

## TABLE OF CONTENTS

Section	TITLE	Page
<b>100</b>	<b>General Provisions</b>	<b>100 - 1</b>
<b>101</b>	<b>Title and Preface</b>	<b>100 - 1</b>
<b>105</b>	<b>Bylaw Interpretation</b>	<b>100 - 1</b>
<b>110</b>	<b>Definitions</b>	<b>110 - 1</b>
<b>120</b>	<b>General Regulations for all Zones</b>	<b>120 - 1</b>
120.01	Use of Land or Buildings	120 - 1
120.02	Use of Smaller Lots of Record	120 - 1
120.03	Siting of Structures Under 1.2 Metres	120 - 2
120.04	One Principal Building Per Site	120 - 2
120.05	Sites Composed of More Than One Legal Lot	120 - 2
120.06	Two Front Yards for Through Sites	120 - 3
120.07	Regulations Pertaining to Dwellings Over Commercial Premises	120 - 3
120.08	Landscaping Requirements	120 - 3
120.09	Community Care	120 - 4
120.10	Pet Care Establishments and Veterinary Medical Clinics	120 - 4
120.11	Boats and Vessels	120 - 4
120.12	Derelict Boats	120 - 4
120.13	Derelict Vehicles	120 - 5
120.14	Public Utilities	120 - 5
120.15	Temporary Uses and Buildings	120 - 5
120.16	Vehicle Access to Site	120 - 6
120.17	Average Grade Calculation	120 - 6
120.18	Basement Storey – Exemption (Bylaw No. 4679)	120 - 7
120.19	Building or Structure Height	120 - 8
120.20	Apartment Building Height Grade Line	120 - 9
120.21	Floor Area Ratio- Other Than Single Family Dwelling and Duplex Dwelling	120 - 10

---

<b>Section</b>	<b>TITLE</b>	<b>Page</b>
	120.22 Retaining Wall Grade Line and Buildup of Grade	120 - 10
	120.23 Defined Site Area	120 - 13
	120.24 Site Coverage	120 - 13
	120.25 Site Width	120 - 14
	120.26 Deleted (Bylaw No. 5122)	120 - 15
	120.27 Yard Provisions and Exemptions	120 - 16
	120.28 Child Care	120 - 18
	120.29 High Performance Buildings	120 - 19
	120.30 Amenity Unit Calculation	120 - 20
<b>130</b>	<b>General Regulations for Residential Zones and Uses Only</b>	<b>130 - 1</b>
	130.01 Accessory Buildings and Structures	130 - 1
	130.02 Bed and Breakfast	130 - 3
	130.03 Commercial Vehicles and Equipment	130 - 3
	130.04 Home Based Business	130 - 3
	130.05 Secondary Suites	130 - 4
	130.051 Detached Secondary Suites	130 - 6
	130.06 Physicians' Office Regulations in Duplex Dwelling and Multiple Dwelling Zones	130 - 8
	130.07 Rooftop Equipment Enclosure	130 - 8
	130.08 Floor Area - Single Family, Duplex and Ground-oriented Dwelling Zones	130 - 8
	130.09 Front Yard Setbacks on Corner Flanking Lot Sites (Bylaw No. 4679)	130 - 11
	130.10 Highest Building Face Envelope	130 - 11
	130.11 Pools and Ponds	130 - 13
	130.12 Storeys - Exclusions and Inclusions	130 - 13
	130.13 Waterfront Yard Requirement	130 - 13
	130.14 Deleted	130 - 14
	130.15 Keeping of Chickens	130 - 15
	130.16 Site Landscaping	130 - 15
	130.17 Fences	130 - 18

---

---

<b>Section</b>	<b>TITLE</b>	<b>Page</b>
	130.18 Short-term Rental Accommodation	130.19
<b>140</b>	<b>PARKING REGULATIONS</b>	<b>140 - 1</b>
<b>141</b>	<b>Parking For Single Family Dwelling and Duplex Dwelling Uses</b>	140 - 1
	141.01 Parking Spaces	140 - 1
	141.02 Garage Doors Facing the Street	140 - 1
	141.03 Underground Parking Structures	140 - 1
<b>142</b>	<b>Parking For Uses Other Than Single Family, Duplex and Ground-oriented Dwelling Uses</b>	140 - 2
	142.01 Use of Parking Areas	140 - 2
	142.02 Calculation of Parking Requirements	140 - 2
	142.03 Parking - Access Aisles	140 - 2
	142.04 Size of Parking Spaces and Aisle Widths	140 - 3
	142.05 Parking Curbs	140 - 3
	142.06 Underground Parking Structures	140 - 4
	142.07 Parking Lot Screening	140 - 4
	142.08 Provision for Parking Spaces Not Provided on the Same Site as the Main Building	140 - 4
	142.09 Provision for Parking for Persons with Disabilities	140 - 5
	142.10 Electric Vehicle Charging Infrastructure	140 - 5
<b>143</b>	<b>Bicycle Parking</b>	140 - 6
	143.01 Secure Bicycle Parking	140 - 6
	143.02 Short Term Bicycle Parking	140 - 7
<b>144</b>	<b>Parking for Ground-oriented Dwelling Uses</b>	140 - 8
	144.01 Parking Requirements	140 - 8
	144.02 Parking Spaces and Aisles	140 - 8

Section	TITLE	Page
<b>200</b>	<b>SINGLE FAMILY DWELLING ZONES</b>	<b>200 - 1</b>
201	RS1 Single Family Dwelling Zone 1	200 - 1
202	RS2 Single Family Dwelling Zone 2	200 - 3
203	RS3 Single Family Dwelling Zone 3	200 - 7
204	RS4 Single Family Dwelling Zone 4	200 - 11
205	RS5 Single Family Dwelling Zone 5	200 - 16
206	RS6 Single Family Dwelling Zone 6	200 - 20
207	RS7 Single Family Dwelling Zone 7	200 - 23
208	RS8 Single Family Dwelling Zone 8	200 - 27
209	RS9 Single Family Dwelling Zone 9	200 - 30
210	RS10 Single Family Dwelling Zone 10	200 - 34
211	RS2 - UL Single Family Dwelling Zone 2 - Upper Lands	200 - 38
212	RS3 - UL Single Family Dwelling Zone 3 - Upper Lands	200 - 42
213	RS8 - UL Single Family Dwelling Zone 8 - Upper Lands	200 - 46
214	RS10 -UL Single Family Dwelling Zone 10 - Upper Lands	200 - 51
<b>250</b>	<b>DUPLEX DWELLING ZONES</b>	<b>250 - 1</b>
251	RD1 Duplex Dwelling Zone 1	250 - 1
252	RD2 Duplex Dwelling Zone 2	250 - 6
253	RD3 Duplex Dwelling Zone 3	250 - 10
<b>260</b>	<b>GROUND-ORIENTED DWELLING ZONES</b>	<b>260 - 1</b>
261	RG-1A Ground-oriented Dwelling Zone 1A	260 - 1
262	RG-1B Ground-oriented Dwelling Zone 1B	260 - 4
263	RG-2 Ground-oriented Dwelling Zone 2	260 - 7
264	RG-3 Ground-oriented Dwelling Zone 3	260 - 10
<b>300</b>	<b>MULTIPLE DWELLING ZONES</b>	<b>300 - 1</b>
301	RM1 Multiple Dwelling Zone 1	300 - 1
302	RM2 Multiple Dwelling Zone 2	300 - 6
303	RM3 Multiple Dwelling Zone 3	300 - 13
304	RM4 Multiple Dwelling Zone 4	300 - 16
305	RM5 Multiple Dwelling Zone 5	300 - 18

<b>Section</b>	<b>TITLE</b>	<b>Page</b>
<b>350</b>	<b>COMMERCIAL ZONES</b>	<b>350 - 1</b>
351	C1 Commercial Zone 1	350 - 1
352	C2 Commercial Zone 2	350 - 6
353	C3 Commercial Zone 3	350 - 13
354	C4 Commercial Zone 4	350 - 17
<b>400</b>	<b>COMMERCIAL RESTRICTED ZONES</b>	<b>400 - 1</b>
401	CR1 Commercial Restricted Zone 1	400 - 1
402	CR2 Commercial Restricted Zone 2	400 - 4
403	CR3 Commercial Restricted Zone 3	400 - 8
404	CR4 Commercial Restricted Zone 4	400 - 10
405	CR5 Commercial Restricted Zone 5	400 - 12
<b>450</b>	<b>MARINE ZONES</b>	<b>450 - 1</b>
451	M1 Marine Zone 1	450 - 1
452	M2 Marine Zone 2	450 - 2
453	M3 Marine Zone 3	450 - 4
<b>500</b>	<b>COMMUNITY/PUBLIC USE ZONES</b>	<b>500 - 1</b>
501	CU1 Community Use Zone 1	500 - 1
502	CU2 Community Use Zone 2	500 - 2
503	CU3 Community Use Zone 3	500 - 3
504	CU4 Community Use Zone 4	500 - 6
505	CU5 Community Use Zone 5	500 - 7
520	PU1 Public Use 1	500 - 9
<b>550</b>	<b>INSTITUTIONAL USE ZONES</b>	<b>550 - 1</b>
551	PH1 Private Hospital Zone 1	550 - 1
552	PH2 Private Hospital Zone 2	550 - 3
560	PA1 Public Assembly Zone 1 (Schools)	550 - 5
561	PA2 Public Assembly Zone 2 (Place of Worship)	550 - 7

Section	TITLE	Page
<b>600</b>	<b>COMPREHENSIVE DEVELOPMENT ZONES</b>	<b>600 - 1</b>
601	CD1 Comprehensive Development Zone 1 (Evelyn Drive)	600 - 1
602	CD2 Comprehensive Development Zone 2 (2388 Marine Drive)	600 - 17
603	CD3 Comprehensive Development Zone 3 (Rodgers Creek)	600 - 19
604	CD4 Comprehensive Development Zone 4 (6520 and 6540 Marine Drive)	600 - 33
605	CD5 Comprehensive Development Zone 5 (959 21 <sup>st</sup> Street)	600 - 35
606	CD6 Comprehensive Development Zone 6 (Hollyburn House 2000 Marine Drive)	600 - 38
607	CD7 Comprehensive Development Zone 7 (2000 Marine Drive)	600 - 41
608	CD8 Comprehensive Development Zone 8 (Folkestone Way)	600 - 44
609	CD9 Comprehensive Development Zone 9 (Folkestone Way)	600 - 46
610	CD10 Comprehensive Development Zone 10 (Folkestone Way)	600 - 48
611	CD11 Comprehensive Development Zone 11 (Folkestone Way)	600 - 52
612	CD12 Comprehensive Development Zone 12 (Deer Ridge)	600 - 54
613	CD13 Comprehensive Development Zone 13 (2200 Marine Drive)	600 - 56
614	CD14 Comprehensive Development Zone 14 (Klahanee)	600 - 58
615	CD15 Comprehensive Development Zone 15 (2200 Marine Drive)	600 - 60
616	CD16 Comprehensive Development Zone 16 (3 <sup>rd</sup> Street at ULH)	600 - 62
617	CD17 Comprehensive Development Zone 17 (Argyle/22 <sup>nd</sup> Street)	600 - 64
618	CD18 Comprehensive Development Zone 18 (Whitby Estates)	600 - 66
619	CD19 Comprehensive Development Zone 19 (Whitby Estates - Boulder Court)	600 - 68
620	CD20 Comprehensive Development Zone 20 (Sunset Highlands)	600 - 72
621	CD21 Comprehensive Development Zone 21 (1860 Marine Drive)	600 - 74
622	CD22 Comprehensive Development Zone 22 (Hollyburn Medical/17 <sup>th</sup> Street)	600 - 78
623	CD23 Comprehensive Development Zone 23 (Bruce/Keith)	600 - 81

Section	TITLE	Page
624	CD24 Comprehensive Development Zone 24 (Capilano Golf Club)	600 - 82
625	CD25 Comprehensive Development Zone 25 (Care Facility on Clyde Avenue)	600 - 85
626	CD26 Comprehensive Development Zone 26 (Taylor Way/Marine Drive)	600 - 88
627	CD27 Comprehensive Development Zone 27 (Collingwood School - Glenmore)	600 - 91
628	CD28 Comprehensive Development Zone 28 (Whitby Estate School/Park)	600 - 94
629	CD29 Comprehensive Development Zone 29 (Keith Road @ 3 <sup>rd</sup> Street)	600 - 96
630	CD30 Comprehensive Development Zone 30 (Park Royal North)	600 - 98
631	CD31 Comprehensive Development Zone 31 (Marine Drive @ 18 <sup>th</sup> Street)	600 - 106
632	CD32 Comprehensive Development Zone 32 (1700 Marine Drive)	600 - 111
633	CD33 Comprehensive Development Zone 33 (Marine at Primrose – Fisherman's)	600 - 114
634	CD34 Comprehensive Development Zone 34 (2170 Chairlift Rd)	600 - 118
635	CD35 Comprehensive Development Zone 35 (Cypress Place)	600 - 120
636	CD36 Comprehensive Development Zone 36 (Clyde Avenue/6th St)	600 - 123
637	CD37 Comprehensive Development Zone 37 (2115 – 2133 Gordon Ave)	600 - 127
638	CD38 Comprehensive Development Zone 38 (IGA Dundarave Village)	600 - 130
639	CD39 Comprehensive Development Zone 39 (Waters Edge)	600 - 132
640	CD40 Comprehensive Development Zone 40 (1891 Marine Drive)	600 - 135
641	CD41 Comprehensive Development Zone 41 (Garrow Bay)	600 - 137

Section	TITLE	Page
642	CD42 Comprehensive Development Zone 42 (Telegraph Hill)	600 - 139
643	CD43 Comprehensive Development Zone 43 (13 <sup>th</sup> -mid-block/Marine Drive)	600 - 143
644	CD44 Comprehensive Development Zone 44 (14 <sup>th</sup> /Esquimalt)	600 - 145
645	CD45 Comprehensive Development Zone 45 (2200 Bellevue/Marine Drive)	600 - 147
646	CD46 Comprehensive Development Zone 46 (Northwest corner of Marine Drive and 22 <sup>nd</sup> Street)	600 - 150
647	CD47 Comprehensive Development Zone 47 (Hollyburn Mews)	600 - 153
648	CD48 Comprehensive Development Zone 47 (Closed Municipal Roads)	600 - 155
649	CD49 Comprehensive Development Zone 49 (2074 Fulton Avenue)	600 - 158
650	CD50 Comprehensive Development Zone 50 (1300 Block, south side)	600 - 160
651	CD51 Comprehensive Development Zone 51 (NW Corner Taylor Way & Keith Road)	600 - 165
653	CD53 Comprehensive Development Zone 53 (195 – 21st Street)	600 - 167
654	CD54 Comprehensive Development Zone 54 (Sewell's Landing)	600 - 170
655	CD55 Comprehensive Development Zone 55 (300 Block Marine Drive)	600 - 176
657	CD57 Comprehensive Development Zone 57 (South West Corner Marine Drive & Taylor Way)	600 - 178
658	CD58 Comprehensive Development Zone 58 (North East Corner Marine Drive & Taylor Way)	600 - 180
659	CD59 Comprehensive Development Zone 59 (Tantalus Gardens)	600 - 183
661	CD61 Comprehensive Development Zone 61 (22nd Street and Gordon Avenue)	600 - 185
662	CD62 Comprehensive Development Zone 62 (671, 685, 693 Clyde Avenue and 694 Duchess Avenue)	600 - 189



---

Section	TITLE	Page
663	CD63 Comprehensive Development Zone 63 (6645 Nelson Avenue)	600 - 192
664	CD64 Comprehensive Development Zone 64 (585 16th Street)	600 - 195
665	CD65 Comprehensive Development Zone 65 (1340 Duchess Avenue)	600 - 197
666	CD66 Comprehensive Development Zone 66 (1489 – 1497 Marine Drive)	600 - 199
667	CD67 Comprehensive Development Zone 67 (1507 Bellevue Avenue)	600 - 201
668	CD68 Comprehensive Development Zone 68 (1495 Esquimalt Avenue)	600 - 203
669	CD69 Comprehensive Development Zone 69 (2030 – 2040 Marine Drive)	600 - 206
670	CD70 Comprehensive Development Zone 70 (2119 Bellevue)	600 - 208
671	CD71 Comprehensive Development Zone 71 (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue)	600 - 211
672	CD72 Comprehensive Development Zone 72 (440 13th Street, 1285 & 1289 Keith Road)	600 - 213
673	CD73 Comprehensive Development Zone 73 (1363 Clyde Avenue)	600 - 215
674	CD74 Comprehensive Development Zone 74 (4957 Marine Drive)	600 - 218
675	CD75 Comprehensive Development Zone 75 (1858 – 1896 Bellevue Avenue)	600 - 220
676	CD76 Comprehensive Development Zone 76 (312 – 320 Keith Road)	600 - 222
677	CD77 Comprehensive Development Zone 77 (5500 Block Parthenon Place & 5490 Marine Drive)	600 - 224
678	CD78 Comprehensive Development Zone 78 (950 Cross Creek Road)	600 - 229

---

Section	TITLE	Page
679	CD79 Comprehensive Development Zone 79 (6330 – 6338 Bay Street)	600 - 231
680	CD80 Comprehensive Development Zone 80 (382 – 398 Mathers Avenue)	600 - 234
681	CD81 Comprehensive Development Zone 81 (800 Taylorwood Place)	600 - 238
682	CD82 Comprehensive Development Zone 82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)	600 - 241
684	CD84 Comprehensive Development Zone 84 (Lots C and D Daffodil Drive)	600 - 245
686	CD86 Comprehensive Development Zone 86 (Caulfeild Zone)	600 - 247
687	CD87 Comprehensive Development Zone 87 (14 Glenmore Drive)	600 - 255
<b>700</b>	<b>AMBLESIDE ZONES</b>	<b>700 - 1</b>
701	AC1 Ambleside Centre Zone 1	700 - 1
702	AC2 Ambleside Centre Zone 2	700 - 8
<b>750</b>	<b>CYPRESS VILLAGE ZONE</b>	
750	CV Cypress Village (CV) Zone	<b>750 - 1</b>
<b>800</b>	<b>ADMINISTRATION</b>	<b>800 - 1</b>
801	Enforcement and Penalties	800 - 1
802	Repeal and Enactment	800 - 2
<b>850</b>	<b>SCHEDULES</b>	<b>850 - 1</b>
851	Schedule 1 – Legal Plans Defining Waterfront Boundary	850 - 1
852	Schedule 2 – Zoning Maps	