



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5351, 2024**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5351, 2024

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Amendment of Regulations	2
Part 4	Amendment of Zones	4
Part 5	Amendment of Table of Contents	16

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5351, 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, 5223, 5270, 5281, 5321, 5328, 5336, and 5338.

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. 5351, 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:

	Parcel	Permitted Use	Density
(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 greater 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 greater than 280 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 251 – RD1 Duplex Dwelling Zone 1, is amended by:

4.1.1 Adding the following to section 251.01 (Permitted Uses) after (e), and renumbering section 251.01 accordingly:

- (f) ground-oriented dwellings

4.1.2 Deleting section 251.03 (Site Area) in its entirety and replacing with:

- (1) Single family dwelling – 370 square metres minimum
- (2) Duplex dwelling – 555 square metres minimum
- (3) Ground-oriented dwellings – 280 square metres minimum

4.1.1 Deleting section 251.04 (Minimum Lot Width) in its entirety and replacing with:

- (1) Single family dwelling – 10 metres minimum
- (2) Duplex dwelling – 14.3 metres minimum

- (3) Duplex dwelling – 12.9 metres minimum applicable only to 7 Glenmore Drive (Legal Description: Lot B, Block 1 of Block C, District Lot 604, Group 1, New Westminster District, Plan EPP86368) PID: 031-196-756
- (4) Ground-oriented dwellings – 14.3 metres minimum

4.1.2 Adding the following in section 251.05 (Lot Coverage) after (2)(c):

- (3) Ground-oriented dwelling – 40% of Lot Area Maximum

4.1.3 Deleting section 251.06 (Floor Area Ratio) in its entirety and replacing with:

- (1) Single family dwelling
 - (a) 0.35 of lot area maximum if lot area is greater than 677 square metres; or
 - (b) 237 square metres maximum if lot area is between 474 and 677 square metres; or
 - (c) 0.5 of lot area maximum if lot area is less than 474 square metres
 - (d) Notwithstanding Section 251.07(3), additional floor area permitted for an infill detached secondary suite shall be allowed as follows for the following property:

Legal Description	Civic Address	Maximum Detached Secondary Suite Floor Area
PID 012-867-756; Lot 3, Block 10, District Lot 237, Plan 3459	1186 Duchess Avenue	71.1 m ²

- (2) Duplex dwelling – 0.5 of lot area maximum
- (3) Ground-oriented dwelling – 0.5 of lot area maximum

4.1.4 Deleting section 251.09(1) in its entirety and replacing with:

- (1) Ground-oriented dwelling, duplex and single family dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than 2/3 the minimum main storey width:
 - (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

- 4.1.5 Adding the following as section 251.10 after section 251.09:

251.10 Yard Exception

Ground-oriented dwelling – Notwithstanding any other provisions in Section 251 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 251.08, 251.09 or 251.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

- 4.1.6 Adding the following as section 251.14 after section 251.13:

251.14 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

- 4.1.7 Adding the following as section 251.03 (Density) after section 251.02, and renumbering section 251 accordingly:

251.03 Density

- (1) 3 dwellings maximum per lot if site is less than 280 square metres; or
- (2) 4 dwellings maximum per lot; or
- (2) 6 dwellings maximum if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

- 4.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 252 – RD2 Duplex Dwelling Zone 2, is amended by:

- 4.2.1 Adding the following to section 252.01 (Permitted Uses) after (e), and renumbering section 252.01 accordingly:
- (f) ground-oriented dwellings
- 4.2.2 Deleting section 252.03 (Site Area) in its entirety and replacing with:
- (1) Single family dwelling – 279 square metres minimum
 (2) Duplex dwelling – 557.5 square metres minimum
 (3) Ground-oriented dwellings – 280 square metres minimum
- 4.2.3 Deleting section 252.04 (Minimum Lot Width) in its entirety and replacing with:
- (1) Single family dwelling – 7.6 metres minimum
 (2) Duplex dwelling – 14.9 metres minimum
 (3) Ground-oriented dwellings – 14.9 metres minimum
- 4.2.4 Adding the following in section 252.05 (Lot Coverage) after (2)(c):
- (3) Ground-oriented dwelling – 40% of Lot Area Maximum
- 4.2.5 Adding the following in section 252.06 (Floor Area Ratio) after (2)(c):
- (3) Ground-oriented dwelling – 0.5 of lot area maximum
- 4.2.6 Deleting section 252.09(1) in its entirety and replacing with:
- (1) Ground-oriented dwelling, duplex and single family dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
- (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
- 4.2.7 Adding the following as section 252.10 after section 251.09:

252.10 Yard Exception

Ground-oriented dwelling – Notwithstanding any other provisions in Section 252 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 252.08, 252.09 or 252.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

- 4.2.8 Adding the following as section 252.14 after section 252.13:

252.14 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

- 4.2.9 Adding the following as section 252.03 (Density) after section 252.02, and renumbering section 252 accordingly:

252.03 Density

- (1) 3 dwellings maximum per lot if site is less than 280 square metres; or
- (2) 4 dwellings maximum per lot; or
- (2) 6 dwellings maximum if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

- 4.3 Zoning Bylaw No. 4662, 2010, Schedule A, Section 253 – RD3 Duplex Dwelling Zone 3, is amended by:

- 4.3.1 Deleting section 253.01 (Permitted Uses) in its entirety and replacing with the following:

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suites
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) secondary suites
- (i) single family dwellings

- 4.3.2 Adding the following as section 253.12 after section 253.11:

253.11 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

- 4.3.3 Adding the following as section 253.03 (Density) after section 253.02, and renumbering section 253 accordingly:

253.03 Density

- (1) 4 dwellings maximum per lot; or
- (2) 6 dwellings maximum if site is wholly or partly within 400 metres from a prescribed bus stop

- 4.4 Zoning Bylaw No. 4662, 2010, Schedule A, Section 503 – CU3 – Community Use Zone 3, 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 Deleting section 503.03(1) in its entirety and replacing with the following:

- (1) Residential dwelling uses – 557.5 square metres minimum

- 4.4.3 Deleting section 503.04(1) in its entirety and replacing with the following:

(1) Residential dwelling uses – 15.2 metres minimum

4.4.4 Deleting section 503.06(1) in its entirety and replacing with the following:

(1) Residential dwelling uses – 7.6 metres minimum

4.4.5 Deleting section 503.07(1) in its entirety and replacing with the following:

(1) Residential dwelling uses – 1.52 metres minimum

4.4.6 Deleting section 503.08(1) in its entirety and replacing with the following:

(1) Residential dwelling uses – 7.62 metres maximum

4.4.7 Deleting section 503.09(1) in its entirety and replacing with the following:

(1) Residential dwelling uses – 2 storeys maximum

4.4.8 Deleting section 503.10(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.

4.4.9 Adding the following as section 503.03 (Density) after section 503.02, and renumbering section 503 accordingly:

503.03 Density

Ground-oriented dwellings – 3 dwellings maximum per lot

4.5 Zoning Bylaw No. 4662, 2010, Schedule A, Section 561 – PA2 Public Assembly Zone 2 (Place of Worship), is amended by:

4.5.1 Deleting section 561.01 (Permitted Uses) in its entirety and replacing with the following:

- (a) accessory buildings, structure and uses
- (b) accessory residential use
- (c) child care
- (d) community care
- (e) ground-oriented dwelling
- (f) home based business
- (g) kindergarten
- (h) places of worship
- (i) secondary suites
- (j) single family dwelling

4.5.2 Adding the following to section 561.02 (Conditions of Use) after (3):

- (4) Notwithstanding any other provision of Section 561, a site with the principal use of a single family dwelling or ground-oriented dwelling shall be regulated in accordance with:
 - (a) the regulations of Section 202 - RS2 on Lot 3 Block 47 District Lot 556 Plan 7912
 - (b) the regulations of Section 203 - RS3 on:
 - (i) Amended Lot 10 (Explanatory Plan 3997) Block 1 District Lot 811 Plan 4763,
 - (ii) Block B District Lot 1073 Plan 13560,
 - (iii) Lot C District Lot 1074 Plan 21190,
 - (iv) The East ½ of the North West ¼ of District Lot 1074 Except Part in Plan 10097,
 - (v) Lot 9 Block 23 Capilano Estates Plan 9253,
 - (vi) The North East Part of District Lot 1070 except the east 108.5 feet, part on Highway Plan 25 and part on Highway Plan 113, and
 - (vii) Lot 1, District Lots 1045 and 1046, Plan 21562
 - (c) the regulations Section 205 – RS5 on:
 - (i) Lot J District Lot 1050 Plan 21309,
 - (ii) Amended Lot 22 (see 257794L) Block 12 District Lot 554 Plan 2709,
 - (iii) Lot 11 of Lot A Block 6 District Lot 775 Plan 5213,
 - (iv) Lot A Blocks 6 to 12 District Lot 775 Plan 17240, and

(v) Lot 8 Block A of Block 5 East Part of District Lot 554
Plan 2019

(5) Notwithstanding any other provision of Section 561, ground-oriented dwelling use is only permitted on sites less than 4,050 square metres

4.5.3 Adding the following to section 561.10, after (2):

(3) Notwithstanding 561.11(2), 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

4.5.4 Adding the following as section 561.03 (Density) after section 561.02, and renumbering section 561 accordingly:

561.03 Density

Ground-oriented dwellings –

(1) 4 dwellings maximum per lot

(2) 6 dwellings maximum if site is wholly or partly within 400 metres from a prescribed bus stop

4.6 Zoning Bylaw No. 4662, 2010, Schedule A, Section 604 – CD4 – 6520 and 6540 Marine Drive, is amended by:

4.6.1 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

4.6.2 Deleting section 604.03 (Density) in its entirety and replacing with the following:

4 dwellings maximum

4.6.3 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.

- 4.6.4 Deleting section 604.08 (Off-Street Parking) in its entirety, and renumbering section 604 accordingly.
- 4.7 Zoning Bylaw No. 4662, 2010, Schedule A, Section 641 – CD41 – Garrow Bay, is amended by:
 - 4.7.1 Adding the following to section 641.01 (Permitted Uses) after (d), and renumbering section 641.01 accordingly:
 - (e) ground-oriented dwellings
 - 4.7.2 Deleting section 641.02 (Density) in its entirety and replacing with the following:

The density shall be limited to not more than 4 dwellings per lot, and the recreational use of any public lands within the zone
- 4.8 Zoning Bylaw No. 4662, 2010, Schedule A, Section 647 – CD47 – Hollyburn Mews, is amended by:
 - 4.8.1 Deleting section 647.01 (Permitted Uses) in its entirety and replacing with the following:
 - (1) Accessory buildings and structures
 - (2) Detached secondary suite
 - (3) Duplex
 - (4) Ground-oriented dwelling
 - (5) Home based business
 - 4.8.2 Deleting section 647.07 (Off-Street Vehicle Parking) 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.

4.9 Zoning Bylaw No. 4662, 2010, Schedule A, Section 648 – CD48 – Closed Municipal Road, is amended by:

4.9.1 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

4.9.2 Adding the following as section 648.1.03 (Density) after section 648.1.02:

648.1.03 Density

4 dwellings maximum

4.9.3 Deleting section 648.1.10 (Off-Street Parking) in its entirety, and renumbering section 648.1 accordingly.

4.10 Zoning Bylaw No. 4662, 2010, Schedule A, Section 649 – CD49 – 2074 Fulton Avenue, is amended by:

4.10.1 Deleting section 649.01 (Permitted Uses) in its entirety and replacing with the following:

- (1) Detached secondary suite
- (2) Duplex
- (3) Ground-oriented dwelling
- (4) Home based business

4.10.2 Deleting section 649.02(1) in its entirety and replacing with the following:

- (1) 6 dwellings maximum

4.10.3 Deleting section 649.08 (Off-Street Vehicle Parking) in its entirety and replacing with the following:

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

4.11 Zoning Bylaw No. 4662, 2010, Schedule A, Section 677 – CD77 – 5500 Block Parthenon Place & 5490 Marine Drive, is amended by:

- 4.11.1 Adding “Detached secondary suites” and “Ground-oriented dwellings” to section 677.03(1) (Permitted Use – Building Lots), and reordering section 677.03(1) alphabetically.
- 4.11.2 Adding the following to section 677.05 (Density) after (1):
 - (2) 4 dwellings maximum per Building Lot.
- 4.11.3 Deleting section 677.09 (Off-Street Parking) in its entirety, and renumbering section 677 accordingly.
- 4.12 Zoning Bylaw No. 4662, 2010, Schedule A, Section 680 – CD80 – 382-398 Mathers Avenue, is amended by:
 - 4.12.1 Adding “Ground-oriented dwelling” to section 680.02(1) (Permitted Uses – Strata Lots), and reordering section 680.02(1) alphabetically.
 - 4.12.2 Adding the following to section 680.04 (Density) after (2):
 - (2) 3 dwellings maximum per strata lot.
 - 4.12.3 Deleting section 680.03 in its entirety and renumbering section 680 accordingly.
- 4.13 Zoning Bylaw No. 4662, 2010, Schedule A, Section 681 – CD81 – 800 Taylorwood Place, is amended by:
 - 4.13.1 Adding “Detached secondary suites” and “Ground-oriented dwellings” to section 681.02 (Permitted Uses), and reordering section 681.02 alphabetically.
 - 4.13.2 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.
 - 4.13.3 Deleting section 681.09 (Off-Street Parking) in its entirety.
- 4.14 Zoning Bylaw No. 4662, 2010, Schedule A, Section 682 – CD82 – 6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive, is amended by:

- 4.14.1 Adding “Ground-oriented dwellings” to section 682.02(1) (Permitted Uses – Individual Lots), and reordering section 682.02(1) alphabetically.
- 4.14.2 Adding the following to section 682.04 (Density) after (1):
(2) 4 dwellings maximum per individual lot.
- 4.14.3 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.

PUBLICATION OF NOTICE OF CONSIDERATION on
July 31 and August 7, 2024

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