

District of North Vancouver
Building Department
Tel. 990-2480
Fax: 984-9683

RS-3
Zoning Compliance Summary Checklist
Proposed Lot 1
SECTION C

PROPERTY INFORMATION

Address: Lot 1, 3091 Royal Ave.
Lot Depth: 118.4'
Lot Width: 97.1'
Lot Area: 11,503 sq.ft. - 1,183 sq.ft = 10,320 sq.ft.

Permit Number: _____
Zone: RS-3
Ground Snow Load: _____
Main Floor Geodetic: 615.5 ft.
m

SETBACKS

Note: Shaded areas for NVD use only

		Minimum	Proposed	Complies
Principal Structure	Front	25'	28.25' Ex	ENC
	Rear	25'	25'	Y
Left side yard for lots less than 50 ft in width		4'		N/A
Right side yard for lots less than 50 ft in width		4'		N/A
Left side yard for lots 50 ft or greater in width		6'	20.75'	Y
Right side yard for lots 50 ft or greater in width		6'	44.8' Ex	Y / Existing
Flanking Street		15% lot width		N/A
Garage/Carport/ Accessory	Street Property Line	10' / 20'		Ex
	Lane Property Line	5'		Y
	Other Property Line	4'	24.25' Ex	Y / Existing

Complies with maximum building depth of 65'	63.25' Ex	Y
Complies with minimum 3' setback for projections		Y
Complies with max. 4' encroachment for verandas, steps, roofs		Y
Secondary suite area and 3 on-site parking spaces		Y
Paving within the required front yard		Y

DATUM DETERMINATION POINTS

	Left	Right	Average	Complies
Front	610.5	611.6	611.05	
Rear	604.3	606.8	605.55	

BUILDING HEIGHT

	Roof Pitch	2' Bonus	Max	Proposed	Complies
Principal Building	0/3/4.5/6 in 12	n	22/24/26 /28	22.7' Ex	Y

Parking Structure/ Accessory Building	in 12	n / a			N/A
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EAVE HEIGHT

	Maximum	Bonus	Proposed	Complies
For lots less than 50 ft in width	22 ft	y / n		N/A
For lots 50 ft or greater in width	18-22 ft	y / n		Ex

BUILDING COVERAGE

	Maximum	Proposed	Complies
All Building & Structures	3,612	1576	Y

PARKING STRUCTURES & ACCESSORY BUILDINGS

Parking Structure in required front yard	.25 x required yard (to 400 sq.ft.)	0	Y
Total Parking Structure & Accessory Bldg on lot	800 sq.ft.	537	Y
Total Parking Structure and Accessory Building in required rear yard	.40 x required rear yard	0	Y

UPPER STOREY FLOOR AREA

	Largest Storey Below (see note below)	Maximum Upper Storey 75% Largest Storey Below	Proposed	Complies
Area	House was constructed prior to June 19, 2000			N/A

Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 1000 sq.ft. whichever is greater

FLOOR SPACE RATIO

* Allowable max: RS2 5813 sq.ft. RS3 4359 sq.ft. RS4 3013 sq.ft. RS5 2045 sq.ft.

	Calculation				Proposed	Complies
Lot < 5000	Lot area (LA) x .45 = _____ * (_____ max)					N/A
Lot > 5000	10,320 x .35 plus 350 = 3,962 Max				2,672	Y
	Existing	Proposed	Deductions	Total		
Basement	999	**	0	999		
Main	1,536		0	1,536		
Parking Structure	537		-400	137		
Total	3,072		-400	2,672		
** Countable area = _____ x (_____ ÷ _____) Basement Floor Area P2 P1						

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RS-3
Zoning Compliance Summary Checklist
Proposed Lot 2
SECTION C

PROPERTY INFORMATION

Address: Lot 2, 3091 Royal Ave.
Lot Depth: 118.4'
Lot Width: 70.0'
Lot Area: 8,287 sq.ft - 58 sq.ft = 8,229 sq.ft.

Permit Number: _____
Zone: RS-3
Ground Snow Load: _____
Main Floor Geodetic: ft.
m

SETBACKS

Note: Shaded areas for NVD use only

		Minimum	Proposed	Complies
Principal Structure	Front	25'	26.1	Y
	Rear	25'	49.25'	Y
Left side yard for lots less than 50 ft in width		4'		N/A
Right side yard for lots less than 50 ft in width		4'		N/A
Left side yard for lots 50 ft or greater in width		6'		N/A
Right side yard for lots 50 ft or greater in width		6'	10'	Y
Flanking Street (15% lot width)		10.5'	15'	Y
Garage/Carport/ Accessory	Street Property Line	10' / 20'	11'	Y
	Lane Property Line	5'		Y
	Other Property Line	4'		Y

Complies with maximum building depth of 65'	48.5' (65' max)	Y
Complies with minimum 3' setback for projections		Y
Complies with max. 4' encroachment for verandas, steps, roofs		Y
Secondary suite area and 3 on-site parking spaces		Y
Paving within the required front yard		Y

DATUM DETERMINATION POINTS

	Left	Right	Average	Complies
Front	599	606	602.5	
Rear	593.2	600	596.6	

BUILDING HEIGHT

	Roof Pitch	2' Bonus	Max	Proposed	Complies
Principal Building	0/3/4.5/6 in 12	n	22/24/26 /28	22/24/26/28 Maximum	Y

Parking Structure/ Accessory Building	in 12	n / a			N/A
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EAVE HEIGHT

	Maximum	Bonus	Proposed	Complies
For lots less than 50 ft in width	22 ft	y / n		N/A
For lots 50 ft or greater in width	18-22 ft	y / n	18-22 Max	Y

BUILDING COVERAGE

	Maximum	Proposed	Complies
All Building & Structures	2880 sq.ft	1,948	Y

PARKING STRUCTURES & ACCESSORY BUILDINGS

Parking Structure in required front yard	.25 x required yard (to 400 sq.ft.)	0	N/A
Total Parking Structure & Accessory Bldg on lot	800 sq.ft.	400	Y
Total Parking Structure and Accessory Building in required rear yard	.40 x required rear yard	0	Y

UPPER STOREY FLOOR AREA

	Largest Storey Below (see note below)	Maximum Upper Storey 75% Largest Storey Below	Proposed	Complies
Area	1650	1237.5	1132	Y

Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 1000 sq.ft. whichever is greater

FLOOR SPACE RATIO

* Allowable max: RS2 5813 sq.ft. RS3 4359 sq.ft. RS4 3013 sq.ft. RS5 2045 sq.ft.

	Calculation			Proposed	Complies
Lot < 5000	Lot area (LA) x .45 = _____ * (_____ max)				N/A
Lot > 5000	8,229 x .35 plus 350 = 3,230 Max			3147.7	Y
	Existing	Proposed	Deductions	Total	
Basement	1250		-884.3	365.7	
Main	1650		0	1650	
Upper	1132		0	1132	
Veranda (Deck Structure)	320		-320	0	
Parking Structure	400		-400	0	
Total	4752		-1604.3	3147.7	
** Countable area = $\frac{1250 \times (.512 \div 175.0)}{P2}$					
Basement Floor Area P2 P1 - calculation to be confirmed					

FLOOR SPACE RATIO PROVIDED IN LOT 2 ARE APPROXIMATE CALCULATIONS ONLY, TO BE CONFIRMED AT BUILDING PERMIT STAGE

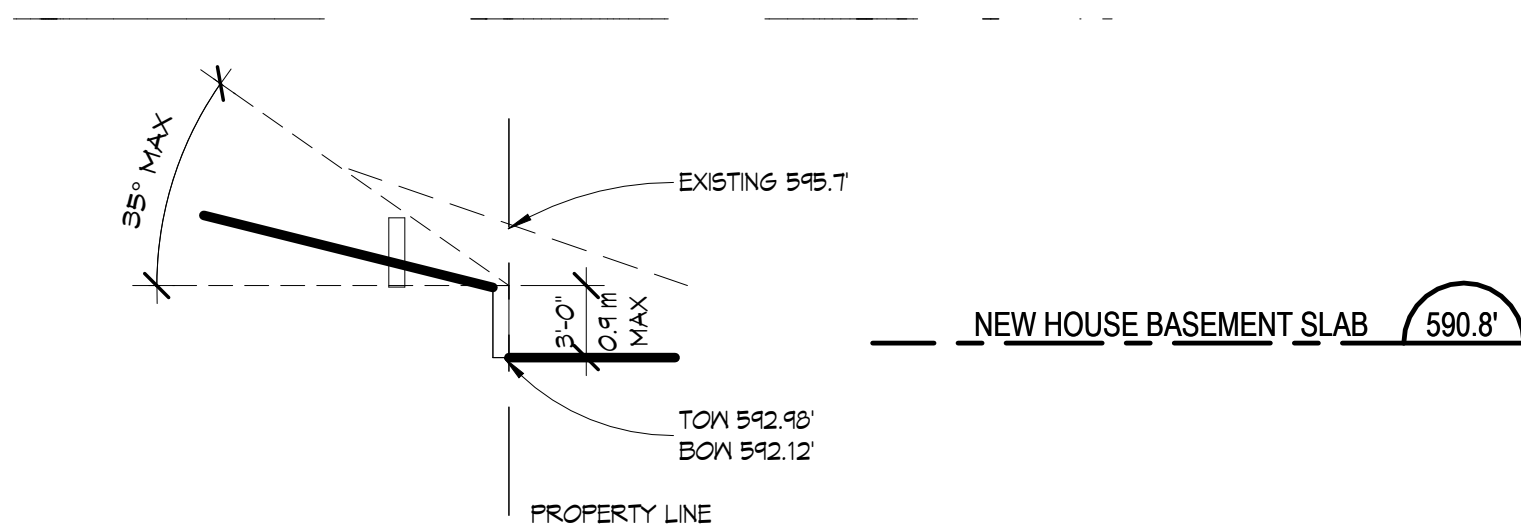
Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Single Family Zones - General (Bylaw 7618)					
Single-Family Residential One Acre Zone	RS1	4000	30	34	30
Single-Family Residential 12000 Zone	RS2	1100	24	34	24
Single Family Residential 7200 Zone	RS3	660	18	34	18
Single Family Residential 6000 Zone	RS4	550	15	34	15
Single Family Residential 4000 Zone	RS5	370	12	34	12

PROPOSED LOT 1:

- RS-3 ZONING
- LOT AREA: 11,503 SQ.FT (1,068.7 SQM)
- LOT WIDTH: 97.1' (29.59M)
- LOT DEPTH: 118.52' (36.12M)
- CONFORMS: YES

PROPOSED LOT 2:

- RS-3 ZONING
- LOT AREA: 8,287 SQ.FT (769.9 SQM)
- LOT WIDTH: 70' (21.33M)
- LOT WIDTH FOR CORNER LOTS: 70' (21.33M)
- LOT DEPTH: 118.52' (36.12M)
- CONFORMS: YES



RETAINING WALL SECTION A-A

1/8" = 1'-0"

REVISIONS	#	BY
DVP Application 05.21.2024	5	JPS
Update Survey 09.19.2025	7	AL

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All dimensions shall be verified on site prior to commencement of work.



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ZIRNHELT / MISKOVA SUBDIVISION
3091 Royal Avenue
North Vancouver, BC

Drawing Title
ZONING
ANALYSIS

Date	11.17.2023
Scale	1/8" = 1'-0"
Drawn	JPAS
Job No.	18020
Sheet	SA-2
Or	02 Sheets