#### NO. 18-032

#### A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-44 Zone, Collinson Restricted Conversion District, and to rezone land known as 1122 Collinson Street from the R1-B Zone, Single Family Dwelling District to the R1-44 Zone, Collinson Restricted Conversion District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1131)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 1 DETACHED DWELLING ZONES</u> by adding the following words:

"1.139 R1-44 Collinson Restricted Conversion District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.138 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 1122 Collinson Street, legally described as Lot 13, Section 3 Fairfield Farm Estate Victoria City Plan 826 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-44 Zone, Collinson Restricted Conversion District.

READ A FIRST TIME the	12 <sup>th</sup>	day of	April	2018
READ A SECOND TIME the	12 <sup>th</sup>	day of	April	2018
Public hearing held on the		day of		2018
READ A THIRD TIME the		day of		2018
ADOPTED on the		day of		2018

#### Schedule 1

## PART 1.139 – R1-44 ZONE, COLLINSON RESTRICTED CONVERSION DISTRICT

#### 1.139.1 Permitted Uses in this Zone

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

- a. <u>Single family dwelling</u> with no more than one of the following accessory uses: <u>Secondary suite</u>; or <u>Garden suite</u> subject to the regulations in Schedule "M"
- b. <u>Multiple dwelling</u> created through a <u>house conversion</u> of a <u>building</u> constructed prior to 1931, with no more than six self-contained dwelling units
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory buildings subject to the regulations in Schedule "F"
- e. Public building

### 1.139.2 Lot Area

a. Lot area (minimum) 613m<sup>2</sup>

b. <u>Lot</u> width (minimum) 16m

## 1.139.3 Floor Area, Floor Space Ratio of the Principal Building

a. Floor area, of all floor levels combined (minimum) 70m<sup>2</sup>

b. Floor <u>area</u> for a <u>single family dwelling</u>, of the first and second <u>storeys</u> combined (maximum)

c. Floor <u>area</u> for a <u>single family dwelling</u>, of all floor levels 300m<sup>2</sup> combined (maximum)

d. Floor <u>area</u> for a <u>multiple dwelling</u>, of all floor levels 355m<sup>2</sup> combined (maximum)

e. Floor <u>area</u> for individual <u>dwelling units</u> for <u>multiple</u> 29m<sup>2</sup> dwelling (minimum)

f. Public buildings Not applicable

### 1.139.4 Height, Storeys

a. Principal <u>building height</u> (maximum) 7.6m in <u>height</u> and 2 <u>storeys</u> for

a single family dwelling

b. <u>Public building</u> (maximum) 11m in <u>height</u> and 3 <u>storeys</u>

c. Roof deck Not permitted

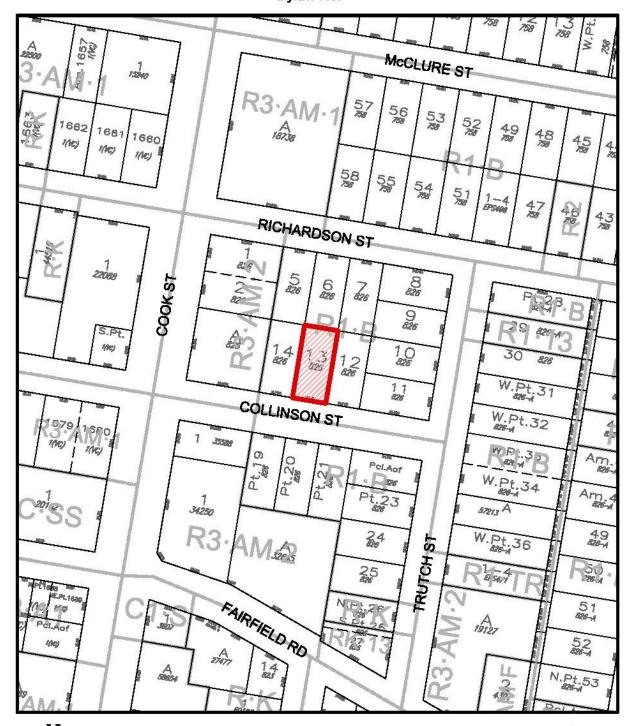
Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

## Schedule 1

# PART 1.139 – R1-44 ZONE, COLLINSON RESTRICTED CONVERSION DISTRICT

1.139.5 Setbacks, Projections				
a.	Front yard setback (minimum)  Except for the following maximum projections into the setback:	7.5m		
	<ul> <li>Steps less than 1.7m in <u>height</u></li> </ul>	2.5m		
	• porch	1.6m		
b.	Rear yard setback (minimum)	7.5m or 25% of lot depth whichever is greater		
C.	Side yard setback from interior lot lines (minimum)	1.5m or 10% of the <u>lot</u> width whichever is greater 3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear		
		lane		
d.	Combined side yard setbacks (minimum)	4.5m		
e.	Eave projection into setback (maximum)	0.75m		
1.139.6 Site Coverage				
a.	Site Coverage (maximum)	40%		
1.139.7 Vehicle and Bicycle Parking				
a.	Vehicle parking (minimum)	Subject to the regulations in Schedule "C"		

## Bylaw No. 18-032







1122 Collinson Street Rezoning No.00591