



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,  
Amendment Bylaw No. 5279, 2025**

Effective Date:

District of West Vancouver

# **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025**

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025**

A bylaw to rezoning of 737 20th Street to allow for a 3-unit triplex.

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, 4971, 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, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5356 and 5206.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for rezoning of 737 20th Street to allow for a 3-unit triplex;

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. 5279, 2025.

### **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 CD83 Zone & Rezones the Lands**

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 683 as the

CD83 – Comprehensive Development Zone 83 (737 20th Street), as set out in **Schedule A** of this bylaw.

- 3.2 The Lands, as set out in **Schedule B** of this bylaw are rezoned from Single Family Dwelling Zone 5 (RS5) to Comprehensive Development Zone 83 (737 20th Street) (CD83).

## **Part 4 Amends Zoning Map**

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

FROM: Single Family Dwelling Zone 5 (RS5)

TO: CD83 – Comprehensive Development Zone 83 (737 20th Street).

## **Schedules**

Schedule A – CD83 – Comprehensive Development Zone 83 (737 20th Street)

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

PUBLICATION OF NOTICE OF CONSIDERATION on

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

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Mayor

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Corporate Officer

## Schedule A – CD83 Zone

### **683 CD83 (737 20th Street)**

#### **683.01 Permitted Uses**

- (1) Accessory building, structure or use
- (2) Triplex Dwelling
- (3) Home based business

#### **683.02 Floor Area Ratio (FAR)**

- (1) A maximum of 0.61 FAR is permitted
- (2) FAR shall be calculated using Section 120.21 of the Zoning Bylaw
- (3) For clarity, floor area shall not include the basement level.

#### **683.03 Density**

A maximum of 3 dwelling units

#### **683.04 Site Coverage**

Maximum 50%

#### **683.05 Setbacks**

Minimum:

Front (East Lot Line - 20th Street):	4.78m
Side (North Lot Line - Lane):	0.66 m
Side (South Lot Line):	6.096m
Rear (West Lot Line):	1.36m

#### **683.06 Building Height**

- (1) Maximum 8.6m metres measured in compliance with Section 120.17 and 120.19 of the Zoning Bylaw.

#### **683.07 Number of Storeys**

- (1) Maximum 2 storeys (excluding basement level).

#### **683.08 Off-Street Parking**

- (1) A minimum of 3 enclosed parking shall be provided in compliance with Section 144 of the Zoning Bylaw.

**683.09 Bicycle Parking**

- (2) A minimum of 2 bicycle parking stalls per dwelling unit shall be provided in compliance with Section 144 of the Zoning Bylaw.

**683.10 Conditions of Use**

- (1) No decks or balconies may be enclosed.
- (2) A row of hedging must be maintained in a continuous fashion, with a minimum height of 8 ft. (measured from the planting bed root base), within the planting bed adjacent to the neighbours to the south and west.

## Schedule B – Zoning Map Amendment

Amendment to Zoning Bylaw No. 4685, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The zoning of the site shown shaded on the map below is to be changed from RS5 to CD83.

