spaces may be reserved when only located in the lowest parking level.
- (2) Residential
 - a. 36 parking spaces shall be provided for residential use as follows:
 - i. 34 parking spaces; and
 - ii. 2 visitor parking spaces.
- (3) Public
 - a. 15 parking spaces shall be provided for public use in addition to the minimum required parking for all uses within the building.
 - b. public parking spaces shall be located on the grade level of the building accessed from Bellevue Avenue.
- (4) A minimum of 57 parking spaces in total shall be provided.
- (5) Mobility Device/Scooter and bicycle parking
 - a. a minimum of 40 square metres shall be provided within secured storage rooms within the parking areas for the parking and storage of electric mobility devices (e.g. scooters) and bicycles.
 - b. electric outlets shall be provided within the secured storage rooms for charging of mobility devices.
 - c. storage areas within the parkade for mobility device/scooter and bicycle parking are exempted from the calculations used for determining parking requirements.

655.08 Off-Street Garbage & Recycling

- (1) An enclosed garbage and recycling room with a minimum floor area of 15 square metres shall be provided and easily accessible from the lane.
- (2) The enclosed garbage and recycling room must be available for use by all residents and commercial tenants of the building.

Schedule B

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The area shown shaded on the map below rezones the subject site to CD55.

