

zoning code summary

7195 Rockland Wynd

West Vancouver, BC

20 August 2021

basis	District of West Vancouver Zoning Bylaw 4662, 2010 District of West Vancouver FAR brochure Dimensions and lot area from District of West Vancouver GIS (WestMap)
jurisdiction	District of West Vancouver
legal description	PLAN 6771 DISTRICT LOT 430 LOT A OF 1, BLOCK 3 OF 51, EXCEPT PLAN EP4017
PID	010-817-689
zone	RS3

buildable area

site dimensions	irregular shape, roughly 27 m x 40 m, 1116m ² (11500 SF) as per DWV Planing Dept		
site coverage	existing	11% (based on first floor area from bc assessment)	
	permitted	30% (because site is larger than 885 m ²) = 334.8m ² (3604 SF)	
existing floor area	existing floor area	124m ² (1335SF) main floor + 37m ² (400 SF) basement = 161m ² (1735SF)	
floor area ratio	permitted by zoning	390.6 m ² (4204 SF)	0.35 FAR *see note 1
	exemptions:	37.16 m ² (400 SF)	exemption for garage
	+	93m ² (1000SF)	exemption for basement *see note 3
total buildable area	buildable area now	520.7 m² (5604 SF)	includes realistic exemption areas
	buildable area in 2022	464.9m² (5004 SF)	includes realistic exemption areas *see note 1

setbacks (single family dwellings and accessory buildings)

front	9.1m (29.85')
rear	9.1m (29.85')
side - dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than 2/3 the minimum main storey width:	1.52m (5') minimum side yard 20% of site width, no less than 4.5m (14'9") or more than 12.1m (39'8") required as minimum combined side yard
side - all other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width):	10% of site width no less than 1.5m (5') or more than 3m (9'10") required as minimum side yard 25% of site width, no less than 4.57m (15') or more than 18.2m (59'8 1/2") minimum combined side yard



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height

storeys	existing:	1 + basement
	permitted:	2 + basement
building height	max permitted:	7.62 m max
highest building face envelope		6.7m

off-street parking 1 space required per single family house and 1 space required per secondary suite

suites/ accessory units/ accessory structures secondary suites are permitted on this property

notes and comments

- New bylaws have been passed that set limits on maximum house sizes. These set to go into effect until January. In Rs3 zoning paragraph 203.6 Floor Area Ratio will be changed as follows:
Current RS3 Floor Area Ratio (section 203.06)
(1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
(2) 237 square metres maximum, if site area is between 474 and 677 square metres; or
(3) 0.5 of site area maximum, if site area is less than 474 square metres
Proposed RS3 Floor Area Ratio (section 203.06) to become effective Jan 2021
(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 585.4 square metres; or
(2) 206.2 square metres maximum floor area, if site area is between 408.8 square metres and 681.3 square metres; or
(3) 0.5 of site area maximum, if site area is less than 408.8 square metres
Difference in Allowable Floor Area
current zoning allows FSR 0.35 or 390.6 m² (4204 SF) buildable area
proposed zoning allows only FSR 0.30 or 334.8 m² (3603.8 SF)
the proposed changes to zoning will reduce the builable area of the site by 55.8m² (600.6 SF)
- The new bylaws will also allow more coachhouses. There is potential for a coach house on the site. Floor area used to create a coach house would be counted as part of the total allowable floor area for the site.
- 100% of a basement is exempt where grade is within 0.9m (2'-9") of the main floor level; and basement area that is partially below grade is partially exempt. The potential basement area noted above is a practical estimate given the square footage of the potential floors above, which are counted as FAR.
- This property is not subdivideable. The current site area is less than the current minimum lot size of 1115m² or 12,000 SF





1 7195 Rockland Wynd Zoning Diagram
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