

District of West Vancouver



Zoning Bylaw No. 4662, 2010
Amendment Bylaw No. 4788, 2014

Effective Date:
June 2, 2014

District of West Vancouver

Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 4788, 2014

A bylaw to amend the CD1 (Evelyn Drive) zone.

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. 4788, 2014.”

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, subsequent, paragraph, subparagraph, clause or phrase.

Part 3 Amends the CD1 (Evelyn Drive) Zone

- 3.1 Zoning Bylaw No. 4662, 2010, Section 601 – CD1 (Evelyn Drive) is hereby amended by deleting:
- 3.1.1 Section 601.03(2) in its entirety;
 - 3.1.2 Section 601.04(4); and
 - 3.1.3 Section 601.04(5).
- 3.2 Zoning Bylaw No. 4662, 2010, Section 601 – CD1 (Evelyn Drive) is hereby amended by inserting:
- 3.2.1 Section 601.03(2) The first 293 dwelling units constructed in the CD1 zone shall be composed of:

- (a) 16 single family dwellings on lots less than 557.4 square metres in area;
 - (b) 12 two family dwellings in six buildings;
 - (c) 61 cluster housing dwelling units; and
 - (d) 204 apartment dwelling units.
- 3.2.2 Section 601.04(4) For lands identified in Section 601.04(1) as Area A, the maximum density referred to in Section 601.01 shall be increased to a total of 14,210 square metres provided that the maximum FAR of any individual Cluster Housing lot shall be 0.6
- 3.2.3 Section 601.04(5) For the lands identified in Section 601.01 as Area B, the density referred to in Section 601.04(1) shall be increased to a maximum floor area of 32,983.5 square metres

READ A FIRST TIME on April 7, 2014

PUBLICATION OF NOTICE OF PUBLIC HEARING on May 18 and 21, 2014

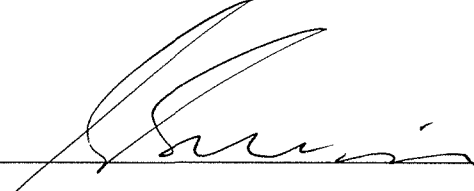
A PUBLIC HEARING HELD on May 26, 2014

READ A SECOND TIME on May 26, 2014


READ A THIRD TIME on May 26, 2014

APPROVAL by the Minister of Transportation and Infrastructure on May 27, 2014

ADOPTED by the Council on June 2, 2014.



Mayor



Municipal Clerk