



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5380, 2025**
(1500 Block Fulton Avenue)

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5380, 2025

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Adds CD88 Zone & Rezones the Lands	1
Part 4	Amends Zoning Map	2
	Schedule A – Comprehensive Development Zone 88	3
	Schedule B – Zoning Map Amendment	4

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5380, 2025

A bylaw to rezone Lands at the 1500 Block of Fulton Avenue to allow for multifamily development.

Previous amendments: Amendment bylaws 4673, 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, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 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, 5206, 5361, 5356, and 5353.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to 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. 5380, 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 CD88 Zone & Rezones the Lands

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 688 as the

CD88 - Comprehensive Development Zone 88 (1500 Block Fulton Avenue), 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 88 (1500 Block Fulton Avenue) (CD88).

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.

Schedules

Schedule A –Comprehensive Development Zone 88

Schedule B – Zoning Map Amendment

PUBLICATION OF NOTICE OF CONSIDERATION on April 2 and [Date], 2025

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – Comprehensive Development Zone 88

688 CD88 (1500 Block Fulton Avenue)

688.01 Permitted Uses

- (1) accessory building, structure or uses
- (2) apartment buildings
- (3) home based business
- (4) lodgers
- (5) townhouses

688.02 Floor Area Ratio (FAR)

- (1) A maximum of 2.5 FAR is permitted
- (2) For clarity, floor area shall not include basement levels.

683.03 Building Height

- (1) Maximum 27.43 metres measured in compliance with Section 120.17 and 120.19 of the Zoning Bylaw.

683.04 Number of Storeys

- (1) Maximum 8 storeys (excluding basement levels).

683.05 Off-Street Parking

- (1) Parking to be provided as per Section 302.13 of the Zoning Bylaw.

Schedule B – Zoning Map Amendment

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

The zoning of the Lands is shown shaded on the map below is changed from RS5 (Single Family Dwelling Zone 5) to CD88 (Comprehensive Development Zone 88 (1500 Block Fulton Avenue)).

