

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by rezoning a portion of the land known as 1005 Chamberlain Street from the R1-G Zone, Gonzales Single Family Dwelling District, to the R2-S2 Zone, Two Family Dwelling/Small Lot (Two Storey) 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. 1339)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 2 – ATTACHED DWELLING ZONES by adding the following words:

“2.168 R2-S2 Two Family Dwelling/Small Lot (Two Storey) District”.

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part 2.167 the provisions contained in Schedule 1 of this Bylaw.

- 4 The portion of lands known as 1005 Chamberlain Street, legally described as

- a) PID: 009-189-408  
THE SOUTHERLY 88 FEET OF LOT 35, SECTION 74, VICTORIA DISTRICT, PLAN 252
- b) PID: 009-189-505  
THE SOUTHERLY 88 FEET OF THE WESTERLY 42 FEET 9 ¼ INCHES OF LOT 36, SECTION 74, VICTORIA DISTRICT, PLAN 252

and shown hatched on the attached map, is removed from the R1-G Zone, Gonzales Single Family Dwelling District, and placed in the R2-S2 Zone, Two Family Dwelling/Small Lot (Two Storey) District.

READ A FIRST TIME the                      **5<sup>th</sup>**                      day of                      **September**                      2024

READ A SECOND TIME the                      **5<sup>th</sup>**                      day of                      **September**                      2024

READ A THIRD TIME the                      **5<sup>th</sup>**                      day of                      **September**                      2024

ADOPTED on the    day of    2025

CITY CLERK

MAYOR

## PART 2.168 – R2-S2 ZONE, TWO FAMILY DWELLING/SMALL LOT (TWO STOREY) DISTRICT

### 2.168.1 Permitted Uses

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

- a. Two family dwelling subject to the regulations in this Part
- b. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw

### 2.168.2 Site Area, Lot Width

- a. Lot area (minimum) 340m<sup>2</sup>
- b. Lot width (minimum) 11.75m average lot width

### 2.168.3 Floor Area of the Principal Building

- a. Floor space ratio (maximum) 0.53 to 1
- b. Floor area per dwelling unit (minimum) 46m<sup>2</sup>
- c. Floor area, for the first and second storeys combined (maximum) 280m<sup>2</sup>
- d. Floor area, of all floor levels combined (maximum) 380m<sup>2</sup>

### 2.168.4 Principal Building Height, Storeys, Roof Decks

- a. Residential, building (maximum) 7.6m in height and 2 storeys if the building does not have a basement  
7.6m in height and 1½ storeys if the building has a basement
- b. Storeys (maximum) 2 storeys
- c. Roof deck Not permitted

# **PART 2.168 – R2-S2 ZONE, TWO FAMILY DWELLING/SMALL LOT (TWO STOREY) DISTRICT**

## **2.168.5 Setbacks and Projections**

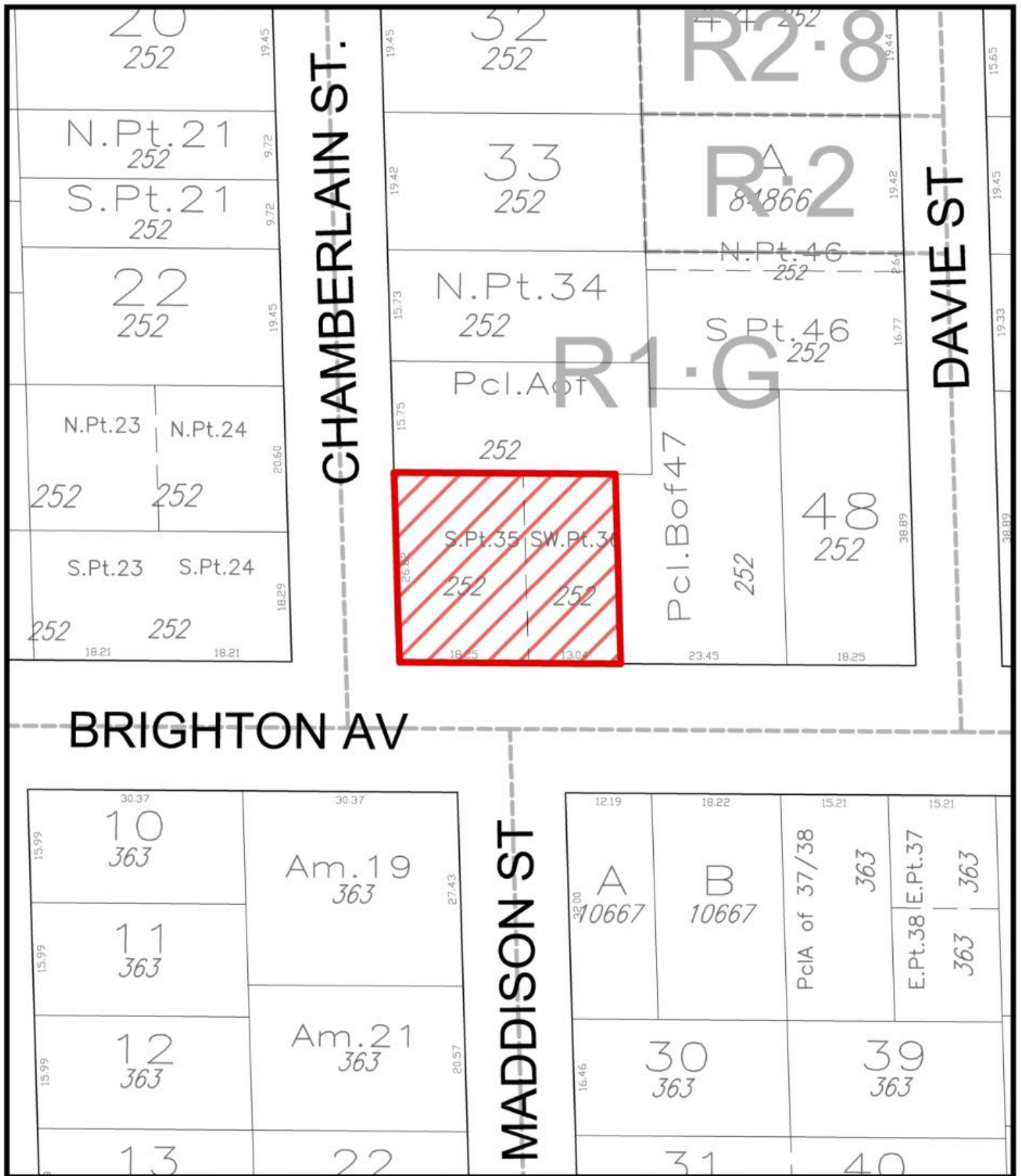
- |  |  |
|--|--|
| a. <u>Front yard setback</u> (minimum)                               | 7.5m   |
| Except for the following maximum projections into the setback:       |  |
| • Steps less than 1.7m in <u>height</u>                              | 2.5m   |
| • Porches and ramps  | 2.5m   |
| b. <u>Rear yard setback</u> (minimum)                                | 10.47m or 35% of <u>lot depth</u> whichever is greater   |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width whichever is greater |
| d. Eave projections into <u>setback</u> (maximum)                    | 0.75m  |

## **2.168.6 Site Coverage, Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 62% |

## **2.168.7 Vehicle and Bicycle Parking**

- |                                |  |
|--------------------------------|--|
| a. Vehicle and bicycle parking | Subject to the regulations in Schedule "C" |
|--------------------------------|--|



1005 Chamberlain Street  
Rezoning No.00834

