



District of West Vancouver

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

Effective Date:

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 January 15 and 22, 2025

READ A FIRST TIME on January 27, 2025

READ A SECOND TIME on January 27, 2025

READ A THIRD TIME on January 27, 2025

ADOPTED by the Council on

Mayor

Corporate Officer

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