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)
7,350 sq. ft. (683m²)

Max House Size (Proposed)
5,813 sq. ft. (540m²)
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