

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-S29 Restricted Small Lot (Oswego Street) District, and to rezone land known as 425 Oswego Street from the R3-2 Zone, Multiple Dwelling District to the R1-S29 Restricted Small Lot (Oswego Street) 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. 1153)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – Detached Dwelling Zones by adding the following words:

“1.143 R1-S29, Restricted Small Lot (Oswego Street) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.142 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 425 Oswego Street, legally described as Lot 3 of Lot 1904, Victoria City (PID 009-402-730), and shown hatched on the attached map, is removed from the R3-2 Zone, Multiple Dwelling District, and placed in the R1-S29 Restricted Small Lot (Oswego Street) District.

READ A FIRST TIME the	day of	2018
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READ A SECOND TIME the	day of	2018
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Public hearing held on the	day of	2018
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READ A THIRD TIME the	day of	2018
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ADOPTED on the	day of	2018
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CITY CLERK

MAYOR

PART 1.143 – R1-S29 ZONE, RESTRICTED SMALL LOT (OSWEGO STREET) DISTRICT

1.143.1 Permitted Uses in this Zone

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

- a. Single family dwelling;
- b. Home occupation subject to the regulations in Schedule “D”;
- c. A maximum of two garage sales in any calendar year.

1.143.2 Lot Area

- a. Lot area (minimum) 160m²
- b. Frontage of a lot on a street (minimum) 9m average lot width

1.143.3 Height, Roof Deck

- a. Building height (maximum) 7.70m
- b. Roof Deck not permitted

1.143.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 150m²
- b. Floor space ratio (maximum) 0.6:1

1.143.5 Setbacks, Projections

- a. Front yard setback (minimum) 2.7m
 - i. an entrance porch and steps may project into front yard setback by a maximum of 0.5m with a maximum height of 1.7m, including any vertical enclosures to the porch and steps, and
 - ii. any roof to the porch and steps may have a maximum projection into the front yard setback of 0.5m if it is unsupported by vertical supports
- b. Rear yard setback (minimum) 4.3m
- c. Side yard setback (minimum) (south) 1.2m
- d. Side yard setback (minimum) (north) 2.25m

**PART 1.143 – R1-S29 ZONE, RESTRICTED SMALL LOT (OSWEGO STREET)
DISTRICT**

1.143.6 Site Coverage, Open Site Space

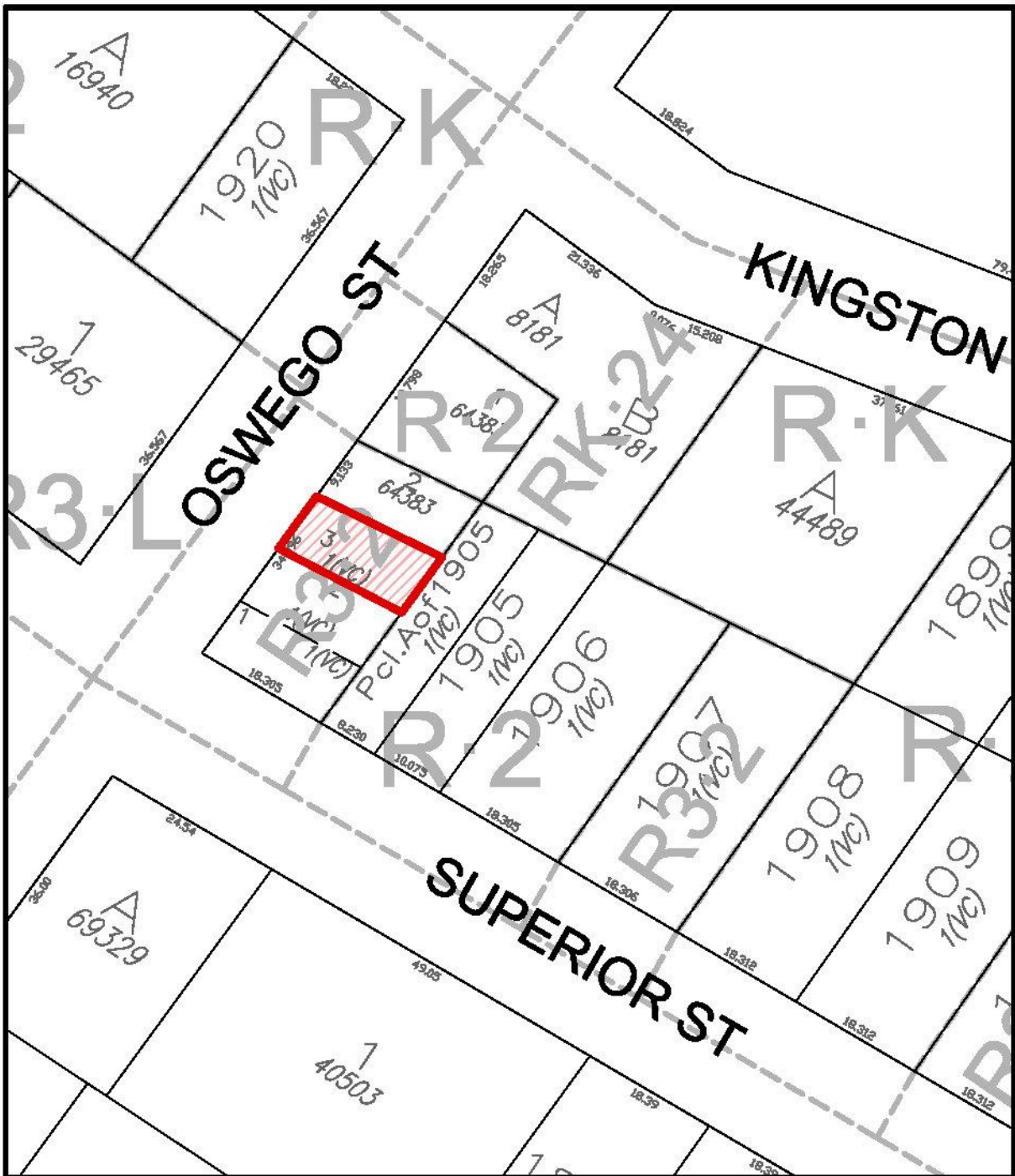
- a. Site Coverage (maximum) 40%

1.143.7 Parking

Subject to the regulations in Schedule “C”

1.143.8 Outdoor Features

- a. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower.



425 Oswego Street
Rezoning No.00576

