

zoning code summary

1091 Clyde Avenue
West Vancouver, BC

May 12, 2016

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 5
property dimensions: $614 \text{ m}^2 = 6,609 \text{ SF}$
legal description: PLAN VAS1304 DISTRICT LOT 237 STRATA LOT 2

site coverage:

existing (estimated): house = $130 \text{ m}^2 = 1400 \text{ SF}$
garage = $28 \text{ m}^2 = 300 \text{ SF}$
total = $25\% = 158 \text{ m}^2 = 1700 \text{ SF}$
permitted: $30\% = 184 \text{ m}^2 = 1,983 \text{ SF}$

allowable floor area:

FAR: site area is between 474 m^2 and 677 m^2 therefore: **$237 \text{ m}^2 = 2,551 \text{ SF}$**
+ exempt garage: $40.9 \text{ m}^2 = 440 \text{ SF}$ allowed DWV Zoning Bylaw
+ exempt basement: $95 \text{ m}^2 = \text{appx. } 1000 \text{ SF}$ (estimated possible SF) DWV Zoning Bylaw
total buildable area: $375 \text{ m}^2 = 4000 \text{ SF}$

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 the **lower** of average natural or average finished grade
highest building face: 6.72m = 22'

setbacks (single family dwellings and accessory buildings) :

DWV zoning bylaw 203.9

front: 7.6m = 25'
rear: 9.1m = 29' 10"
sides: each side shall be a minimum 10% of site width:
minimum of 1.52m (5'), and need only be a maximum of 3m (9' 10") each.

combined, the side yards shall be 25% of site width:
minimum of 3m (9' 10"), and need only be maximum of 18.2m (59' 9").

off-street parking:

at least one parking space shall be provided

where an open and usable public lane exists, access to the site for parking and garage purposes shall be from the lane, except in the case of a garage and parking area in the rear half of a corner lot

suites/ accessory units/ accessory structures:

suites – attached and detached secondary suites allowed

notes:

1. 100% of the basement is exempt where grade is within 0.9m of the main floor level; and a portion of the basement area partially below grade is exempt.
2. Notes on location of garage and accessory buildings in RS5 zones (DWV zoning bylaw 130.01):
 - minimum setback from rear property line = 1.2 m = 4'
 - may be attached to the principal building if extending less than 6.7 m = 22' from that building
 - if not attached to the principal dwelling it must be at least 1.2m = 4' away from the principal building
 - if entirely within the rear 12.1m = 40' of the site no side yard setback is required



