



Proposed Maximum House Size in the RS-1 Zone

Zoning Bylaw Amendment
(Bylaw 8400)

November 26, 2019

Background: RS-1 Zone



Large single-family lots

No maximum house size

Proposed RS-1 maximum aligns with RS-2 maximum

Background

October 7, 2019 recommendation:

Prepare a bylaw to amend the District's Zoning Bylaw to include a maximum house size in the RS-1 Zone of 5,813 sq. ft. (540m²).

October 28, 2019 recommendation:

THAT "District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)" is given FIRST reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)" is referred to a Public Hearing.

Input from Property Owners



230 letters sent

13 Responses:

- Property value/rights
- Too small

Exempted Area

A maximum house size of **5,813** sq. ft. (540m²) would not currently include:

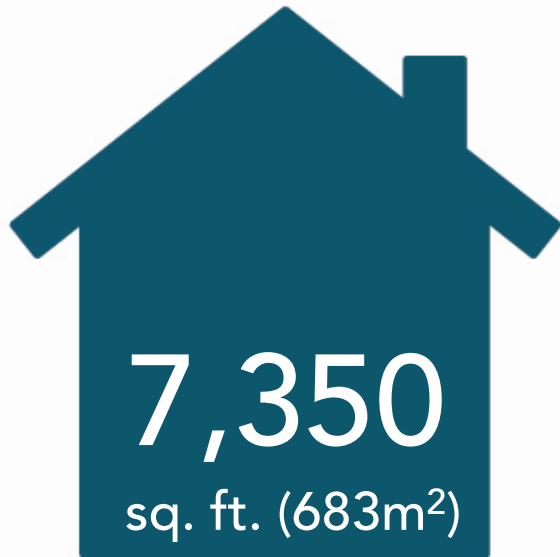
- Basement
- Balcony
- Garage
- Accessory building
- Pergola
- Shed



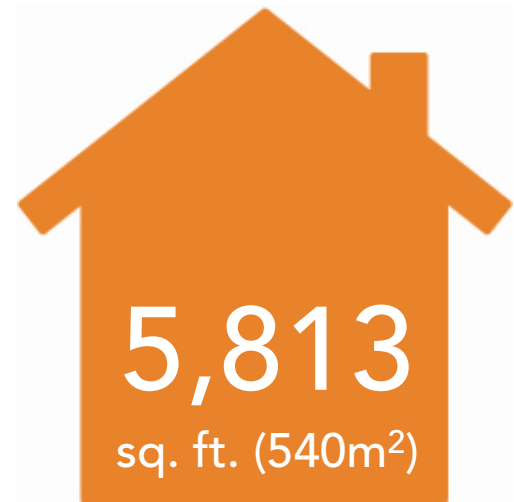
Properties Impacted

- Lots larger than **15,608** sq. ft. (1450m²)
- 51 lots

20,000 sq. ft. Lot (1,858m²)



Max House Size
(Existing)



Max House Size
(Proposed)

Bylaw 8400

A bylaw to amend the District's Zoning Bylaw to include a maximum house size in the RS-1 Zone of 5,813 sq. ft. (540m²).



Thank you