

NO. 24-048

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw as follows:

- create the RTM-2 Zone, Foul Bay Multiple Dwelling District;
- create the R1-G9 Zone, Foul Bay Heritage District;
- rezone the eastern portion of the land known as 515 Foul Bay Road from the R1-G Zone, Gonzales Single Family District to the RTM-2 Zone, Foul Bay Multiple Dwelling District; and
- rezone the western portion of the land known as 515 Foul Bay Road from the R1-G Zone, Gonzales Single Family District to the R1-G9 Zone, Foul Bay Heritage District

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1340)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in the Table of Contents of Schedule “B” under the caption PART 2 – ATTACHED DWELLING ZONES by adding the following words:

“*2.169 RTM-2 Foul Bay Multiple Dwelling District”;
 - (b) in the Table of Contents of Schedule “B” under the caption PART 1 – DETACHED DWELLING ZONES by adding the following words:

“1.163 R1-G9 Zone, Foul Bay Heritage District”;
 - (c) in Schedule “B” after Part 2.168, by adding the provisions contained in Schedule 1 of this Bylaw;
 - (d) in Schedule “B” after Part 1.162, by adding the provisions contained in Schedule 2 of this Bylaw; and
 - (e) the land known as 515 Foul Bay Road, legally described as 030-899-630; Lot 1 Section 68 Victoria District Plan EPP75653 and shown on the attached map, is removed from the R1-G Zone, Gonzales Single Family District, and
 - (i) that portion of the lot marked “RTM-2” on the attached map is placed in the RTM-2 Zone, Foul Bay Multiple Dwelling District, and
 - (ii) that portion of the lot marked “R1-G9” on the attached map is placed in the R1-G9 Zone, Foul Bay Heritage District.

READ A FIRST TIME the **18th** day of **July** 2024

READ A SECOND TIME the **18th** day of **July** 2024

READ A THIRD TIME the **18th** day of **July** 2024

ADOPTED on the day of 2025

CITY CLERK

MAYOR

PART 2.169 – RTM-2 ZONE, FOUL BAY MULTIPLE DWELLING DISTRICT**2.169.1 Definitions**

In this Part, “ground-oriented multiple dwelling” means a building having no less than three and no more than six self-contained dwelling units, at least half of which have individual and direct access to the outside for ingress and egress.

2.169.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Single family dwelling, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Ground-oriented multiple dwelling
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory building subject to the regulations in Schedule “F” except as otherwise specified by the regulations in this Part

2.169.3 Number of Buildings

Notwithstanding Section 19 of the Bylaw, up to three buildings are permitted on a lot provided each of the buildings is a ground-oriented multiple dwelling.

2.169.4 Lot Area

- | | |
|-------------------------------|----------------------|
| a. <u>Lot area</u> (minimum) | 920.00m ² |
| b. <u>Lot width</u> (minimum) | 75.00m |

2.169.5 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|-----------------------|
| a. <u>Total floor area</u> (maximum) | 1433.00m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.37:1.00 |

2.169.6 Height

- | | |
|-------------------------------------|--------|
| a. <u>Building height</u> (maximum) | 10.30m |
|-------------------------------------|--------|

PART 2.169 – RTM-2 ZONE, FOUL BAY MULTIPLE DWELLING DISTRICT**2.169.7 Setbacks**

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 0.00m |
| b. <u>Rear yard setback</u> (minimum) | 5.00m |
| c. <u>Side yard setback</u> (minimum) | 3.00m |

2.169.8 Site Coverage, Open Site Space

- | | |
|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum) | 18.00% |
| b. <u>Open site space</u> (minimum) | 59.00% |

2.169.9 Vehicle and Bicycle Parking

- | | |
|--|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| c. Notwithstanding Section 2.2 (1) and 2.2 (2) of Schedule “C”, parking spaces may be provided on a different lot from the lot on which the building or use is to which they appertain. | |
| d. Notwithstanding Section 3.1(1) of Schedule “C”, up to four <u>short-term bicycle parking</u> spaces may be provided on a different <u>lot</u> from the <u>lot</u> on which the <u>building</u> or use is to which they appertain. | |

2.169.10 General Regulations

Section 14(3) of the Bylaw does not apply in this zone.

2.169.11 Accessory Building Regulations

Sections 1 and 4b of Schedule “F” do not apply in this zone.

PART 1.163 – R1-G9 ZONE, FOUL BAY HERITAGE DISTRICT**1.163.1 Permitted Uses in this Zone**

- a. Single family dwelling with no more than one of the following accessory uses:
 - i. Secondary suite; or
 - ii. Garden suite subject to the regulations in Schedule “M”; or
 - iii. Roomers and/or Boarders up to a maximum of four
- b. The uses created as a result of a house conversion, subject to the regulations in Schedule “G” except as otherwise specified by the regulations in this Part
- c. Home occupation, subject to the regulations in Schedule “D”
- d. Accessory buildings, subject to the regulations in Schedule “F” except as otherwise specified by the regulations in this Part

1.163.2 Lot Area, Lot Width

- | | |
|-------------------------------|-----------------------|
| a. <u>Lot area</u> (minimum) | 1020.00m ² |
| b. <u>Lot width</u> (minimum) | 37.00m |

1.163.3 Floor Area, Floor Space Ratio

- | | |
|--|----------------------|
| a. <u>Total floor area</u> (maximum) | 910.00m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.89:1.00 |
| c. <u>Floor area</u> , for the first and second storeys combined (maximum) | 600.00m ² |

1.163.4 Height, Storeys

- | | |
|---|--------|
| a. Principal <u>building height</u> (maximum) | 11.70m |
| b. Notwithstanding Section 6 of Schedule “G”, if applicable, the maximum number of storeys in this zone is 3.50 | |

1.163.5 Setbacks, Projections

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 6.00m |
| b. <u>Setback</u> from all other interior <u>lot lines</u> (minimum) | 1.10m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • stairs | 0.49m |

PART 1.163 – R1-G9 ZONE, FOUL BAY HERITAGE DISTRICT

1.163.6 Site Coverage, Open Site Space

- | | |
|--|--------|
| a. <u>Site Coverage</u> (maximum) | 33.00% |
| b. <u>Open site space</u> (minimum) | 58.00% |
| c. <u>Open site space</u> in the <u>front yard</u> (minimum) | 41.00% |

1.163.7 Vehicle and Bicycle Parking

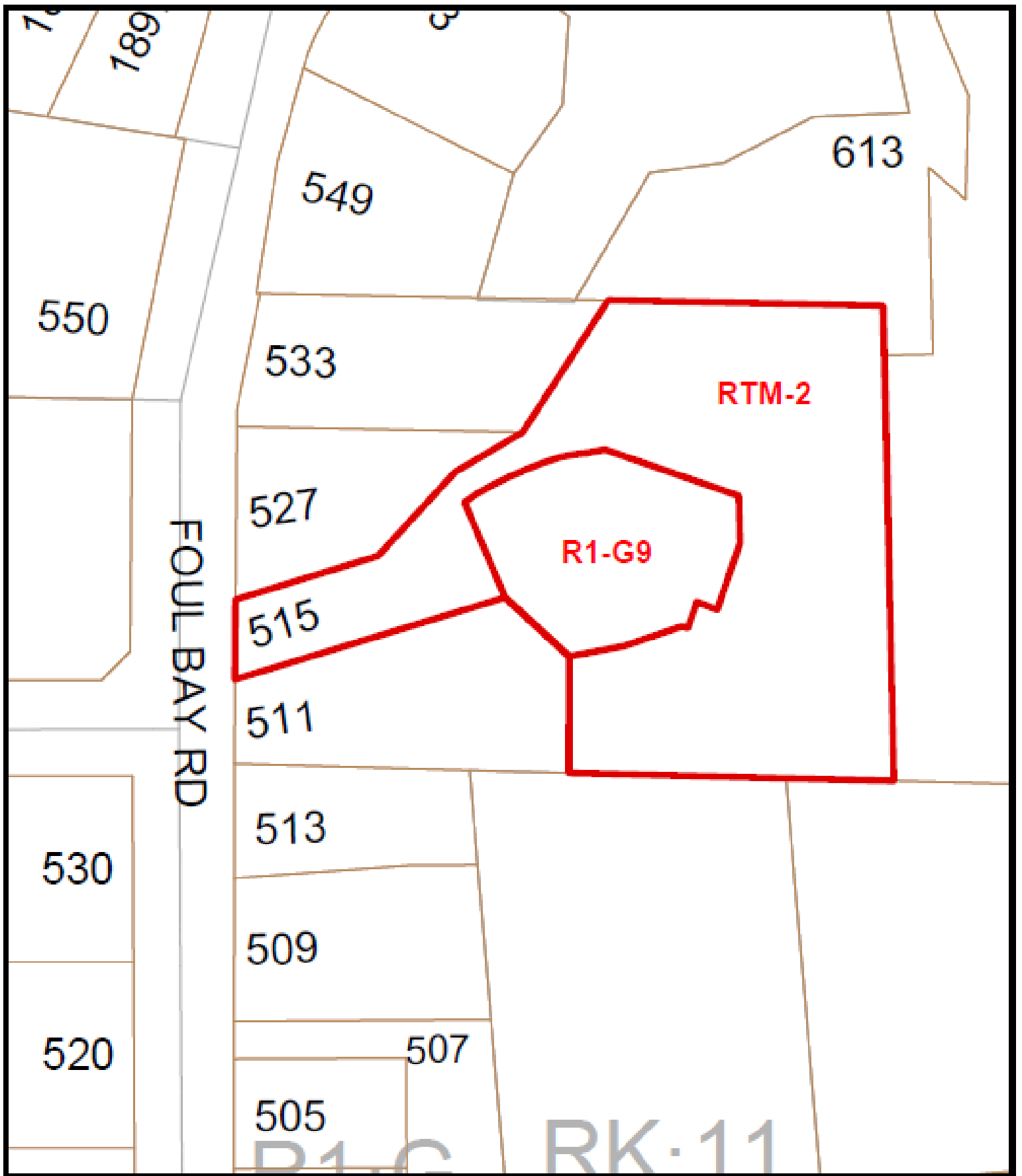
- | | |
|--|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |
| c. Notwithstanding Section 2.2 (1) and 2.2 (2) of Schedule “C”, parking spaces may be provided on a different lot from the lot on which the building or use is to which they appertain | |

1.163.9 Panhandle Regulations

Section 14(3) of the Bylaw does not apply in this zone.

1.163.10 House Conversion Landscaping

For the uses created as a result of a house conversion, the following sections of Schedule “G” do not apply in this zone: Sections 7a, 7b and 7c.



515 Foul Bay Road
Rezoning No.00807

