

NOTICE OF CONSIDERATION

Proposed Zoning amendments for Small-Scale, Multi-Unit Housing to comply with Provincial Bill 44 (2023)

WHAT & WHEN:

Council is scheduled to consider proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024 regarding Small-Scale, Multi-Unit Housing at the 7 p.m. regular Council meeting on May 27, 2024.

WHERE:

Municipal Hall Council Chamber, 750 17th Street, and via Webex electronic communication facilities. Attend in-person or via Webex (visit westvancouver.ca/webex); or watch the meeting at westvancouver.ca/cc.

SUBJECT LANDS:

The subject lands include a total of 222 parcels in the following zones: CU3, CU5, CD4, CD48, CD77, CD80, CD81, CD82, RD1 (greater than 555 m² and within 400 m from a prescribed bus stop on the Frequent Transit Network), RD3 and RM1. These lands are defined as being in a "Restricted Zone" by the *Local Government Act*.

PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5327, 2024:

would amend the zoning regulations of the subject lands to comply with Small-Scale, Multi-Unit Housing requirements of the *Local Government Act*.

PROVINCIAL PROHIBITION ON PUBLIC HEARING:

Pursuant to the *Local Government Act*, the District is prohibited from holding a public hearing regarding the proposed bylaw.

MORE INFORMATION:

The proposed bylaw and other relevant documents that Council may consider in deciding whether to adopt the proposed bylaw may be inspected at westvancouver.ca/notices and at Municipal Hall from May 9 to 27, 2024 (8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays).

QUESTIONS?

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DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

5.

COUNCIL REPORT

Date:	April 15, 2024
From:	Winnie Yip, Senior Community Planner Riley McLeod, Assistant Planner
Subject:	Provincial Housing Bill: Proposed Zoning Amendments for Small-Scale Multi-Unit Housing
File:	13.2515.02/05.2024

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024” be presented for first, second, and third readings on May 27, 2024, at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that notice be given of the scheduled presentation.

1.0 Purpose

To initiate zoning bylaw amendment procedures for compliance with the new Provincial Small-Scale Multi-Unit Housing (SSMUH) requirements.

2.0 Legislation/Bylaw/Policy

Provincial Bill 44: Housing Statutes (Residential Development) Amendment Act came into effect on December 7, 2023. This amendment to the *Local Government Act (LGA)* mandates zoning bylaw changes to allow for SSMUH on various lands that permit single-family and duplex uses by June 30, 2024.

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Plan

Council’s 2024-2025 Strategic Plan identifies the goal to “expand a diverse housing supply” and specifically includes:

- Objective 2.2: Respond to other new legislation (Bill 44 – 2023: Housing Statutes (Residential Development) Amendment Act, 2023) designed to speed up local government development approvals.
 - Deliverable 2.2.1: Update Official Community Plan, Zoning Bylaw and supplementary bylaws. Additional resources required. (2024-2025+)

Official Community Plan

The recommended bylaw amendments are aligned with some OCP objectives (e.g. Policy 2.1.4 to increase “missing middle” housing options along Marine Drive); and not aligned with others (e.g. Policy 2.1.11 to prohibit attached or detached suites in Eagle Island).

4.0 Financial Implications

This report and the proposed bylaw amendments were prepared under existing staff resources which would otherwise have been directed to other District planning initiatives.

The proposed amendments could gradually increase the residential tax base and result in the collection of Development Cost Charges for District roads, utilities and parks over time.

5.0 Background

The recently amended *Local Government Act* and *Local Government Zoning Bylaw Regulation* introduce new provisions requiring amendments to the Zoning Bylaw to permit SSMUH on specific residential lands. These changes encompass:

- Defining the criteria to identify lands as being within a “Restricted Zone” that are subject to SSMUH requirements and determining any applicable exemption;
- Prescribing minimum housing unit requirements per parcel within the “Restricted Zone”, which vary based on parcel size and proximity to frequent bus services;
- Restricting the use of Parts 14 and 15 powers of the LGA (such as development permits, land use regulation, and heritage conservation) to unreasonably prohibit or restrict the prescribed unit densities;
- Prohibiting public hearings on zoning bylaws proposed to comply with SSMUH requirements, while mandating public notice; and
- Establishing June 30, 2024 as the deadline for local governments to update zoning bylaws to adhere to SSMUH requirements.

The Province has also issued general guidelines and standards regarding SSMUH implementation in a Provincial policy manual, which have been considered in the bylaw amendment’s preparation.

Additional Provincial regulations, information, or amendments to the legislation may be issued to clarify or change the requirements. The LGA further grants the Minister of Housing the authority to notify local governments and issue orders to amend local zoning bylaws to meet

SSMUH requirements, if the Minister determines that the local government has not complied with the Act.

6.0 Analysis

6.1 Discussion

Applicability of SSMUH Legislation

Per Section 481.3 of the LGA, SSMUH requirements apply to residential parcels located within “Restricted Zones”. These zones are defined as parcels that are currently zoned to allow single-family and/or duplex dwellings, with or without one secondary suite per principal dwelling. The legislation further sets minimum dwelling unit densities based on parcel size and proximity to frequent transit bus stops (“prescribed bus stop”):

- Area < 280 m² = 3 units
- Area ≥ 280 m² & > 400 m from prescribed bus stop = 4 units
- Area ≥ 281 m² & ≤ 400 m from prescribed bus stop = 6 units and no parking requirements for the 6 units

Staff reviewed the Zoning Bylaw, parcel sizes and locations to ascertain SSMUH applicability. The table below summarizes West Vancouver’s “Restricted Zones” and the prescribed unit requirements.

LGA Criteria	WV Zone	# of Parcels	Units Required
Single-family with no suite	CU3	3	6
	RS6	34	4
		1 (Parry Island)	Exempted ¹
Single-family with 1 suite (attached or detached) only	CD4	3	4
	CD42	2 (Telegraph Hill)	Exempted ¹
	CD48	1	4
	CD77	15	4
	CD80	8	3
	CD81	21	4
	CD82	10	4
Duplex with no suite	RD3	4	6
	RM1	45	6

¹ Explained further under “Exemptions from SSMUH Requirements” on page 6 of this report.

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 From: Winnie Yip, Senior Community Planner
 Riley McLeod, Assistant Planner
 Subject: Provincial Housing Bills: Proposed Zoning Amendments for Small-Scale Multi-Unit Housing

LGA Criteria	WV Zone	# of Parcels	Units Required
Duplex with 1 suite per side	CU5	1 ²	6
	RD1 ≥ 555 m ²	111	6
		15	4
	RD2 ≥ 557.5 m ²	23	4

The definition of “Restricted Zone” in the LGA does not encompass parcels that permit single-family dwelling, secondary suites and detached secondary suites (coach house). Consequently, the District’s RS1-5 and RS7-10 zones are not “Restricted Zones” and not subject to SSMUH requirements.

Approach to Meeting Compliance

In response to the SSMUH requirements outlined in the LGA, staff are proposing amendments to the Zoning Bylaw with the following objectives:

1. Ensuring compliance with legislative requirements concerning permitted unit densities and off-street parking;
2. Allowing for a variety of dwelling types, including coach houses and ground-oriented options, to achieve the required densities;
3. Establishing site standard regulations (such as yard setbacks, building height, and lot coverage) that consider the Provincial policy manual, existing site conditions and regulations (such as previous Land Use Contract (LUC) restrictions), neighbouring zone provisions, and overall District-wide standards; and
4. Adjusting zone-specific regulations that may unreasonably prohibit or restrict the required unit densities (e.g., parking requirements beyond typical District standards for previous LUC sites).

Summary of Proposed Amendments

The recommended Zoning Bylaw Amendment Bylaw is attached as **Appendix A**. The impacted zones and associated amendments are summarized in the table below:

Zone	Address	Amendments
CU3	580 18th Street (Royal Canadian Legion – Pacific 60) & 1763 Bellevue Avenue	Permit ground-oriented dwellings with a maximum density of 6 units and remove parking requirements.

² 1768 Argyle Ave is the only parcel (out of 50) zoned CU5 within the “Restricted Zone” as its residential use is restricted to duplex and secondary suites.

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Zone	Address	Amendments
CU5	1768 Argyle Avenue (Navy Jack House)	Permit ground-oriented dwellings with a maximum density of 6 units and remove parking requirements (by reference to RG4).
RG4	Various – 111 (of 265 RD1) parcels ³	Rezone RD1 parcels within the “Restricted Zone” to permit ground-oriented dwellings with a maximum density of 6 units and remove parking requirements. Retain existing site standard requirements for new single-family and duplex development (by reference to RD1).
RG5	1844/46 Bellevue Avenue & 2302/04 Bellevue Avenue	Rezone RD3 parcels to permit secondary suites, detached secondary suites, and ground-oriented dwellings with a maximum density of 6 units and remove parking requirements.
RM1	All RM1 parcels (note: all are already built to apartment forms)	Permit townhouses and associated site standards (consistent with the similar RM2 zone) and remove parking requirements for up to 6 dwelling units (off-street parking still required for development with more than 6 dwelling units).
CD4	6385 Nelson Avenue, 6528/38 Marine Drive	Permit detached secondary suites and ground-oriented dwellings with a maximum density of 4 units, and align parking requirements to District-wide regulations.
CD48	2599 Marine Drive	Permit detached secondary suites and ground-oriented dwellings with a maximum density of 4 units, and align parking requirements to District-wide regulations.
CD77	5500 Block Parthenon Place & 5490 Marine Drive	Permit detached secondary suites and ground-oriented dwellings with a maximum density of 4 units, and align parking requirements to District-wide regulations.

³ Only parcels over 555 m² in the RD1 zone are subject to SSMUH requirements, as they are “restricted” to duplex and secondary suite uses as defined by s.481.3(1) of the LGA.

Zone	Address	Amendments
CD80	382-398 Mathers Avenue	Permit ground-oriented dwellings ⁴ with a maximum density of 3 units, and align parking requirements to District-wide regulations.
CD81	800 Taylorwood Place	Permit detached secondary suites and ground-oriented dwellings with a maximum density of 4 units, and align parking requirements to District-wide regulations.
CD82	6255 & 6265 Imperial Avenue, 6620-6678 Marine Drive	Permit ground-oriented dwellings ⁴ with a maximum density of 4 units, and align parking requirements to District-wide regulations.

No amendments are necessary for RD2 parcels larger than 557.5 m² and 15 RD1 parcels larger than 555 m² that are further than 400 m from a prescribed bus stop, as the permitted densities on these parcels already comply with the minimum requirement of four units prescribed by the legislation.

In total, there are 222 parcels affected by the proposed zoning amendments, constituting 1.6% of residential lots in West Vancouver and resulting in a theoretical net increase of 363 units in zoned capacity⁵.

Staff also recommend amendments to the definitions and general residential regulations of the Zoning Bylaw (Sections 110 to 130) to clarify regulations associated with SSMUH implementation. The proposed wording and changes for each amended section of the Zoning Bylaw are attached in **Appendix B** for convenience.

Exemptions from SSMUH Requirements

5918 Parry Island (RS6) and Telegraph Hill (CD42) fall within the definition of a “Restricted Zone,” but meet the legislated criteria for exemption from SSMUH requirements as specified in Section 481.4 of the LGA (respectively as a parcel not serviced by municipal water and sewer, and as two large parcels over 4,050 m²). **Appendix C** outlines these properties and the corresponding exemptions, which will be submitted to the Minister of Housing following the adoption of the Zoning Bylaw amendments, as required by the LGA.

⁴ Detached secondary suite will not be permitted as the original Land Use Contracts for CD80 and CD82 restrict accessory buildings (other than garages).

⁵ The zoned capacity represents the maximum number of housing units permitted, but whether or not housing is actually built will largely depend on the decisions of landowners and market conditions.

Request for Exemption for RS6

34 parcels located on Eagle Island and Abode Island fall within the “Restricted Zone”, as the current RS6 zoning regulations permit only one single-family dwelling per parcel. Presently, there are no specified exemption criteria outlined in the legislation that would apply for these parcels. However, complying with the SSMUH requirements would necessitate a fourfold increase in zoned capacity on these islands. This could potentially lead to unintended consequences and adverse impacts on the coastal environment, emergency response access, as well as municipal infrastructure such as water and sewer capacities.

Although the Province has not yet established procedures for requesting exemptions under unique circumstances, staff will nevertheless proceed to submit an exemption request to the Ministry of Housing for these properties. Should the Minister reject the request, the District will be compelled to amend the zoning regulations for these parcels, allowing up to four dwellings units per parcel to align with the SSMUH requirements.

6.2 Climate Change & Sustainability

The proposed bylaw amendments would modestly expand the District’s long-term housing options. However, adhering to the SSMUH requirements for parcels on Eagle Island and Abode Island may lead to adverse environmental, social and economic consequences on foreshore and marine ecosystems, strains on emergency responses, and financial burdens with expanding infrastructure to accommodate more dwelling units on the islands.

6.3 Public Engagement and Outreach

Section 464(4) of the LGA prohibits a local government from holding a public hearing on a zoning bylaw proposed to comply with SSMUH requirements of the legislation. Section 467(1) of the same Act requires a public notice be given.

6.4 Other Communication, Consultation, and Research

Staff have reviewed and considered the relevant Provincial publications, including the Provincial Policy Manual and information bulletins, in the preparation of the proposed bylaw amendments to comply with SSMUH requirements. The proposed bylaw amendments have also been reviewed by the District’s legal counsel for compliance with SSMUH legislation.

7.0 Options

7.1 Recommended Option

At the time of consideration of this report, Council may:

- (a) set the date for first, second and third reading of the proposed Zoning Bylaw amendment bylaw and give the public notice of the scheduled meeting.

7.2 Considered Options

(b) Provide additional direction (to be specified).

Staff note that the LGA requires Zoning Bylaw amendments by adopted by June 30, 2024 and compliance may be hindered should alternative direction be given.

8.0 Conclusion

The Local Government Act has been amended to require the District to amend its Zoning Bylaw to allow for small-scale multi-unit housing (SSMUH) on lands currently limited to single-family and duplex residential uses. The proposed amendments to the Zoning Bylaw, upon Council's approval, would comply with the SSMUH requirements.

Author:



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Concurrence



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Appendices: (List and label)

- A. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024
- B. Proposed Changes to Zoning Bylaw No. 4662, 2010: Convenience Copy
- C. LGA s. 481.4(1) Lands Exempted from SSMUH Legislation



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5327, 2024**

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024

A bylaw to amend zoning for lands subject to Local Government Act requirements on small-scale multi-unit housing (Bill 44).

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, and 5223.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendments to the Zoning Bylaw to comply with Local Government Act requirements on small-scale multi-unit housing (Bill 44);

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 110 – Definitions, is amended by:
- 3.1.1 Deleting the definition “Detached secondary suite” in its entirety and replacing with the following:
- a self-contained, detached dwelling unit accessory to a single family dwelling, or a duplex dwelling where permitted.
- 3.1.2 Deleting the definition “Dwelling, ground-oriented” in its entirety and replacing with the following:
- two or more principal dwellings and/or principal residential buildings – such as infill, multiplexes and rowhouses, each with access to the street, lane or site without the use of common, enclosed stairwells or corridors – that may be on a single lot or subdivided into separate lots.
- 3.1.3 Retitling the definition “Floor area ratio – other than single dwellings and duplex dwellings” to “Floor area ratio – other than single-family, duplex, and ground-oriented dwellings”
- 3.1.4 Retitling the definition “Floor area ratio – single dwellings and duplex dwellings” to “Floor area ratio – single-family, duplex, and ground-oriented dwellings”
- 3.1.5 Adding the definition “Prescribed bus stop” following the definition “Porte cochère”, referencing section 120.02:
- a bus stop served by at least one bus route that is scheduled to stop at the bus stop at least every 15 minutes, on average, between the hours of:
- (a) 7 a.m. and 7 p.m., Monday to Friday;
 - (b) 10 a.m. and 6 p.m., on Saturdays and Sundays
- 3.1.6 Deleting the definition “Secondary suite” in its entirety and replacing it with the following:
- a dwelling unit accessory to a principal dwelling, either located within or abutting to the principal building. The two dwelling units and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

3.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120 – General Regulations for all Zones, is amended by:

3.2.1 Deleting section 120.02 in its entirety and replacing with the following:

- (1) Lots zoned for single family dwelling use that existed as lots of record at the time of adoption of Zoning Bylaw 4662, 2010 (effective January 24, 2011) and which are smaller than required in the zone to qualify for single family dwelling use may be used for single family dwelling use with secondary suite and/or detached secondary suite uses, at 3 dwellings maximum, in addition to accessory and non-residential uses customarily permitted in single family dwelling zones.
- (2) Lots zoned for duplex and/or ground-oriented dwelling uses that existed as lots of record at the time of adoption of Zoning Bylaw 4662, 2010 (effective January 24, 2011) and which are smaller than required to qualify for the permitted residential uses in the zone may be used as follows:

	Parcel	Permitted Use	Density
(a)	Site area equal to or less than 280 square metres	(i) Detached secondary suites (ii) Single family dwellings (iii) Secondary suites	3 dwellings maximum
(b)	Site area larger than 280 square metres	(i) Detached secondary suites (ii) Duplex dwellings (iii) Ground-oriented dwellings (iv) Single family dwellings (v) Secondary suites	4 dwellings maximum
(c)	Site area equal to or greater than 281 square metres, and wholly or partly within 400 metres from a prescribed bus stop	(i) Detached secondary suites (ii) Duplex dwellings (iii) Ground-oriented dwellings (iv) Single family dwellings (v) Secondary suites	6 dwellings maximum

In addition to accessory and non-residential uses customarily permitted in ground-oriented dwelling use zones.

- (3) Lots zoned for commercial use that existed as lots of record at the time of adoption of Zoning Bylaw 4662, 2010 (effective January 24, 2011) and which are smaller than required in the zone to qualify for commercial use, may be used for any commercial use permitted in the zone.

3.2.2 Retitling section 120.21 “Floor Area Ratio – Other Than Single Family Dwelling and Duplex Dwelling” to “Floor Area Ratio – Other Than Single-Family, Duplex, and Ground-Oriented Dwellings”

3.3 Zoning Bylaw No. 4662, 2010, Schedule A, section 130 – General Regulations for Residential Zones and Uses Only, is amended by:

3.3.1 Deleting Section 130.01(6)(c) in its entirety and replacing with the following:

- (c) within ground-oriented dwelling zones, the accessory building shall be located no less than 1.2 metres from a principal building.

Part 4 Amendment of Zones

4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 250 – Duplex Dwelling Zones, is amended by:

4.1.1 Deleting section 251.02(2) in its entirety.

4.1.2 Deleting section 253 – RD3 Duplex Dwelling Zone 3 in its entirety.

4.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 260 – Ground-Oriented Dwelling Zones, is amended by:

4.2.1 Adding section 265 as RG-4 – Ground-oriented Dwelling Zone 4 as set out in **Schedule A** of this bylaw, following section 264.

4.2.2 The lands shown shaded on the maps attached as **Schedule B** to this bylaw are rezoned from RD1 – Duplex Dwelling Zone 1 to RG-4 – Ground-oriented Dwelling Zone 4.

4.2.3 Adding section 266 as RG-5 – Ground-oriented Dwelling Zone 5 as set out in **Schedule C** of this bylaw, following section 265.

- 4.2.4 The lands shown shaded on the maps attached as **Schedule D** to this bylaw are rezoned from RD3 – Duplex Dwelling Zone 3 to RG-5 – Ground-oriented Dwelling Zone 5.
- 4.3 Zoning Bylaw No. 4662, 2010, Schedule A, Section 301 – RM 1 Multiple Dwelling Zone 1, is amended by:
- 4.3.1 Adding the following to section 301.01 (Permitted Uses) in numerical order:
- (i) townhouses
- 4.3.2 Adding the following to section 301.03(1), and renumbering section 301.03 accordingly:
- (2) Townhouses – 372 square metres minimum
- 4.3.3 Deleting section 301.05 (Floor Area Ratio) in its entirety and replacing with the following:
- (1) Apartment building – 1.75 maximum
 - (2) Townhouses – 0.9 maximum
- 4.3.4 Deleting section 301.06 (Site Coverage) in its entirety and replacing with the following:
- (1) Apartment building – 30% maximum of the portion of a site not occupied by principal or accessory buildings may be devoted to driveways, access or exit aisles
 - (2) Townhouses – 60% maximum
 - (3) All other permitted uses – 40% maximum
- 4.3.5 Deleting section 301.07(1) in its entirety and replacing with the following, and renumbering section 301.07 accordingly:
- (1) Townhouses – 6 metres minimum
 - (2) All other permitted uses – 7.6 metres minimum
- 4.3.6 Deleting section 301.10 (Building Width) in its entirety and replacing with the following:
- (1) Apartment building – 21.9 metres maximum, excluding up to 1.5 metres projection of projecting balconies
 - (2) For all sites other than corner sites, the overall width of a building comprising townhouse dwellings shall not be less than the total number of dwellings multiplied by 4.5 metres

- 4.3.7 Adding the following to section 301.11 (Building Height) after (2), and renumbering section 301.11 accordingly:
- (3) Townhouses – 9.1 metres maximum
- 4.3.8 Adding the following to section 301.12 (Number of Storeys) after (1), and renumbering section 301.12 accordingly:
- (2) Townhouses – 2 storeys exclusive of basement, provided that the basement shall not be used for habitable purposes
- 4.3.9 Deleting section 301.13(3) in its entirety and replacing with the following:
- (3) Townhouses – 1.5 parking spaces per dwelling minimum, enclosed with the building or located underground
- (4) Notwithstanding section 301.13(1), (2), and (3) above, no minimum vehicle parking is required for up to 6 residential dwelling units per parcel
- 4.3.10 Deleting section 301.14 (Suite Size) in its entirety and replacing with the following:
- (1) Apartment building – 37.5 square metres minimum
- (2) Townhouses – 93 square metres minimum, exclusive of any basement or other area devoted to individual dwelling services and utilities
- 4.3.11 Adding the following as section 301.15 (Balconies), after section 301.14:

301.15 Balconies

Apartment buildings - balconies may project up to 1.8 metres into the minimum front yard and up to 1.5 metres into minimum side yards on sites in this zone which are greater than 45.7 metres in width

- 4.3.12 Adding the following as section 301.19 (Townhouse Services and Utilities), after section 301.18:

301.19 Townhouse Services and Utilities

Services and utilities may be located within individual basement areas or communally located elsewhere underground

- 4.4 Zoning Bylaw No. 4662, 2010, Schedule A, Section 500 – Community/ Public Use Zones, is amended by:
- 4.4.1 Adding the following to section 503.01 (Permitted Uses) after (b), and renumbering section 503.01 accordingly:
- (c) ground-oriented dwellings
- 4.4.2 Adding the following as section 503.03 (Density) after section 503.02, and renumbering section 503 accordingly:
- 503.03 Density**
- Ground-oriented dwellings – 6 dwellings maximum per lot
- 4.4.3 Deleting section 503.04(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 557.5 square metres minimum
- 4.4.4 Deleting section 503.05(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 15.2 metres minimum
- 4.4.5 Deleting section 503.07(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 7.6 metres minimum
- 4.4.6 Deleting section 503.08(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 1.52 metres minimum
- 4.4.7 Deleting section 503.09(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 7.62 metres maximum
- 4.4.8 Deleting section 503.10(1) in its entirety and replacing with the following:
- (1) Residential dwelling uses – 2 storeys maximum

- 4.4.9 Deleting section 503.11(1) in its entirety and replacing with the following:
- (1) Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential dwelling uses.
- 4.4.10 Deleting section 505.01(c) in its entirety and replacing with the following:
- (c) for Plan 16965 District Lot 775 Block U Lot A (*Navvy Jack House*), all uses permitted in the CU5 Ambleside Waterfront Zone and all uses permitted in the RG4 (Ground-Oriented Dwelling Zone 4)
- 4.4.11 Deleting section 505.02(2) in its entirety and replacing with the following:
- (2) Uses permitted in this zone by reference to uses permitted within the RG4 (Ground-Oriented Dwelling Zone 4) (See Section 505.01(c)) shall be regulated by Section 265 (RG4) of this bylaw.
- 4.5 Zoning Bylaw No. 4662, 2010, Schedule A, Section 604 – CD4 – 6520 and 6540 Marine Drive, is amended by:
- 4.5.1 Adding the following to section 604.01 (Permitted Uses) after (b), and renumbering section 604.01 accordingly:
- (c) detached secondary suites
(d) ground-oriented dwellings
- 4.5.2 Deleting section 604.03 (Density) in its entirety and replacing with the following:
- 4 dwelling maximum
- 4.5.3 Adding the following as section 604.04 (Floor Area Ratio) after section 604.03:

604.04 Floor Area Ratio

The floor area ratio (FAR) shall not exceed 0.35 on any individual lot.

- 4.5.4 Deleting section 604.08 (Off-Street Parking) in its entirety, and renumbering section 604 accordingly.
- 4.6 Zoning Bylaw No. 4662, 2010, Schedule A, Section 648 – CD48 – Closed Municipal Road, is amended by:
- 4.6.1 Adding the following to section 648.1.01 (Permitted Uses) after (c), and renumbering section 648.1.01 accordingly:
- (d) Detached secondary suites
 - (e) Ground-oriented dwellings
- 4.6.2 Adding the following as section 648.1.03 (Density) after section 648.1.02:
- 648.1.03 Density**
- 4 dwelling maximum
- 4.6.3 Deleting section 648.1.10 (Off-Street Parking) in its entirety, and renumbering section 648.1 accordingly.
- 4.7 Zoning Bylaw No. 4662, 2010, Schedule A, Section 677 – CD77 – 5500 Block Parthenon Place & 5490 Marine Drive, is amended by:
- 4.7.1 Adding “Detached secondary suites” and “Ground-oriented dwellings” to section 677.03(1) (Permitted Use – Building Lots), and reordering section 677.03(1) alphabetically.
- 4.7.2 Adding the following to section 677.05 (Density) after (1):
- (2) 4 dwellings maximum per Building Lot.
- 4.7.3 Deleting section 677.09 (Off-Street Parking) in its entirety, and renumbering section 677 accordingly.
- 4.8 Zoning Bylaw No. 4662, 2010, Schedule A, Section 680 – CD80 – 382-398 Mathers Avenue, is amended by:
- 4.8.1 Adding “Ground-oriented dwelling” to section 680.02(1) (Permitted Uses – Strata Lots), and reordering section 680.02(1) alphabetically.
- 4.8.2 Deleting section 680.03(1) in its entirety and renumbering section 680.03 accordingly.

- 4.8.3 Adding the following to section 680.04 (Density) after (2):
 - (3) 3 dwellings maximum per strata lot.
- 4.9 Zoning Bylaw No. 4662, 2010, Schedule A, Section 681 – CD81 – 800 Taylorwood Place, is amended by:
 - 4.9.1 Adding “Detached secondary suites” and “Ground-oriented dwellings” to section 681.02 (Permitted Uses), and reordering section 681.02 alphabetically.
 - 4.9.2 Deleting section 681.05 in its entirety and replacing with the following:
 - (1) 1 principal building per residential strata lot.
 - (2) 4 dwellings maximum per residential strata lot.
 - 4.9.3 Deleting section 681.09 (Off-Street Parking) in its entirety.
- 4.10 Zoning Bylaw No. 4662, 2010, Schedule A, Section 682 – CD82 – 6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive, is amended by:
 - 4.10.1 Adding “Ground-oriented dwellings” to section 682.02(1) (Permitted Uses – Individual Lots), and reordering section 682.02(1) alphabetically.
 - 4.10.2 Adding the following to section 682.04 (Density) after (1):
 - (2) 4 dwellings maximum per individual lot.
 - 4.10.3 Deleting section 682.08 (Off-Street Parking) in its entirety.

Part 5 Amendment of Table of Contents

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Table of Contents is amended accordingly.

Part 6 Amendment of Zoning Map

6.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852 – Zoning Map is amended by changing the zoning on the lands as shown on the maps of **Schedule B** to this bylaw,

From: RD1 – Duplex Dwelling Zone 1

To: RG-4 – Ground-oriented Dwelling Zone 4

6.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852 – Zoning Map is amended by changing the zoning on the lands as shown on the maps of **Schedule D** to this bylaw,

From: RD3 – Duplex Dwelling Zone 3

To: RG-5 – Ground-oriented Dwelling Zone 5

Part 7 Effective Date

7.1 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5327, 2024 will be effective on June 30, 2024.

Schedules

Schedule A – RG-4 – Ground-oriented Dwelling Zone 4

Schedule B – RG-4 Amendment to Zoning Map

Schedule C – RG-5 – Ground-oriented Dwelling Zone 5

Schedule D – RG-5 Amendment to Zoning Map

PUBLICATION OF NOTICE OF FIRST READING on [Date]

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Minister of Transportation and Infrastructure on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – RG-4 Ground-oriented Dwelling Zone 4

265 – RG-4 Ground-oriented Dwelling Zone 4

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

265.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

265.02	Conditions of Use
---------------	--------------------------

- (1) Notwithstanding any other provision of Section 265, a site with the principal use of a single family dwelling or duplex dwellings shall be regulated in accordance with Section 251 (RD1) of this bylaw
- (2) Child care is permitted on the property located at 2476 Bellevue Avenue (Lot 3, District Lot 555, Block 3, Dundarave Park Reserve Bylaw 1859, 1961 and is exempt from Section 120.28
- (3) Notwithstanding Section 130.051(1), detached secondary suites are permitted on a lot with a duplex

265.03	Density
---------------	----------------

6 dwellings maximum

265.04	Site Area
---------------	------------------

Ground-oriented dwellings – no minimum site area

265.05 Lot Width

Ground-oriented dwellings – 14.3 metres minimum

265.06 Lot Coverage

Ground-oriented dwelling – 40% of lot area maximum

265.07 Floor Area Ratio

Ground-oriented dwelling – 0.5 of lot area maximum

265.08 Front Yard

7.6 metres minimum

265.09 Rear Yard

9.1 metres minimum

265.10 Side Yard

- (1) Ground-oriented dwelling:
 - (a) minimum side yard: 1.52 metres
 - (b) minimum combined side yard: 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) Notwithstanding 265.10(1) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (3) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (4) A building on a corner flanking lot shall maintain the front yard requirements of both streets

265.11 Yard Exception

Notwithstanding any other provisions in Section 265 of this bylaw, no minimum yard is required adjoining a site line created on or after July 1, 2024, provided that the site line is not shared with:

- (1) a lot created:
 - (a) prior to July 1, 2024; or
 - (b) on or after July 1, 2024 with a yard adjoining the site line in accordance with Sections 265.08, 265.09 or 265.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

265.12 Building Height

7.62 metres maximum

265.13 Number of Storeys

2 plus basement maximum

265.14 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses

265.15 Lane Access

Access for parking and garage purposes shall be from the public, open lane where one exists, except in the case of a garage and parking area on the rear half of a corner lot

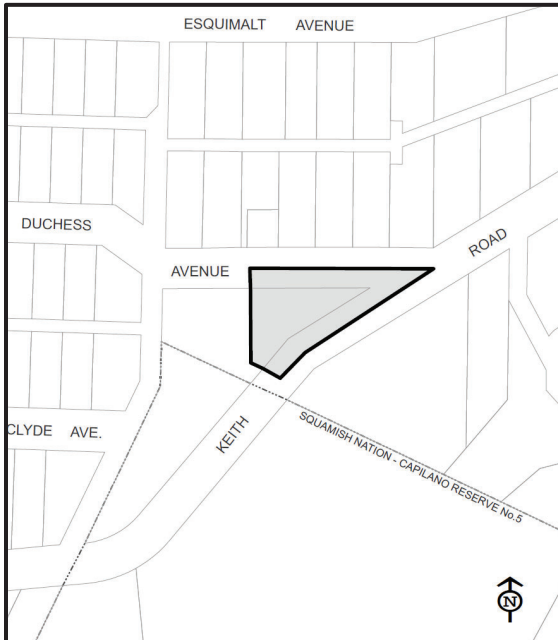
265.16 Highest Building Face Envelope

6.7 metres in height

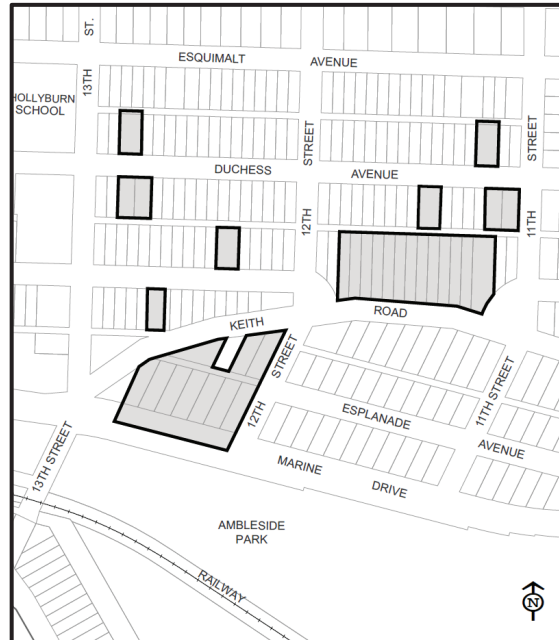
Schedule B – RG-4 Amendment to Zoning Map

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852 – Zoning Maps.

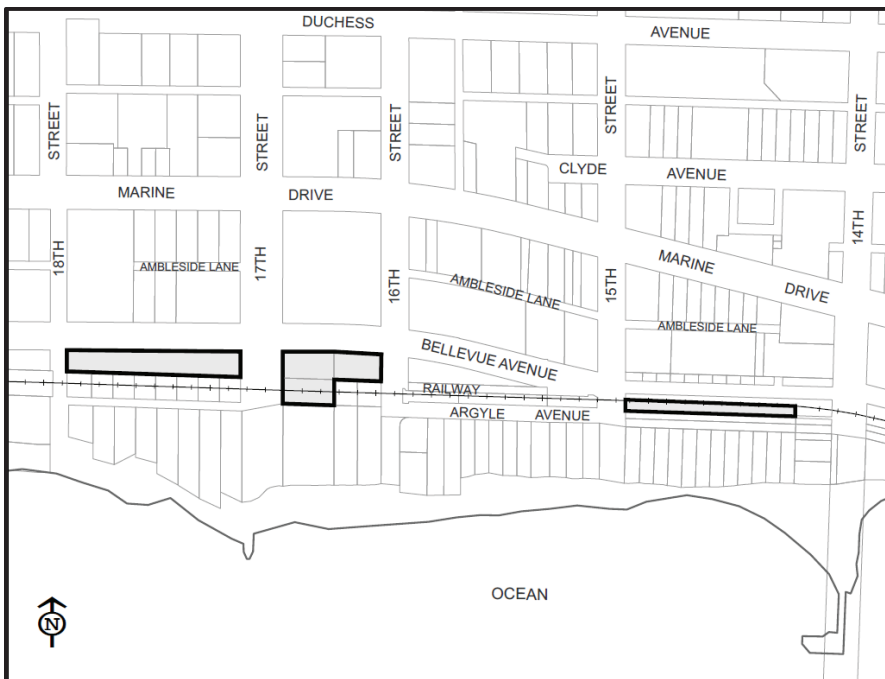
The parcels shown shaded on Maps 1 to 6 are to be rezoned to RG-4.



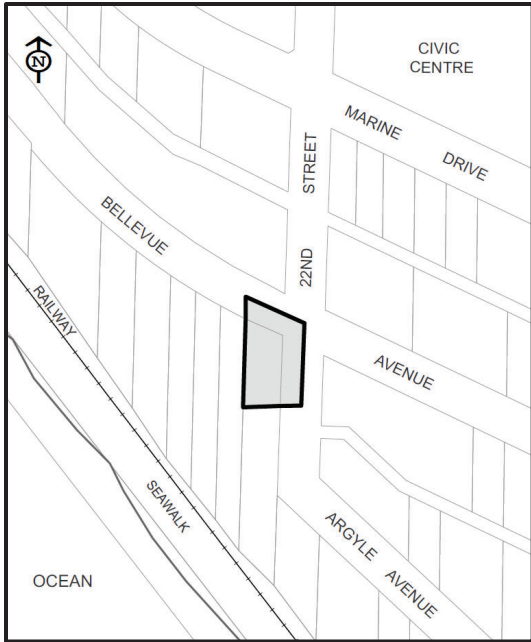
Map 1. 968/970 Duchess Ave



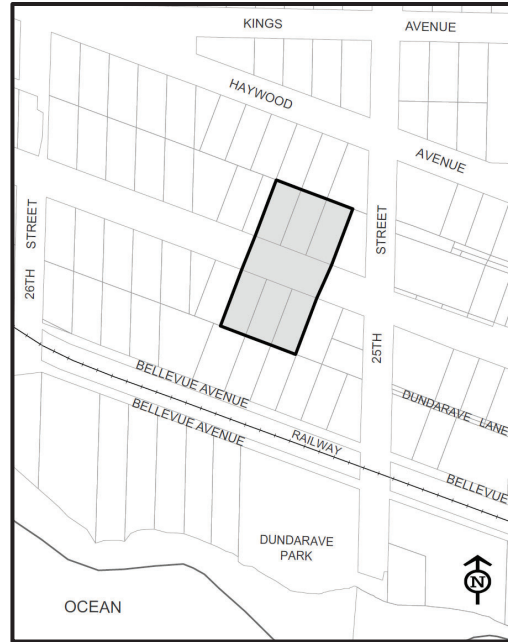
Map 2. Lots between 11th St and 13th St



Map 3. Lots between 14th St and 18th St



Map 4. 2515 - 2532 Marine Dr



Map 5. 177 22nd St and 20204 Bellevue Ave



Map 6. Lots between 23rd St and 25th St

Schedule C – RG-5 Ground-oriented Dwelling Zone 5

266 –RG-5 Ground-oriented Dwelling Zone 5

AMENDING
BYLAW

SECTION	REGULATION
266.01	Permitted Uses
	<ul style="list-style-type: none"> (a) accessory buildings and uses (b) child care (c) community care (d) detached secondary suites (e) duplex dwellings (f) ground-oriented dwellings (g) home based business (h) secondary suites (i) single family dwellings
266.02	Conditions of Use
	Notwithstanding Section 130.051(1), detached secondary suites are permitted on a lot with a duplex.
266.03	Density
	6 dwellings maximum
266.04	Site Area
	<ul style="list-style-type: none"> (1) Single family dwelling – 372 square metres minimum (2) All other permitted uses – no site area minimum
266.05	Lot Width
	14.9 metres minimum
266.06	Lot Coverage
	40% of lot area maximum

266.07 Floor Area Ratio

- (1) 0.75 of lot area maximum, all buildings on the lot
- (2) Within this zone the floor area of any basement, the ceiling of which is more than 0.6 metre above the average finished grade around the perimeter of the building but excluding any portion used for parking of vehicles, shall be included in the floor area calculation

266.08 Front Yard

7.6 metres minimum

266.09 Rear Yard

9.1 metres minimum

266.10 Side Yard

- (1) 1.52 metres minimum
- (2) Notwithstanding Section 266.10(1) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (3) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (4) A building on a corner flanking lot shall maintain the front yard requirements of both streets

266.11 Yard Exception

Notwithstanding any other provisions in Section 266 of this bylaw, no minimum yard is required adjoining a site line created on or after July 1, 2024, provided that the site line is not shared with:

- (1) a lot created:
 - (a) prior to July 1, 2024; or
 - (b) on or after July 1, 2024 with a yard adjoining the site line in accordance with Sections 266.08, 266.09 or 266.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

266.12 Building Height

7.6 metres maximum

266.13 Number of Storeys

2 plus basement maximum

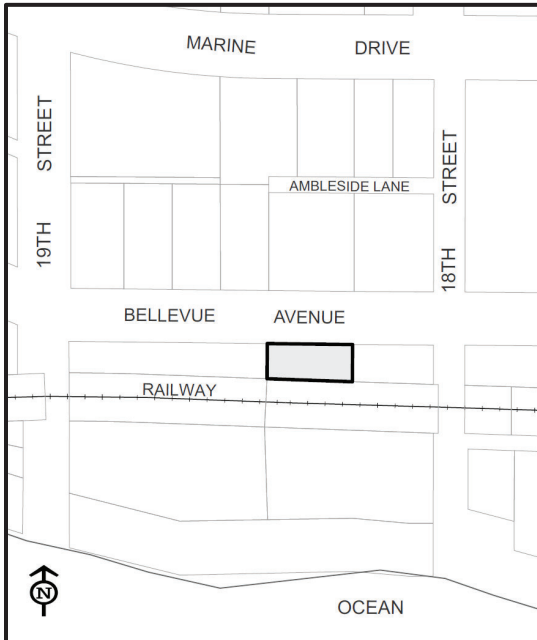
266.14 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses

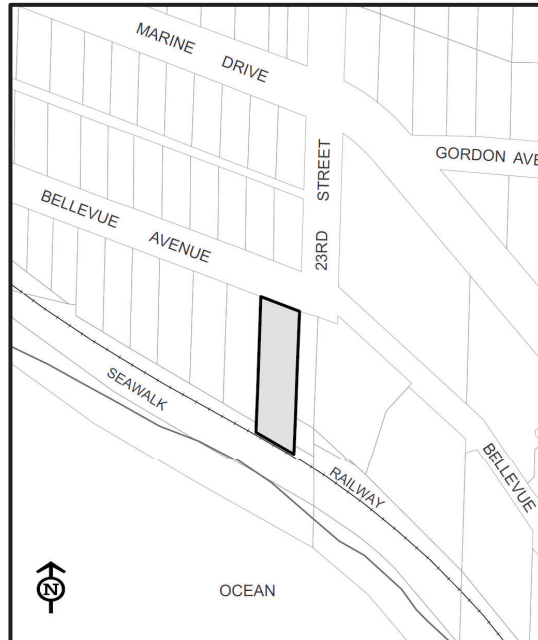
Schedule D – RG-5 Amendment to Zoning Map

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852 – Zoning Maps.

The parcels shown shaded on Maps 7 and 8 are to be rezoned to RG-5.



Map 7. 2302/2304 Bellevue Ave



Map 8. 1844/1846 Bellevue Ave

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Proposed Changes to Zoning Bylaw No. 4662, 2010: Convenience Copy

Below is an excerpt from Section 110 – Definitions, Section 120 – General Regulations for all Zones, Section 130 – General Regulations for Residential Zones & Uses Only, RD1, RD3 RG4, RG5, RM1, CU3, CU5, CD4, CD48, CD77, CD80, CD81, and CD82 zones, with proposed changes – including additions and deletions – shown in **red** text. For the proposed amending bylaw, please refer to **Appendix A**.

Section 110 – Definitions

Defined Term	Definition	Refer to Regulation
<i>Detached secondary suite</i> (Bylaw No. 4772)	means a self-contained , detached dwelling unit accessory to a single family dwelling use , or a duplex dwelling where permitted.	130.051
<i>Dwelling, ground-oriented</i> (Bylaw No. 5155)	two or more principal dwellings and/or principal residential buildings – such as infill, multiplexes and rowhouses, each with access to the street, lane or site without the use of common, enclosed stairwells or corridors – that may be on a single lot or subdivided into separate lots.	
<i>Floor area ratio – other than single dwellings and family, duplex, and ground-oriented dwellings</i>	the figure obtained when the total area of all storeys measured to the exterior faces of the building or buildings including that of accessory buildings is divided by the site area.	120.21
<i>Floor area ratio – single dwellings and family, duplex, and ground-oriented dwellings</i>	the figure obtained when the total projected floor area of all storeys and attics of the principal building and all accessory buildings is divided by the site area.	130.08
<i>Prescribed bus stop</i>	a bus stop served by at least one bus route that is scheduled to stop at the bus stop at least every 15 minutes, on average, between the hours of: (a) 7 a.m. and 7 p.m., Monday to Friday; (b) 10 a.m. and 6 p.m. on Saturdays and Sundays	120.02
<i>Secondary suite</i>	a dwelling unit accessory to a principal dwelling, either located within or abutting to the principal building. The two dwelling units and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.	130.05

Section 120 – General Regulations for All Zones

120.02 Use of Smaller Lots of Record

- (1) Lots zoned for single family dwelling ~~and duplex dwelling~~ uses that existed as lots of record at the time ~~that time~~ of adoption of Zoning Bylaw ~~2200, 1968~~ 4662, 2010 (effective ~~December 16, 1968~~ January 24, 2011) and which are smaller than required in the zone to qualify for single family dwelling use may be used for single family dwelling use ~~with secondary suite and/or detached secondary suite uses, at 3 dwellings maximum, in addition to accessory and non-residential uses customarily permitted in single family dwelling zones.~~
- (2) Lots zoned for duplex and/or ground-oriented dwelling uses that existed as lots of record at the time of adoption of Zoning Bylaw 4662, 2010 (effective January 24, 2011) and which are smaller than required to qualify for the permitted residential uses in the zone may be used as follows:

	Parcel	Permitted Use	Density
(a)	Site area equal to or less than 280 square metres	(i) Detached secondary suites (ii) Single family dwellings (iii) Secondary suites	3 dwellings maximum
(b)	Site area larger than 280 square metres	(i) Detached secondary suites (ii) Duplex dwellings (iii) Ground-oriented dwellings (iv) Single family dwellings (v) Secondary suites	4 dwellings maximum
(c)	Site area equal to or greater than 281 square metres, and wholly or partly within 400 metres from a prescribed bus stop	(i) Detached secondary suites (ii) Duplex dwellings (iii) Ground-oriented dwellings (iv) Single family dwellings (v) Secondary suites	6 dwellings maximum

In addition to accessory and non-residential uses customarily permitted in ground-oriented dwelling use zones.

- (3) Lots zoned for commercial use that existed as lots of record at the time of adoption of Zoning Bylaw ~~2200, 1968~~ 4662, 2010 (effective ~~December 16, 1968~~ January 24, 2011) and which are smaller than required in the zone to qualify for commercial use, may be used for any commercial use permitted in the zone.

120.21 Floor Area Ratio - Other Than Single Family ~~Dwelling and, Duplex Dwelling and Ground-Oriented Dwellings~~

*only section title is changed in Section 120.21

Section 130 – General Regulations for Residential Zones & Uses Only

130.01 Accessory Buildings and Structures (Bylaw #5122)

- (6) Notwithstanding (4) above, where an accessory building is: (Bylaw #5192)
- (a) located where no part is in a required yard, the accessory building shall:
 - (i) abut a principal building; or
 - (ii) where not abutting, be located no less than 1.2 metres from a principal building (Figure 1);
 - (b) used for the purposes of vehicle storage within the RS5, RS9, RD1, RD2 zones or within the RS4 zone and identified in Section 204.13 Sunset Lane Lands, the accessory building shall: (Bylaw #5192)
 - (i) attach to a principal building provided that the total length of the building face of the accessory building, including the attachment to a principal building, is no more than 6.7 metres (Figure 2); or
 - (ii) where not attached, be located no less than 1.2 metres from a principal building.
 - (c) within ~~the RG-1A, RG-1B, RG-2, RG-3~~ ground-oriented dwelling zones, the accessory building shall be located no less than 1.2 metres from a principal building.

Section 250 – Duplex Dwelling Zones

251 - RD1 Duplex Dwelling Zone 1

251.02 Conditions of Use

- (1) The keeping of not more than 2 lodgers within a single family dwelling.
- ~~(2) Child care is permitted on the property located at 2476 Bellevue Avenue (Lot 3, District Lot 555, Block 3, Dundarave Park Reserve Bylaw 1859, 1961 and is exempt from Section 120.28~~

~~**253 – RD3 Duplex Dwelling Zone 3**~~

*delete RD3 in its entirety (parcels rezoned to RG5)

Section 260 – Ground Oriented Dwelling Zones

*red print highlights difference between RG4 and RD1; and between RG5 and RD3

265 – RG-4 Ground-oriented Dwelling Zone 4

AMENDIN
G BYLAW

SECTION	REGULATION
---------	------------

265.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) **ground-oriented dwellings**
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

265.02	Conditions of Use
---------------	--------------------------

- (1) **~~The keeping of not more than 2 lodgers within a single family dwelling.~~ Notwithstanding any other provision of Section 265, a site with the principal use of a single family dwelling or duplex dwellings shall be regulated in accordance with Section 251 (RD1) of this bylaw**
- (2) Child care is permitted on the property located at 2476 Bellevue Avenue (Lot 3, District Lot 555, Block 3, Dundarave Park Reserve Bylaw 1859, 1961 and is exempt from Section 120.28
- (3) **Notwithstanding Section 130.051(1), detached secondary suites are permitted on a lot with a duplex**

265.03	Density
---------------	----------------

6 dwellings maximum

265.04	Site Area
---------------	------------------

Ground-oriented dwellings – no minimum site area

265.05 Lot Width

Ground-oriented dwellings – 14.3 metres minimum

265.06 Lot Coverage

Ground-oriented dwelling – 40% of lot area maximum

265.07 Floor Area Ratio

Ground-oriented dwelling – 0.5 of lot area maximum

265.08 Front Yard

7.6 metres minimum

265.09 Rear Yard

9.1 metres minimum

265.10 Side Yard

- (1) Ground-oriented dwelling:
 - (a) minimum side yard: 1.52 metres
 - (b) minimum combined side yard: 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) Notwithstanding 265.10(1) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (3) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (4) A building on a corner flanking lot shall maintain the front yard requirements of both streets

265.11 Yard Exception

Notwithstanding any other provisions in Section 265 of this bylaw, no minimum yard is required adjoining a site line created on or after July 1, 2024, provided that the site line is not shared with:

- (1) a lot created:
 - (a) prior to July 1, 2024; or
 - (b) on or after July 1, 2024 with a yard adjoining the site line in accordance with Sections 265.08, 265.09 or 265.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

265.12 Building Height

7.62 metres maximum

265.13 Number of Storeys

2 plus basement maximum

265.14 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses

265.15 Lane Access

Access for parking and garage purposes shall be from the public, open lane where one exists, except in the case of a garage and parking area on the rear half of a corner lot

265.16 Highest Building Face Envelope

6.7 metres in height

253266 – RD3 RG-5 Duplex Ground-oriented Dwelling Zone 35

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

266.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suites
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) secondary suites
- (i) single family dwellings

266.02	Conditions of Use
---------------	--------------------------

~~Two separate single family dwellings are permitted on one site~~
Notwithstanding Section 130.051(1), detached secondary suites are permitted on a lot with a duplex.

266.03	Density
---------------	----------------

6 dwellings maximum

266.04	Site Area
---------------	------------------

- (1) Single family dwelling – 372 square metres minimum
- (2) All other permitted uses – no site area minimum

266.05	Lot Width
---------------	------------------

14.9 metres minimum

266.06	Lot Coverage
---------------	---------------------

40% of lot area maximum

266.07 Floor Area Ratio

- (1) 0.75 of lot area maximum, all buildings on the lot
- (2) Within this zone the floor area of any basement, the ceiling of which is more than 0.6 metre above the average finished grade around the perimeter of the building but excluding any portion used for parking of vehicles, shall be included in the floor area calculation

~~253.07 Siting Relationship of Principal Building~~

~~All principal buildings shall front a street~~

266.08 Front Yard

7.6 metres minimum

266.09 Rear Yard

9.1 metres minimum

266.10 Side Yard

- (1) 1.52 metres minimum
- (2) Notwithstanding Section ~~253~~266.10(1) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (3) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (4) A building on a corner flanking lot shall maintain the front yard requirements of both streets

266.11 Yard Exception

Notwithstanding any other provisions in Section 266 of this bylaw, no minimum yard is required adjoining a site line created on or after July 1, 2024, provided that the site line is not shared with:

- (1) a lot created:
 - (a) prior to July 1, 2024; or
 - (b) on or after July 1, 2024 with a yard adjoining the site line in accordance with Sections 266.08, 266.09 or 266.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

266.12 Building Height

7.6 metres maximum

266.13 Number of Storeys

2 plus basement maximum

266.14 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses

Section 300 – Multi Family Zone

301 - RM1 Multiple Dwelling Zone 1

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

301.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) duplex dwellings
- (f) home based business
- (g) lodgers
- (h) single family dwellings
- (i) townhouses

301.02	Conditions of Use
---------------	--------------------------

- (1) The keeping of not more than 2 lodgers within any single family dwelling or duplex dwelling.
- (2) Accessory buildings and uses are permitted for single family dwellings and duplex dwellings only.

301.03	Site Area
---------------	------------------

- (1) Apartment building – 1,115 square metres minimum
- (2) Townhouses – 372 square metres minimum
- (3) Duplex dwelling – 557.5 square metres minimum
- (4) Single family dwelling – 372 square metres minimum

301.04	Site Width
---------------	-------------------

- (1) Apartment building – 30.2 metres minimum
- (2) All other permitted uses – 10.1 metres minimum

301.05 Floor Area Ratio

- (1) Apartment building – 1.75 maximum
- (2) Townhouses – 0.9 maximum

301.06 Site Coverage

- (1) Apartment building – 30% maximum of the portion of a site not occupied by principal or accessory buildings may be devoted to driveways, access or exit aisles ~~for apartment building use~~
- (2) Townhouses – 60% maximum
- (3) All other permitted uses – 40% maximum, ~~other than apartment buildings, shall not occupy more than 40% of the total area of the site with buildings or accessory buildings~~

301.07 Front Yard

- (1) Townhouses – 6 metres minimum
- (2) All other permitted uses – 7.6 metres minimum
- (3) The front site line shall be deemed to be either the north or south site line.
- (4) A corner site shall front on whichever street lies in a predominantly east to west direction.

301.08 Rear Yard

- (1) The rear yard is measured from the north or south site line
- (2) 1.52 metres minimum from any street

301.09 Side Yard

- (1) The side yard is measured from the east or west site lines
- (2) Apartment building:
 - (a) 9.1 metres minimum.
 - (b) The total width of both side yards combined shall be equal to at least twice the width of building, provided that the width of the building need not be less than 15.2 metres (including any projecting balconies) and in this case the building shall be so located as to provide equal side yards on both sides
- (3) All other permitted uses – 1.5 metres minimum

- (4) Where entrance is provided from a side street, a side yard of not less than 3.8 metres shall be provided for the entrance side yard only
- (5) A building, other than an apartment building on a corner flanking site, shall maintain the front yard requirements of both streets

301.10 Building Width

- (1) Apartment building – 21.9 metres maximum, excluding up to 1.5 metres projection of projecting balconies
- (2) For all sites other than corner sites, the overall width of a building comprising townhouse dwellings shall not be less than the total number of dwellings multiplied by 4.5 metres

301.11 Building Height

- (1) Apartment building – 54.9 metres maximum, despite Section 120.19, measured from the elevation of the apartment tower's lowest floor or any portion thereof including basement and/or sub-basement, up to the elevation of the upper-most roof other than the elevator penthouse roof
- (2) No part of an apartment building, greater in height than 3 storeys or 9.1 metres, shall project above the building height grade line
- (3) Townhouses – 9.1 metres maximum
- (4) All other permitted uses – 7.62 metres maximum

301.12 Number of Storeys

- (1) Apartment building - 20 storeys maximum
- (2) Townhouses – 2 storeys exclusive of basement, provided that the basement shall not be used for habitable purposes
- (3) All other permitted uses – 2 storeys maximum

301.13 Off-Street Parking

#5055

- (1) Apartment buildings - a minimum of the lesser of:
 - (a) 1 parking space for each dwelling, or
 - (b) 1 parking space for every 84 square metres of gross floor area
- (2) Parking spaces for apartment building use shall be provided enclosed within the building or located underground

- (3) Townhouses – 1.5 parking spaces per dwelling minimum, enclosed with the building or located underground
- (4) ~~All other permitted uses – 1 parking space per dwelling minimum shall be provided~~
Notwithstanding section 301.13(1), (2) and (3) above, no minimum vehicle parking is required for up to 6 residential dwelling units per parcel

301.14 Suite Size

- (1) ~~Apartment building – No suite in an apartment building shall be less than 37.5 square metres minimum~~
- (2) ~~Townhouse – 93 square metres minimum, exclusive of any basement or other area devoted to individual dwelling services and utilities~~

~~Apartment buildings – balconies may project up to 1.8 metres into the minimum front yard and up to 1.5 metres into minimum side yards on sites in this zone which are greater than 45.7 metres in width~~

301.15 Balconies

Apartment buildings - balconies may project up to 1.8 metres into the minimum front yard and up to 1.5 metres into minimum side yards on sites in this zone which are greater than 45.7 metres in width

301.16 Canopy

For apartment buildings, one canopy may be permitted to project from a building into any yard up to 0.9 metres from the site line

301.17 Roof Structures

All roof structures on apartment buildings shall be located within the confines of units positioned around elevator hoistway enclosures and/or staircase enclosures. External stairs or ladders to machine rooms shall not be permitted

301.18 Fences

Fences shall be permitted to be erected on apartment building parking structures, provided the height of the fence, curbing and parking structure combined does not extend more than 1.9 metres above the elevation of the adjoining street, lane or adjacent site or property nearest to or immediately abutting such structure

301.19

Townhouse Services and Utilities

Services and utilities may be located within individual basement areas or communally located elsewhere underground

Section 500 – Community/Public Use Zones

503 - CU3 - Community Use Zone 3

AMENDING
BYLAW

SECTION	REGULATION
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503.01	Permitted Uses
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- (a) child care
- (b) community buildings
- (c) ground-oriented dwellings
- (d) home based business
- (e) non-profit organizations
- (f) single family dwellings

503.02	Conditions of Use
---------------	--------------------------

- (1) community use buildings are limited to one caretaker suite per building
- (2) child care is permitted as an accessory use

503.03	Density
---------------	----------------

Ground-oriented dwellings - 6 dwellings maximum per lot

503.04	Site Area
---------------	------------------

- (1) ~~Single family dwelling~~ Residential dwelling uses – 557.5 square metres minimum
- (2) All other uses – 836 square metres minimum

503.05	Site Width
---------------	-------------------

- (1) ~~Single family dwelling~~ Residential dwelling uses – 15.2 metres minimum
- (2) All other uses – 18.2 metres minimum

503.06	Front Yard
---------------	-------------------

7.6 metres minimum

503.07 Rear Yard

- (1) ~~Single family dwelling~~ Residential dwelling uses – 7.6 metres minimum
- (2) All other uses – 2.3 metres minimum

503.08 Side Yard

- (1) ~~Single family dwelling~~ Residential dwelling uses – 1.52 metres minimum
- (2) All uses – 4.5 metres minimum from the flanking site line on corner sites

503.09 Building Height

- (1) ~~Single family dwelling~~ Residential dwelling uses – 7.62 metres maximum
- (2) All other uses – 13.7 metres maximum, including elevator hoistway enclosures and/or staircase enclosures, machine rooms, cooling towers, and similar roof structures, provided that all roof structures shall be located within units positioned around elevator hoistway enclosures and/or staircase enclosures and shall be adequately screened from view, and provided further that external stairs or ladders to machine rooms are not permitted

503.10 Number of Storeys

- (1) ~~Single family dwelling~~ Residential dwelling uses – 2 storeys maximum
- (2) All other uses – 3 storeys maximum

503.11 Off-Street Parking

- (1) ~~Single family dwelling—one minimum~~ Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential dwelling uses.
- (2) All other uses - a minimum of:
 - (a) 1 parking space for every 9.5 square metres of assembly area, or
 - (b) 1 parking space for every 37.5 square metres of gross floor area if the building does not contain floor area used for assembly
- (3) Required parking may be located at grade or below grade beneath a building, but only below grade parking is permitted in required yards

- (4) Access to all required off-street parking shall be provided from a lane, except that for a corner site, access may be permitted from the flanking street

503.12 Landscaping

- (1) Areas between the building and site line or site lines adjoining a street or streets shall be landscaped
- (2) Landscaping within front yard areas may include entrance patios and entrance walks as well as planted areas
- (3) No fences shall be located between the front line of the building and the front site line, except that this restriction does not apply to single dwellings
- (4) Surface parking located at the rear of a building in this zone for all uses other than single dwellings shall be screened from view of any adjoining single dwelling sites

505 – CU5 – Ambleside Waterfront Community Use Zone 5

AMENDING
BYLAW

SECTION REGULATION

505.01 Permitted Uses

- (a) parks and playgrounds
- (b) park accessory uses
- (c) for **Plan 16965 District Lot 775 Block U Lot A (Navy Jack House) at 1768 Argyle Avenue**, all uses permitted in the CU5 Ambleside Waterfront Zone and all uses permitted in the ~~RD1 (Duplex Dwelling Zone 1)~~ **RG4 (Ground-Oriented Dwelling Zone 4)**

505.02 Conditions of Use

- (1) Park Accessory Uses shall be subject to the following:
 - (a) Restaurant (Bistro) – Maximum 1 instance in this zone and maximum 280 square metres gross floor area.
 - (b) Arts and culture facilities – Permitted only at the Ferry Building (1414 Argyle Avenue); the Music Box (1564 Argyle Avenue); the Silk Purse (1570 Argyle Avenue); and Lawson Creek Studios (1756 Argyle Avenue) and maximum 280 square metres building footprint per building, and one additional building at Godfrey's house (1528 Argyle Avenue) not to exceed 500 square feet [46.5 square metres].
 - (c) Recreation equipment rental – Maximum 2 instances in this zone and maximum 40 square metres gross floor area per instance.
- (2) Uses permitted in this zone by reference to uses permitted within the ~~RD1 (Duplex Dwelling Zone 1)~~ **RG4 (Ground-Oriented Dwelling Zone 4)** (See Section 505.01(c)) shall be regulated by ~~the RD1 (Duplex Dwelling Zone 1) Section 265 (RG4) and other sections~~ of this ~~B~~bylaw **as relevant**.

505.03 Yards

Yard Type	Minimum Yard
North	5 m
South	10 m

505.04 **Number of Storeys**

Two storeys maximum

Section 604, 648, 677, 680, 681, and 682 – Comprehensive Development Zones

604– CD4 (6520 and 6540 Marine Drive)

AMENDING
BYLAW

SECTION REGULATION

604.01 Permitted Uses

- (a) accessory buildings
- (b) child care
- (c) detached secondary suites
- (d) ground-oriented dwellings
- (e) home based business
- (f) secondary suites
- (g) single family dwellings
- (h) the keeping of not more than 2 lodgers

604.02 Site Area

- (1) The minimum lot area is 436.6 square metres
- (2) The maximum lot area is 622.5 square metres

604.03 Density

4 dwelling maximum

604.04 Density Floor Area Ratio

The floor area ratio (FAR) shall not exceed 0.35 on any individual lot. ~~and the floor area ratio shall be calculated as set out in Section 130.08.~~

604.05 Site Coverage

Site coverage shall not exceed 35%

604.06 Yard Requirements

- (1) Adjacent to Marine Drive: 7.6 metres
- (2) Adjacent to Nelson Avenue: 6 metres
- (3) Adjacent to 6345 Nelson Avenue (legally described as LOT 33, BLK 47, DL 430, PLN 5527): 7.6 metres
- (4) All side yards: 1.5 metres

604.07 Height

No building or structure shall exceed a maximum height of 7.62 metres and 2 storeys

604.08 Highest Building Face Envelope

The highest building face envelope shall not exceed 6.7 metres in height, and no portion of the building shall project outside the envelope except, eaves, decks, decorative features such as flying beams and the pitched roof portion of either gable ends or dormers

604.08 Off-Street Parking

~~A minimum 1 enclosed parking space per dwelling unit shall be provided~~

604.09 Landscaping and Screening

All portions of a lot not occupied by buildings, parking areas, driveways and pedestrian ways shall be landscaped, and this landscaping shall be maintained

648 – CD48 (Closed Municipal Roads)

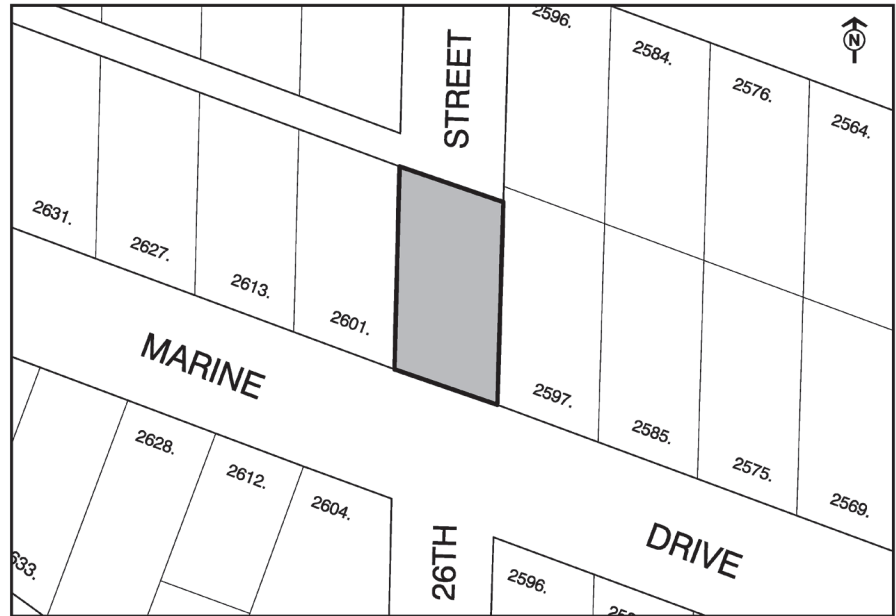
AMENDING
BYLAW

SECTION REGULATION

4726

648.1

26th Street & Marine Drive (Shaded Area)



648.1.01 Permitted Uses

- (a) Accessory buildings and uses
- (b) Child care
- (c) Community care
- (d) Detached secondary suites
- (e) Ground-oriented dwellings
- (f) Home based businesses
- (g) Lodgers
- (h) Secondary suites
- (i) Single family dwellings

648.1.02 Conditions of Use

The keeping of not more than 2 lodgers within a single family dwelling.

648.1.03 Density

4 dwelling maximum

648.1.04 Site Area

550 square metres minimum

648.1.05 Site Width and Depth

Width 10 m minimum

Depth 20 m minimum

648.1.06 Site Coverage

40% of site area maximum

648.1.07 Floor Area

#5192

The total square footage of buildings shall not exceed 237 square metres. An exemption of 41 square metres shall apply for covered or enclosed parking. The exemptions of Section 130.08(3), 130.08(4), and 130.08(5) shall not apply.

648.1.08 Yards

Yard Type	Minimum Yard
Front (Marine Drive)	9.14 m except for the basement or lowest level, the front yard is a line formed by these points: i. the intersection of the east side yard and a line offset 9.14 m north from the front site line; and, ii. the intersection of the west side yard and a line offset 6.1 m north from the front site line.
Rear (north)	9.14 m
East Side Yard	1.52 m
West Side Yard	3.04 m

648.1.09 Building Height

Top of parapet (flat roof) and/or top of ridge (sloped roof) must not exceed 39.63 m District of West Vancouver Geodetic Datum, except that solar panels and skylights must not exceed 40.24 m District of West Vancouver Geodetic Datum and must not exceed 20% of the roof area (in plan).

648.1.10 Number of Storeys

Two storeys maximum including basement

~~648.1.10 Off-Street Parking~~

~~Two parking spaces minimum~~

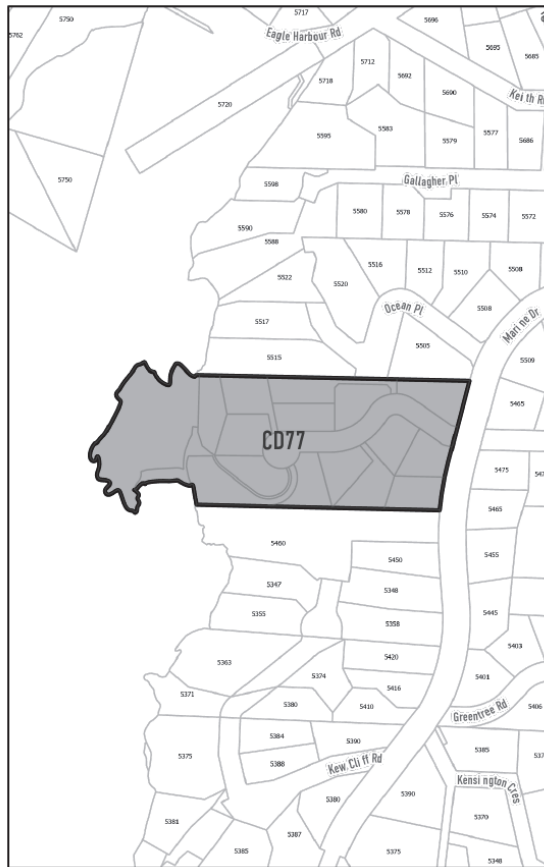
677 CD77 (5500 Block Parthenon Place & 5490 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

677.01 Map

Lands zoned CD77 are shaded on the map below:



677.02 Definitions

Within the CD77 Zone the following definitions shall apply:

- (1) "Building Lot" shall mean and include Lots 1 to 15 on Plan 15985 District Lot 879 Block G Lot 3
- (2) "Recreational Lot" shall mean and include Plan LMP5712 District Lot 879 Block G Lot D

677.03 Permitted Uses

- (1) Building Lots
 - a. Detached secondary suites
 - b. Ground-oriented dwellings
 - c. One single family dwelling, inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suites
 - iii. Pre-school groups (nursery-kindergarten) in single family dwellings, provided a maximum of 20 children only shall be permitted per single-family dwelling
 - iv. Family day care in single-family dwellings
 - v. Group day care
 - vi. Accessory buildings
 - vii. The uses customarily incidental to any of the above uses.
- (2) Recreation Lot
 - a. Recreation uses inclusive of private parkland, playgrounds, swimming pool, tennis court, squash court, and other similar uses specifically exempting commercial and/or residential uses.

677.04 Conditions of Use

- (1) No swimming pool, diving pool, ornamental pool, fish pond or other similar structure shall be situated within the boundaries of any Building Lot at a distance of less than 1.5 metres from any boundary line of such Building Lot.
- (2) No drive-way or vehicular access shall be constructed or maintained on either Lot 15 or Lot 2 unless the same is connected to the road dedicated by the deposit of the subdivision plan.
- (3) Antennas are not permitted.
- (4) No boat or vessel shall be kept, stored, constructed, re-constructed, altered, repaired or maintained on any Building Lot and/or the Recreation Lot save only as set out below:
 - a. The construction and/or storage of 1 boat, 6.09 metres or less in length overall is permitted on any Building Lot
 - b. The construction of a boat exceeding 6.09 metres in length overall is permitted on any Building Lot subject to approval by the Council of the Municipality of a Building Permit.

677.05 Density

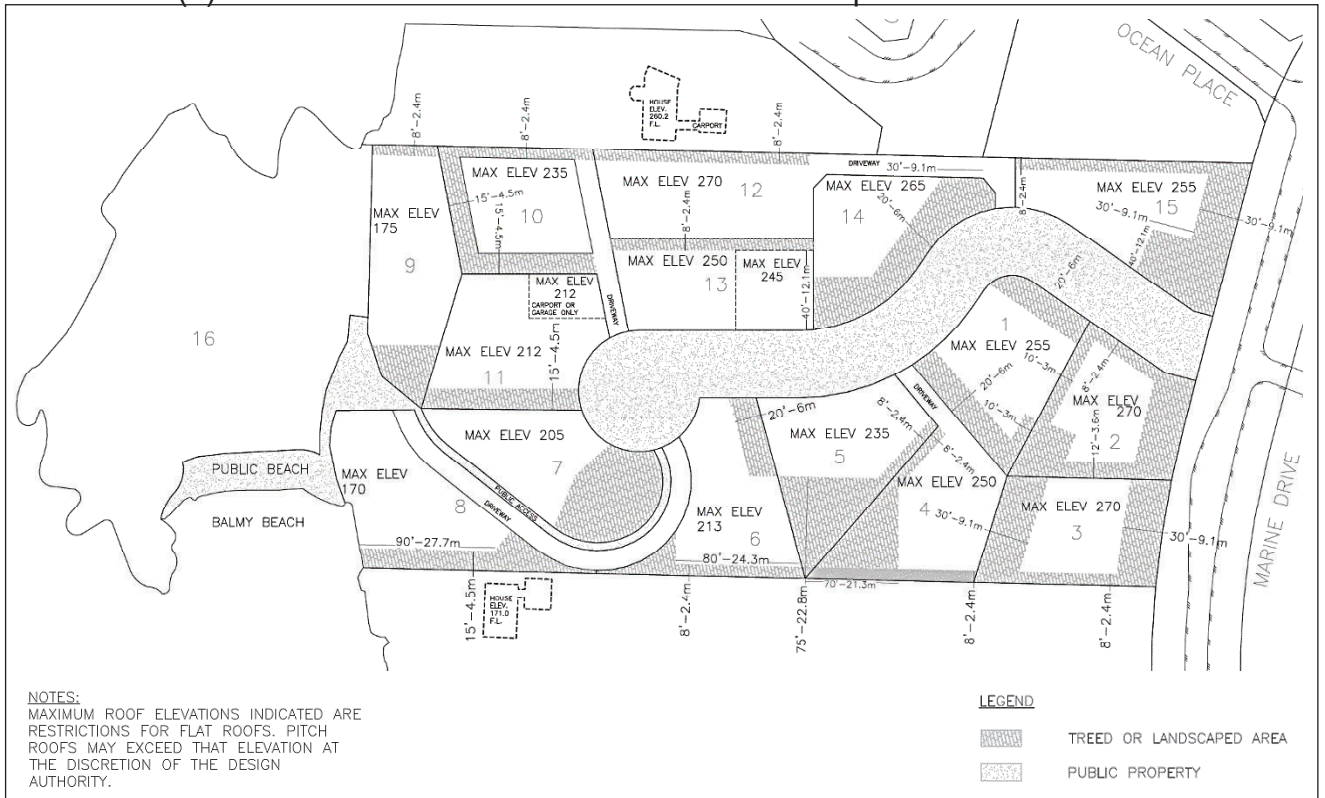
- (1) No more than one principal building shall be erected on any Building Lot and/or the Recreation Lot.
- (2) **4 dwellings maximum per Building Lot.**

677.06 Site Coverage

- (1) Building Lots
 - a. All buildings and accessory buildings shall cover no more than 445.9 m² for each lot.
- (2) Recreational Lot
 - b. All buildings and accessory buildings shall cover no more than 696.7 m².
- (3) If one purchaser purchases one or more contiguous Building Lots and wishes to consolidate them they may do so upon first receiving the approval of Council in which event Council may vary the location of the building envelopes, the siting of any building or accessory buildings on such consolidated lot and the site coverage limitation, provided however in no event shall the building and accessory buildings cover more than 40% of the site area of such consolidated lot.

677.07 Setbacks

- (1) Setbacks are as outlined on map below:



677.08 Building Height

- (1) Building Lots
- a. In no event shall a building exceed the lesser of the amounts outlined below or as indicated on map in Section 677.07:
- i. In the case of a flat roof 9.1 metres in height measured vertically in a straight line from the floor of the lowest storey (including any basement) to the level of the highest point of the building.
 - ii. In the case of a pitched roof 9.7 metres in height measured vertically in a straight line from the floor of the lowest storey (including any basement) to the level of:
 - a. If a pitched room with a ceiling to the mean height line between the highest point of the building and the ceiling immediately below, or
 - b. If a pitched roof without a ceiling the mean height line between the highest point of the building and a point 2.4 metres above the floor immediately below.
- (2) Recreational Lot
- a. 7.62 metres in height or two storeys.
- (3) Accessory Building
- a. 1 storey or 3.6 metres

677.09 Off-Street Parking

- ~~(1) Building Lot: minimum 2 covered parking spaces per dwelling unit, with access to and from an adjacent street or lane, either directly or across a registered right-of-way.~~

677.09 Projections

- (1) That part of the land which is inside the setbacks on each lot may be encroached upon and occupied by:
- a. Sills, belt courses, cornices and eaves, not exceeding 0.6 metres.
 - b. Uncovered and unenclosed steps attached to a building in front yards, not exceeding 1.2 metres.

677.10**Landscaping**

- (1) Lot 7, Block G, District Lot 879, Plan 15985 is permitted to develop the subject property outside the “building envelope” as follows:
- a. The existing southerly retaining wall as lawfully built prior to January 1, 2022.
 - b. The existing cedar deck bounded by a concrete retaining wall noted in (a) and a raised concrete curb, as lawfully built prior to January 1, 2022. Plants and other landscaping shrubs will not exceed 3’ to 4’ as measured from the floor elevation, i.e., 181’1”.
 - c. The exposed aggregate area (courtyard) is raised approximately 11” to elevation 182’0”.
 - d. The entrance gate to the residence is moved approximately 3’ northwards and the retaining wall is changed to a curved wall.
 - e. The cedar lattice fence will not be greater than 5’ in height as measured from the courtyard elevation.
- (2) For the purpose of defining the existing southerly retaining wall and existing cedar deck as built prior to January 1, 2022 in Sections 677.11(1)(a) and 677.11(1)(b), such measurements must be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the structures that existed on the site as of January 1, 2022.

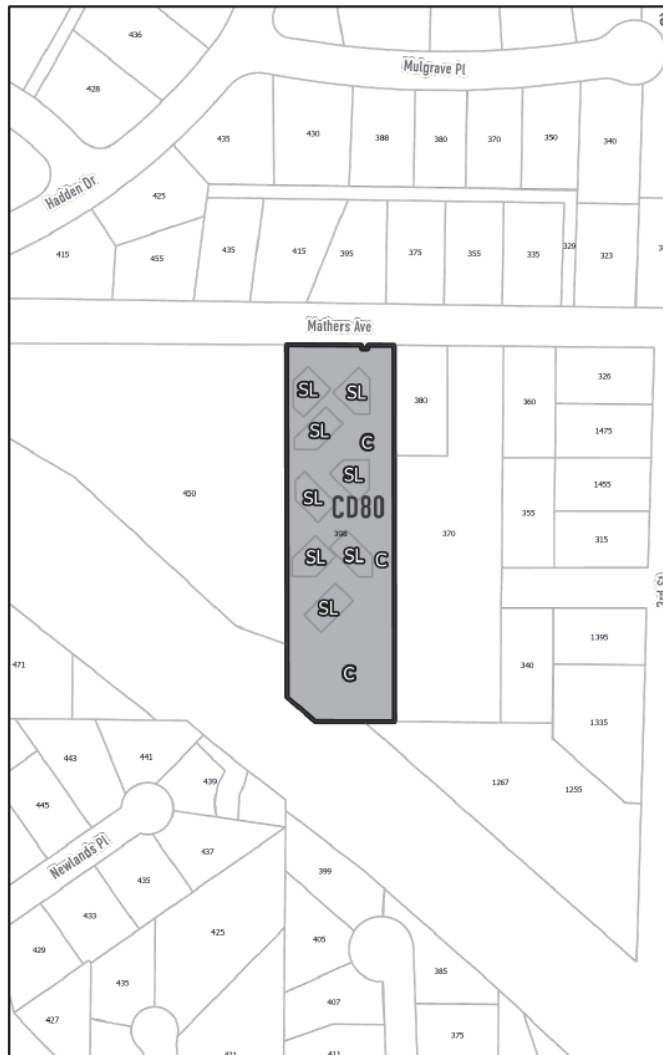
680 CD80 (382-398 Mathers Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

680.01 Map

Lands zoned CD80 are shaded on the map below:



SL – Strata Lot
C – Common Area

680.02 Permitted Uses

- (1) Strata Lots
 - a. Ground-oriented dwellings
 - b. One single-family dwelling per strata lot, inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suites; provided however where this use exists, the keeping of lodgers or boarders as set forth below shall not be permitted
 - iii. The keeping of not more than two boarders or lodgers
 - iv. Accessory uses to the above uses
- (2) Common Areas
 - a. Swimming pools and cabanas
 - b. Tennis or other racquet courts
 - c. Guest parking areas for automobiles and other vehicles, fenced, covered or open
 - d. Private parkland
 - e. Provided always that any swimming pool, cabana, tennis court or covered parking area must receive prior written approval of the Director of Planning and Development as to location, design and site coverage.
- (3) No accessory buildings, other than a garage, shall be erected on any strata lot.

680.03 Conditions of Use

- ~~(1) No dwelling shall be erected on any strata lot unless provision is made in the design and construction of such dwelling for a garage or car port (either attached or detached) for housing not less than two motor vehicles and proper access to the road system of the development.~~

680.04 Density

- (1) No more than one principal building shall be erected on any strata lot.
- (2) Maximum of 8 strata lots.
- (3) 3 dwellings maximum per strata lot.

680.05 Site Coverage

- (1) The overall site coverage for all buildings including the existing building shall not cover more than 35% of the gross area of the lands.

- (2) Accessory, recreational and other buildings, improvements and facilities to be constructed on the Common Areas – as approved by the Director of Planning and Development.

680.06 Setbacks

- (1) Minimum:
- | | |
|--------|-------------|
| North: | 9.1 metres |
| South: | 30.0 metres |
| West: | 3.2 metres |
| East: | 9.1 metres |

The existing structures on Common Areas lawfully built prior to January 1, 2022 is exempted from setback requirements in CD80.

- (2) For the purpose of defining the existing structures on Common Areas as built prior to January 1, 2022 in Section 680.06(1), such measurements may be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the building or structures that existed on the site as of January 1, 2022.

680.07 Building Height

- (1) Strata Lots – in no event shall a building in the Land exceed 7.6 metres in height.
- (2) Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situated on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured as follows:
- Flat roof buildings- to the highest point of the building unless otherwise specifically provided.
 - Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
 - Pitched roof buildings, without ceilings – to the mean height line between the highest point of the building and a point of 2.4 metres above the floor immediately below.
 - All other structures – to the highest point of such structure.

681 CD81 (800 Taylorwood Place)

AMENDING
BYLAW
#5201

SECTION REGULATION

681.01 Map

Lands zoned CD81 are shaded on the map below:



681.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. **Detached secondary suites**
- iii. **Ground-oriented dwellings**
- iv. Single family dwellings
- v. Home based business
- vi. Secondary suites
- vii. Site management office

681.03 Site Coverage

- (1) All buildings and structures - maximum 35%.

681.04 Gross Floor Area

- (1) Maximum 371.6 m²

681.05 Density

- (1) 1 principal building per **residential** strata lot.
- (2) ~~Maximum 21 dwelling units.~~ **4 dwellings maximum per residential strata lot.**

681.06 Setbacks

- (1) Accessory buildings – minimum 4.6 metres from the principal structure
- (2) For strata lots adjacent to Taylor Way – minimum 12.1 metres from Taylor Way
- (3) For all other strata lots – minimum 9.1 metres from the external boundary of the site

681.07 Building Height

- (1) Accessory buildings – maximum 3.7 metres
- (2) All other buildings and structures – maximum 9.1 metres
- (3) Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situated on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured as follows:
 - a. Flat roof buildings- to the highest point of the building unless otherwise specifically provided.
 - b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
 - c. Pitched roof buildings, without ceilings – to the mean height line between the highest point of the building and a point of 2.4 metres above the floor immediately below.
 - d. All other structures – to the highest point of such structure.

681.08 Number of Storeys

- (1) Accessory buildings – maximum 1 storey.
- (2) All other buildings and structures – maximum 2 storeys, including a basement.

681.09 Off-Street Parking

- ~~(1) Minimum 2 spaces per dwelling unit located in a garage or carport.~~
- ~~(2) Minimum 4 guest parking spaces to be located in each cul-de-sac driveway.~~

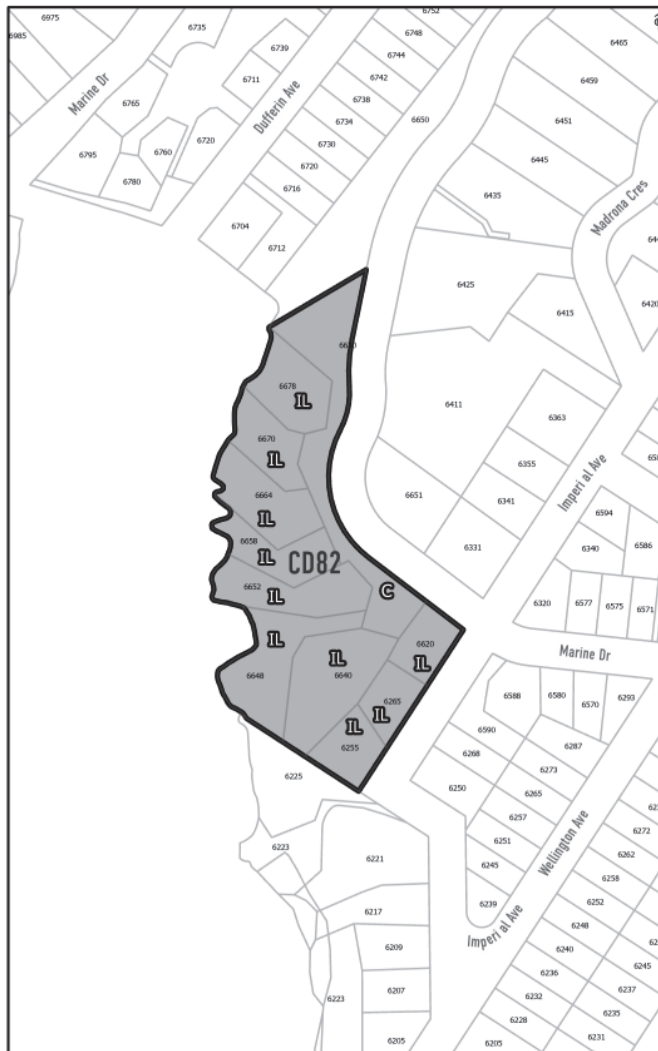
682 CD82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

682.01 Map

Lands zoned CD82 are shaded on the map below:



IL – Individual Lot
C – Common Lot

682.02 Permitted Uses

- (1) Individual lots
 - a. Ground-oriented dwellings
 - b. One single-family dwelling inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suite; provided however where this use is assumed, the keeping of lodgers or boarder as set forth below shall not be permitted.
 - iii. The keeping of not more than two boarders or lodgers
 - iv. The uses customarily incidental to any of the above uses
- (2) Common lot
 - a. Private parkland
 - b. Roadways

682.03 Conditions of Use

- (1) No accessory buildings shall be erected on any lot.
- (2) No further subdivision of existing lots shall be permitted.
- (3) No boat or vessel shall be kept, stored, constructed, re-constructed, altered, repaired or maintained on any Building Lot and/or the Recreation Lot save only as set out below:
 - a. The construction and/or storage of 1 boat, 6.09 metres or less in length overall is permitted on any Building Lot.
 - b. The construction of a boat exceeding 6.09 metres in length overall is permitted on any Building Lot subject to approval by the Council of the Municipality of a Building Permit.

682.04 Density

- (1) No more than one principal building shall be erected on any lot.
- (2) 4 dwellings maximum per Individual lot

682.05 Site Coverage

- (1) The improvements in total will have a surface area of not more than 408.7 m², per lot.
- (2) The overall site coverage for all buildings shall not be in excess of 35% of the gross area of the CD82 Zone.

682.07**Building Height**

- (1) Individual lots – in no event shall a building in the CD82 Zone exceed 7.62 metres in height
- i. Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situate on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured shall be as follows:
 - a. Flat roof buildings – to the highest point of the building unless otherwise specifically provided.
 - b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
 - c. Pitched roof building, without ceiling – to the mean height line between the highest point of the building and a point 2.4 metres above the floor immediately below.
 - d. All other structures – to the highest of such structure.

682.08**Off-Street Parking**

- ~~(1) Each dwelling on any lot shall provide no less than two parking spaces and proper access to the road~~

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Appendix C

LGA S.481.4(1) Lands Exempted from SSMUH Legislation

Pursuant to section 481.4(1) of the *Local Government Act*, the lands listed below are exempted from the requirements of sections 481.3(4) and (5) (pertaining to small-scale multi-unit housing), despite being in the “Restricted Zone” as defined in section 481.3(1) of the same Act.

Address	BCAA legal description	Provision of the <i>Local Government Act</i> under which an exemption is exercised
6698 Wellington Avenue (except for the portion LMP28268-ROW which does not qualify as a "Restricted Zone")	PLAN 3076, DISTRICT LOT 430 LOT 5 EXCEPT PORTION IN RP 3478 & 4099, BLOCK B RP 1172 & 5527 (SROW-LMP39989) RPLMP49623	Section 481.4 (1)(e): Section 481.3 (4) and (5) does not apply in relation to any of the following land: (e) a parcel of land that is larger than 4 050 m2.
6689 Nelson Avenue	LOT 1 (REFERENCE PLAN 3478) OF LOT 5 (REFERENCE PLAN 3076) BLOCK B (EXPLANATORY PLAN 1172) DISTRICT LOT 430 GROUP 1 NEW WESTMINSTER DISTRICT	Section 481.4 (1)(e): Section 481.3 (4) and (5) does not apply in relation to any of the following land: (e) a parcel of land that is larger than 4 050 m2.
5918 Parry Island	DL 5380 PARRY ISLAND	Section 481.4 (1)(c): Section 481.3 (4) and (5) does not apply in relation to any of the following land: (c) land that is not connected to a water or sewer system provided as a service by a municipality or regional district;

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