



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,  
Amendment Bylaw No. 5327, 2024**

Effective Date:

# Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024**

A bylaw to amend zoning for lands subject to Local Government Act requirements on small-scale multi-unit housing (Bill 44).

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, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, and 5223.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendments to the Zoning Bylaw to comply with Local Government Act requirements on small-scale multi-unit housing (Bill 44);

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. 5327, 2024.

### **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 Amendment of Regulations

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 110 – Definitions, is amended by:
- 3.1.1 Deleting the definition “Detached secondary suite” in its entirety and replacing with the following:
- a self-contained, detached dwelling unit accessory to a single family dwelling, or a duplex dwelling where permitted.
- 3.1.2 Deleting the definition “Dwelling, ground-oriented” in its entirety and replacing with the following:
- two or more principal dwellings and/or principal residential buildings – such as infill, multiplexes and rowhouses, each with access to the street, lane or site without the use of common, enclosed stairwells or corridors – that may be on a single lot or subdivided into separate lots.
- 3.1.3 Retitling the definition “Floor area ratio – other than single dwellings and duplex dwellings” to “Floor area ratio – other than single-family, duplex, and ground-oriented dwellings”
- 3.1.4 Retitling the definition “Floor area ratio – single dwellings and duplex dwellings” to “Floor area ratio – single-family, duplex, and ground-oriented dwellings”
- 3.1.5 Adding the definition “Prescribed bus stop” following the definition “Porte cochère”, referencing section 120.02:
- a bus stop served by at least one bus route that is scheduled to stop at the bus stop at least every 15 minutes, on average, between the hours of:
- (a) 7 a.m. and 7 p.m., Monday to Friday;
  - (b) 10 a.m. and 6 p.m., on Saturdays and Sundays
- 3.1.6 Deleting the definition “Secondary suite” in its entirety and replacing it with the following:
- a dwelling unit accessory to a principal dwelling, either located within or abutting to the principal building. The two dwelling units and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

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

3.2.1 Deleting section 120.02 in its entirety and replacing with the following:

- (1) Lots zoned for single family dwelling use that existed as lots of record at the time of adoption of Zoning Bylaw 4662, 2010 (effective January 24, 2011) and which are smaller than required in the zone to qualify for single family dwelling use may be used for single family dwelling use with secondary suite and/or detached secondary suite uses, at 3 dwellings maximum, in addition to accessory and non-residential uses customarily permitted in single family dwelling zones.
- (2) Lots zoned for duplex and/or ground-oriented dwelling uses that existed as lots of record at the time of adoption of Zoning Bylaw 4662, 2010 (effective January 24, 2011) and which are smaller than required to qualify for the permitted residential uses in the zone may be used as follows:

	<b>Parcel</b>	<b>Permitted Use</b>	<b>Density</b>
(a)	Site area equal to or less than 280 square metres	(i) Detached secondary suites (ii) Single family dwellings (iii) Secondary suites	3 dwellings maximum
(b)	Site area larger than 280 square metres	(i) Detached secondary suites (ii) Duplex dwellings (iii) Ground-oriented dwellings (iv) Single family dwellings (v) Secondary suites	4 dwellings maximum
(c)	Site area equal to or greater than 281 square metres, and wholly or partly within 400 metres from a prescribed bus stop	(i) Detached secondary suites (ii) Duplex dwellings (iii) Ground-oriented dwellings (iv) Single family dwellings (v) Secondary suites	6 dwellings maximum

In addition to accessory and non-residential uses customarily permitted in ground-oriented dwelling use zones.

- (3) Lots zoned for commercial use that existed as lots of record at the time of adoption of Zoning Bylaw 4662, 2010 (effective January 24, 2011) and which are smaller than required in the zone to qualify for commercial use, may be used for any commercial use permitted in the zone.

- 3.2.2 Retitling section 120.21 “Floor Area Ratio – Other Than Single Family Dwelling and Duplex Dwelling” to “Floor Area Ratio – Other Than Single-Family, Duplex, and Ground-Oriented Dwellings”
- 3.3 Zoning Bylaw No. 4662, 2010, Schedule A, section 130 – General Regulations for Residential Zones and Uses Only, is amended by:
  - 3.3.1 Deleting Section 130.01(6)(c) in its entirety and replacing with the following:
    - (c) within ground-oriented dwelling zones, the accessory building shall be located no less than 1.2 metres from a principal building.

## Part 4 Amendment of Zones

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 250 – Duplex Dwelling Zones, is amended by:
  - 4.1.1 Deleting section 251.02(2) in its entirety.
  - 4.1.2 Deleting section 253 – RD3 Duplex Dwelling Zone 3 in its entirety.
- 4.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 260 – Ground-Oriented Dwelling Zones, is amended by:
  - 4.2.1 Adding section 265 as RG-4 – Ground-oriented Dwelling Zone 4 as set out in **Schedule A** of this bylaw, following section 264.
  - 4.2.2 The lands shown shaded on the maps attached as **Schedule B** to this bylaw are rezoned from RD1 – Duplex Dwelling Zone 1 to RG-4 – Ground-oriented Dwelling Zone 4.
  - 4.2.3 Adding section 266 as RG-5 – Ground-oriented Dwelling Zone 5 as set out in **Schedule C** of this bylaw, following section 265.

- 4.2.4 The lands shown shaded on the maps attached as **Schedule D** to this bylaw are rezoned from RD3 – Duplex Dwelling Zone 3 to RG-5 – Ground-oriented Dwelling Zone 5.
- 4.3 Zoning Bylaw No. 4662, 2010, Schedule A, Section 301 – RM 1 Multiple Dwelling Zone 1, is amended by:
- 4.3.1 Adding the following to section 301.01 (Permitted Uses) in numerical order:
- (i) townhouses
- 4.3.2 Adding the following to section 301.03(1), and renumbering section 301.03 accordingly:
- (2) Townhouses – 372 square metres minimum
- 4.3.3 Deleting section 301.05 (Floor Area Ratio) in its entirety and replacing with the following:
- (1) Apartment building – 1.75 maximum
  - (2) Townhouses – 0.9 maximum
- 4.3.4 Deleting section 301.06 (Site Coverage) in its entirety and replacing with the following:
- (1) Apartment building – 30% maximum of the portion of a site not occupied by principal or accessory buildings may be devoted to driveways, access or exit aisles
  - (2) Townhouses – 60% maximum
  - (3) All other permitted uses – 40% maximum
- 4.3.5 Deleting section 301.07(1) in its entirety and replacing with the following, and renumbering section 301.07 accordingly:
- (1) Townhouses – 6 metres minimum
  - (2) All other permitted uses – 7.6 metres minimum
- 4.3.6 Deleting section 301.10 (Building Width) in its entirety and replacing with the following:
- (1) Apartment building – 21.9 metres maximum, excluding up to 1.5 metres projection of projecting balconies
  - (2) For all sites other than corner sites, the overall width of a building comprising townhouse dwellings shall not be less than the total number of dwellings multiplied by 4.5 metres

4.3.7 Adding the following to section 301.11 (Building Height) after (2), and renumbering section 301.11 accordingly:

(3) Townhouses – 9.1 metres maximum

4.3.8 Adding the following to section 301.12 (Number of Storeys) after (1), and renumbering section 301.12 accordingly:

(2) Townhouses – 2 storeys exclusive of basement, provided that the basement shall not be used for habitable purposes

4.3.9 Deleting section 301.13(3) in its entirety and replacing with the following:

(3) Townhouses – 1.5 parking spaces per dwelling minimum, enclosed with the building or located underground

(4) Notwithstanding section 301.13(1), (2), and (3) above, no minimum vehicle parking is required for up to 6 residential dwelling units per parcel

4.3.10 Deleting section 301.14 (Suite Size) in its entirety and replacing with the following:

(1) Apartment building – 37.5 square metres minimum

(2) Townhouses – 93 square metres minimum, exclusive of any basement or other area devoted to individual dwelling services and utilities

4.3.11 Adding the following as section 301.15 (Balconies), after section 301.14:

**301.15 Balconies**

Apartment buildings - balconies may project up to 1.8 metres into the minimum front yard and up to 1.5 metres into minimum side yards on sites in this zone which are greater than 45.7 metres in width

4.3.12 Adding the following as section 301.19 (Townhouse Services and Utilities), after section 301.18:

**301.19 Townhouse Services and Utilities**

Services and utilities may be located within individual basement areas or communally located elsewhere underground



- 4.4 Zoning Bylaw No. 4662, 2010, Schedule A, Section 500 – Community/ Public Use Zones, is amended by:
- 4.4.1 Adding the following to section 503.01 (Permitted Uses) after (b), and renumbering section 503.01 accordingly:
- (c) ground-oriented dwellings
- 4.4.2 Adding the following as section 503.03 (Density) after section 503.02, and renumbering section 503 accordingly:
- 503.03 Density**
- Ground-oriented dwellings – 6 dwellings maximum per lot
- 4.4.3 Deleting section 503.04(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 557.5 square metres minimum
- 4.4.4 Deleting section 503.05(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 15.2 metres minimum
- 4.4.5 Deleting section 503.07(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 7.6 metres minimum
- 4.4.6 Deleting section 503.08(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 1.52 metres minimum
- 4.4.7 Deleting section 503.09(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 7.62 metres maximum
- 4.4.8 Deleting section 503.10(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 2 storeys maximum

- 4.4.9 Deleting section 503.11(1) in its entirety and replacing with the following:
- (1) Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential dwelling uses.
- 4.4.10 Deleting section 505.01(c) in its entirety and replacing with the following:
- (c) for Plan 16965 District Lot 775 Block U Lot A (*Navy Jack House*), all uses permitted in the CU5 Ambleside Waterfront Zone and all uses permitted in the RG4 (Ground-Oriented Dwelling Zone 4)
- 4.4.11 Deleting section 505.02(2) in its entirety and replacing with the following:
- (2) Uses permitted in this zone by reference to uses permitted within the RG4 (Ground-Oriented Dwelling Zone 4) (See Section 505.01(c)) shall be regulated by Section 265 (RG4) of this bylaw.
- 4.5 Zoning Bylaw No. 4662, 2010, Schedule A, Section 604 – CD4 – 6520 and 6540 Marine Drive, is amended by:
- 4.5.1 Adding the following to section 604.01 (Permitted Uses) after (b), and renumbering section 604.01 accordingly:
- (c) detached secondary suites  
(d) ground-oriented dwellings
- 4.5.2 Deleting section 604.03 (Density) in its entirety and replacing with the following:
- 4 dwelling maximum
- 4.5.3 Adding the following as section 604.04 (Floor Area Ratio) after section 604.03:

#### **604.04 Floor Area Ratio**

The floor area ratio (FAR) shall not exceed 0.35 on any individual lot.

- 4.5.4 Deleting section 604.08 (Off-Street Parking) in its entirety, and renumbering section 604 accordingly.
- 4.6 Zoning Bylaw No. 4662, 2010, Schedule A, Section 648 – CD48 – Closed Municipal Road, is amended by:
- 4.6.1 Adding the following to section 648.1.01 (Permitted Uses) after (c), and renumbering section 648.1.01 accordingly:
- (d) Detached secondary suites
  - (e) Ground-oriented dwellings
- 4.6.2 Adding the following as section 648.1.03 (Density) after section 648.1.02:
- 648.1.03 Density**
- 4 dwelling maximum
- 4.6.3 Deleting section 648.1.10 (Off-Street Parking) in its entirety, and renumbering section 648.1 accordingly.
- 4.7 Zoning Bylaw No. 4662, 2010, Schedule A, Section 677 – CD77 – 5500 Block Parthenon Place & 5490 Marine Drive, is amended by:
- 4.7.1 Adding “Detached secondary suites” and “Ground-oriented dwellings” to section 677.03(1) (Permitted Use – Building Lots), and reordering section 677.03(1) alphabetically.
- 4.7.2 Adding the following to section 677.05 (Density) after (1):
- (2) 4 dwellings maximum per Building Lot.
- 4.7.3 Deleting section 677.09 (Off-Street Parking) in its entirety, and renumbering section 677 accordingly.
- 4.8 Zoning Bylaw No. 4662, 2010, Schedule A, Section 680 – CD80 – 382-398 Mathers Avenue, is amended by:
- 4.8.1 Adding “Ground-oriented dwelling” to section 680.02(1) (Permitted Uses – Strata Lots), and reordering section 680.02(1) alphabetically.
- 4.8.2 Deleting section 680.03(1) in its entirety and renumbering section 680.03 accordingly.

- 4.8.3 Adding the following to section 680.04 (Density) after (2):
  - (3) 3 dwellings maximum per strata lot.
- 4.9 Zoning Bylaw No. 4662, 2010, Schedule A, Section 681 – CD81 – 800 Taylorwood Place, is amended by:
  - 4.9.1 Adding “Detached secondary suites” and “Ground-oriented dwellings” to section 681.02 (Permitted Uses), and reordering section 681.02 alphabetically.
  - 4.9.2 Deleting section 681.05 in its entirety and replacing with the following:
    - (1) 1 principal building per residential strata lot.
    - (2) 4 dwellings maximum per residential strata lot.
  - 4.9.3 Deleting section 681.09 (Off-Street Parking) in its entirety.
- 4.10 Zoning Bylaw No. 4662, 2010, Schedule A, Section 682 – CD82 – 6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive, is amended by:
  - 4.10.1 Adding “Ground-oriented dwellings” to section 682.02(1) (Permitted Uses – Individual Lots), and reordering section 682.02(1) alphabetically.
  - 4.10.2 Adding the following to section 682.04 (Density) after (1):
    - (2) 4 dwellings maximum per individual lot.
  - 4.10.3 Deleting section 682.08 (Off-Street Parking) in its entirety.

## **Part 5 Amendment of Table of Contents**

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Table of Contents is amended accordingly.

## Part 6 Amendment of Zoning Map

6.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852 – Zoning Map is amended by changing the zoning on the lands as shown on the maps of **Schedule B** to this bylaw,

From: RD1 – Duplex Dwelling Zone 1

To: RG-4 – Ground-oriented Dwelling Zone 4

6.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852 – Zoning Map is amended by changing the zoning on the lands as shown on the maps of **Schedule D** to this bylaw,

From: RD3 – Duplex Dwelling Zone 3

To: RG-5 – Ground-oriented Dwelling Zone 5

## Part 7 Effective Date

7.1 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024 will be effective on June 30, 2024.

## Schedules

Schedule A – RG-4 – Ground-oriented Dwelling Zone 4

Schedule B – RG-4 Amendment to Zoning Map

Schedule C – RG-5 – Ground-oriented Dwelling Zone 5

Schedule D – RG-5 Amendment to Zoning Map

PUBLICATION OF NOTICE OF FIRST READING on [Date]

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

## Schedule A – RG-4 Ground-oriented Dwelling Zone 4

### 265 – RG-4 Ground-oriented Dwelling Zone 4

AMENDING  
BYLAW

SECTION	REGULATION
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<b>265.01</b>	<b>Permitted Uses</b>
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- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

<b>265.02</b>	<b>Conditions of Use</b>
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- (1) Notwithstanding any other provision of Section 265, a site with the principal use of a single family dwelling or duplex dwellings shall be regulated in accordance with Section 251 (RD1) of this bylaw
- (2) Child care is permitted on the property located at 2476 Bellevue Avenue (Lot 3, District Lot 555, Block 3, Dundarave Park Reserve Bylaw 1859, 1961 and is exempt from Section 120.28
- (3) Notwithstanding Section 130.051(1), detached secondary suites are permitted on a lot with a duplex

<b>265.03</b>	<b>Density</b>
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6 dwellings maximum

<b>265.04</b>	<b>Site Area</b>
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Ground-oriented dwellings – no minimum site area

**265.05 Lot Width**

Ground-oriented dwellings – 14.3 metres minimum

**265.06 Lot Coverage**

Ground-oriented dwelling – 40% of lot area maximum

**265.07 Floor Area Ratio**

Ground-oriented dwelling – 0.5 of lot area maximum

**265.08 Front Yard**

7.6 metres minimum

**265.09 Rear Yard**

9.1 metres minimum

**265.10 Side Yard**

- (1) Ground-oriented dwelling:
  - (a) minimum side yard: 1.52 metres
  - (b) minimum combined side yard: 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) Notwithstanding 265.10(1) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (3) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (4) A building on a corner flanking lot shall maintain the front yard requirements of both streets



**265.11 Yard Exception**

Notwithstanding any other provisions in Section 265 of this bylaw, no minimum yard is required adjoining a site line created on or after July 1, 2024, provided that the site line is not shared with:

- (1) a lot created:
  - (a) prior to July 1, 2024; or
  - (b) on or after July 1, 2024 with a yard adjoining the site line in accordance with Sections 265.08, 265.09 or 265.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

**265.12 Building Height**

7.62 metres maximum

**265.13 Number of Storeys**

2 plus basement maximum

**265.14 Off-Street Parking**

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses

**265.15 Lane Access**

Access for parking and garage purposes shall be from the public, open lane where one exists, except in the case of a garage and parking area on the rear half of a corner lot

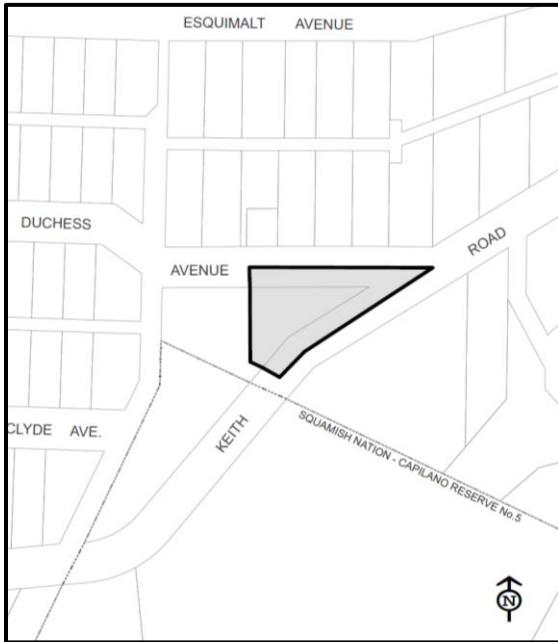
**265.16 Highest Building Face Envelope**

6.7 metres in height

## Schedule B – RG-4 Amendment to Zoning Map

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

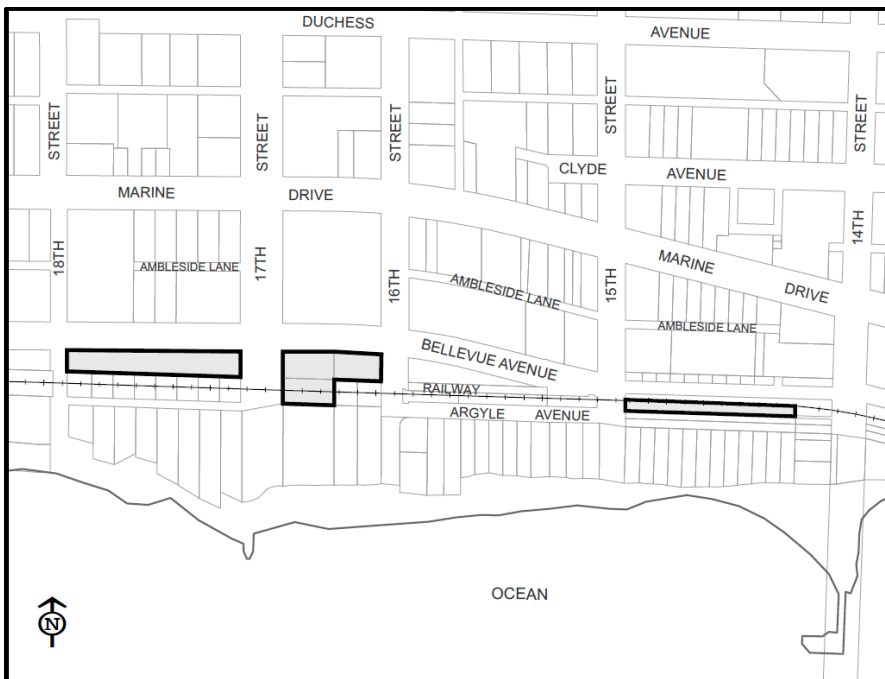
The parcels shown shaded on Maps 1 to 6 are to be rezoned to RG-4.



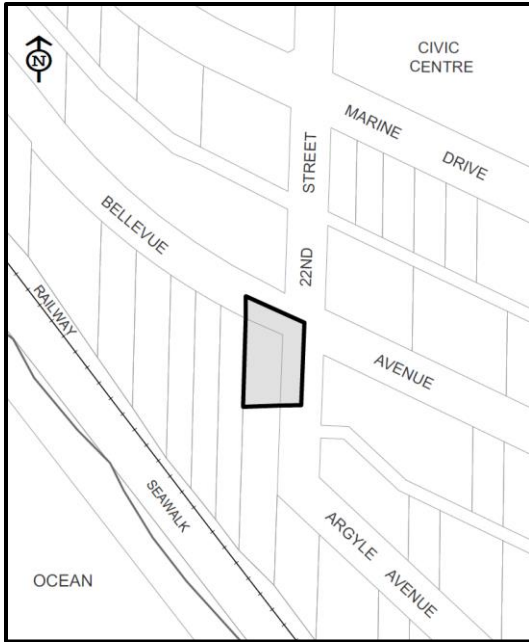
Map 1. 968/970 Duchess Ave



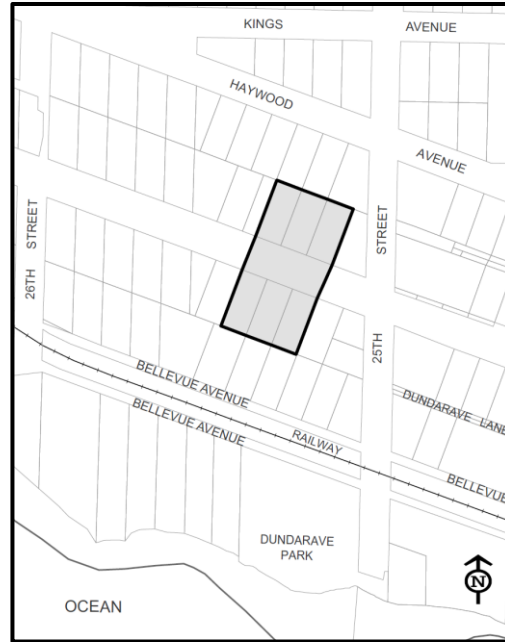
Map 2. Lots between 11th St and 13th St



Map 3. Lots between 14th St and 18th St



Map 4. 2515 - 2532 Marine Dr



Map 5. 177 22nd St and 20204 Bellevue Ave



Map 6. Lots between 23rd St and 25th St

## Schedule C – RG-5 Ground-oriented Dwelling Zone 5

### 266 –RG-5 Ground-oriented Dwelling Zone 5

AMENDING  
BYLAW

SECTION	REGULATION
<b>266.01</b>	<b>Permitted Uses</b>
	<ul style="list-style-type: none"> <li>(a) accessory buildings and uses</li> <li>(b) child care</li> <li>(c) community care</li> <li>(d) detached secondary suites</li> <li>(e) duplex dwellings</li> <li>(f) ground-oriented dwellings</li> <li>(g) home based business</li> <li>(h) secondary suites</li> <li>(i) single family dwellings</li> </ul>
<b>266.02</b>	<b>Conditions of Use</b>
	Notwithstanding Section 130.051(1), detached secondary suites are permitted on a lot with a duplex.
<b>266.03</b>	<b>Density</b>
	6 dwellings maximum
<b>266.04</b>	<b>Site Area</b>
	<ul style="list-style-type: none"> <li>(1) Single family dwelling – 372 square metres minimum</li> <li>(2) All other permitted uses – no site area minimum</li> </ul>
<b>266.05</b>	<b>Lot Width</b>
	14.9 metres minimum
<b>266.06</b>	<b>Lot Coverage</b>
	40% of lot area maximum

**266.07 Floor Area Ratio**

- (1) 0.75 of lot area maximum, all buildings on the lot
- (2) Within this zone the floor area of any basement, the ceiling of which is more than 0.6 metre above the average finished grade around the perimeter of the building but excluding any portion used for parking of vehicles, shall be included in the floor area calculation

**266.08 Front Yard**

7.6 metres minimum

**266.09 Rear Yard**

9.1 metres minimum

**266.10 Side Yard**

- (1) 1.52 metres minimum
- (2) Notwithstanding Section 266.10(1) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (3) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (4) A building on a corner flanking lot shall maintain the front yard requirements of both streets

**266.11 Yard Exception**

Notwithstanding any other provisions in Section 266 of this bylaw, no minimum yard is required adjoining a site line created on or after July 1, 2024, provided that the site line is not shared with:

- (1) a lot created:
  - (a) prior to July 1, 2024; or
  - (b) on or after July 1, 2024 with a yard adjoining the site line in accordance with Sections 266.08, 266.09 or 266.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

**266.12 Building Height**

7.6 metres maximum

**266.13 Number of Storeys**

2 plus basement maximum

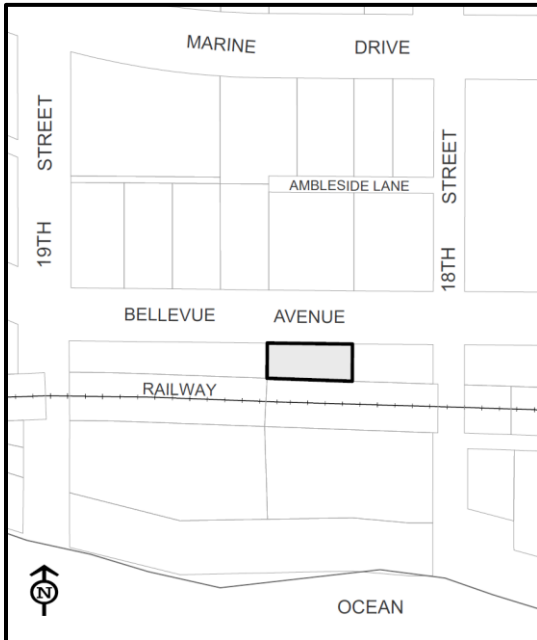
**266.14 Off-Street Parking**

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses

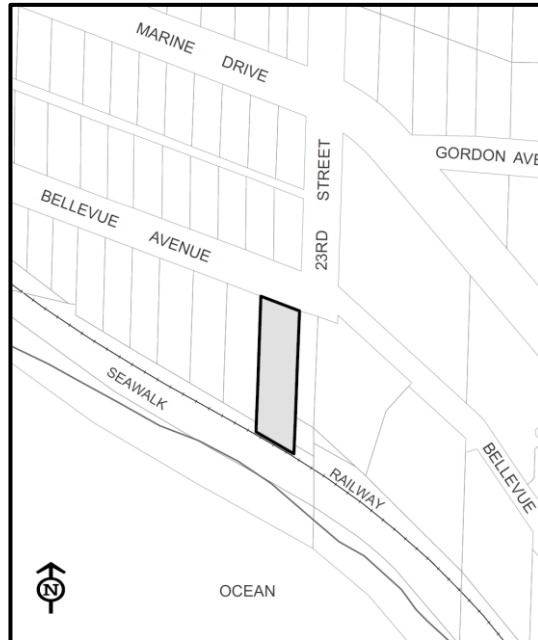
## Schedule D – RG-5 Amendment to Zoning Map

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

The parcels shown shaded on Maps 7 and 8 are to be rezoned to RG-5.



Map 7. 2302/2304 Bellevue Ave



Map 8. 1844/1846 Bellevue Ave

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