

zoning code summary

4350 Rockridge Road
West Vancouver, BC

16 February 2015

basis: District of West Vancouver Zoning Bylaw 4662, 2010
District of West Vancouver FAR brochure

basic information:

jurisdiction: District of West Vancouver

zone(s): RS 3

property dimensions: 135 x 75 metres = 7596.8 m²
450' x 250' = 82,350 SF = 1.89 acres

1. linear distances are approximated as the subject lot is not rectilinear
2. areas taken from subdivision plan by Chapman Chapman & Martin BC Land Surveyors, April 5, 1983

legal description: Lot 1, Block N, District Lot 582, Group One, New Westminster District, Plan 16057

lot coverage:

existing: 20% = 7782 SF = 722 m²
permitted: 30% = 82,350 SF = 24,705 SF = 2295.2 m²

floor area ratio:

WV Zoning bylaw 130.08 and FAR brochure

basement: 2772.6 SF = 257.6 m²
ground floor: 2848.7 SF = 264.7 m²
upper floor(s): 1985.3 SF = 184.4 m²
garage: 747.5 SF = 69.4 m²
total floor area: 8354.1 SF = 556 m²
exemptions¹: 2680 SF = 249.0 m² for basement
440 SF = 40.9 m² for garage

total counted floor area 5234.1 SF = 486.3 m²
maximum allowable floor area = 35% of site area = 28,823 SF = 2677.7
m2 total available FAR (current): 23,588.9 SF = 2191.5 m²

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storeys:

existing: 2 + basement
permitted: 2 + basement

building height:

permitted: 7.62m = 25'
highest building face: 6.7m = 22'

setbacks (single family dwellings and accessory buildings) :

WV zoning bylaw 203.9

front: 9.1m
rear: 9.1m
sides: minimum side yard:
1.52 metres if site width is less than 15.2 metres; or
10% of site width, to a maximum of 3 metres

minimum combined side yard:
25% of site width, but no less than 4.9 metres or more than 18.3 metres

off-street parking: at least one parking space shall be provided

suites/ accessory units/ accessory structures: suites – attached and detached secondary suites allowed

notes:

1. excluded basement area from FAR per West Vancouver FAR brochure: all areas where basement ceiling is less than 2' above lower of natural or finished grade, are 100% exempt, and a portion of basement partially below grade is exempt. See accompanying diagram.
2. The District of West Vancouver is considering proposed amendments to Zoning Bylaw No. 4662, 2010 to prevent the floor area of single family residential dwellings on lots in RS zones other than RS1, RS6 and RS8 from exceeding 150% of the floor area that would be permitted on a lot having the minimum lot area specified in the bylaw for the zone in which the dwelling is being constructed.
3. The District of West Vancouver may require an Environmental Development Permit for work conducted on this site.



creek
confirm top of bank with BCLS survey
required 5m setback from top of bank
required 15m setback from top of bank

733 m² / 7890 SF could be developed with Environmental Development Permit
302 m² / 3250 SF could be developed without Environmental Development Permit



existing house
rock wall/top of slope



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