

zoning code summary

3725 Creery Avenue
West Vancouver, BC

July 15, 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: $1577 \text{ m}^2 = 16,975 \text{ SF}$

this is an irregularly shaped lot bounded within an approximately 60 m or x 50m or rectangle, though only occupying approximately half this area.

legal description: PLAN 16972 DISTRICT LOT 558 BLOCK 10 LOT A

site coverage:

existing: $12\% = 195 \text{ m}^2 = 2000 \text{ SF}$

permitted: $30\% = 473.1 \text{ m}^2 = 5093 \text{ SF}$

buildable area:

allowable FAR: $35\% = 552 \text{ m}^2 = 5941 \text{ SF}$

+ exempt garage: $40.9 \text{ m}^2 = 440 \text{ SF}$ for garage

DWV Zoning Bylaw No. 4662, 2010 203.05

+ exempt basement: $140 \text{ m}^2 - 185 \text{ m}^2 = 1500 - 2000 \text{ SF}$ (estimated) DWV Zoning Bylaw No. 4662, 2010 203.06

total buildable area: $755 \text{ m}^2 = 8130 \text{ SF}$

storeys:

existing: 2 + basement

permitted: 2 + basement



PLACE architect ltd.
heather ljohnston, architect AIBC

6262 st georges avenue
west vancouver BC V7W 1Z7

778 279 7274
www.placearchitects.com

building height:

permitted: 7.62m = 25' from lower of natural or finished grade
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: each side shall be 10% of site width:
minimum of 1.52m (5'), and need only be a maximum of 3m (9' 10") each.
or, if the second storey is not a full storey, each may be 1.52 m (5').

combined, the side yards shall be 25% of site width:
minimum of 4.9m (16'), and need only be maximum of 18.3m (60').
or, if the second storey is not a full storey
combined, the side yards shall be 20% of site width:
minimum of 4.9m (16'), and need only be a maximum of 12.1m (39'8").

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.
2. The District of West Vancouver determines the average grade of a building site based on the lower of natural or finish grade at the building corners. Therefore, on this site, it is most advantageous to build on the highest and flattest parts of the site so that the average grade is closest to natural grade. This allows for maximum height and best views. Alternatively, a renovation in the current location could be an excellent choice on this site.



