NO. 18-019

A BYLAW OF THE CITY OF VICTORIA

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

- Creating the R2-56 Zone, Superior Street Conversion District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone. Superior Street Accommodation District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District:
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R2-56 Zone, Superior Street Conversion District;
- Repeal Bylaw 90-81 creating the T-15 Zone, Superior Street Transient Accommodation District.

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

Title

1. This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1141)".

Rezoning

- 2. Bylaw No. 80-109, 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:
 - "2.147 R2-56 Superior Street Conversion District"
- 3. The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.146 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 224 Superior Street, legally described as Lot 1937, Victoria City, and 4. Lot 1938, Victoria City and shown hatched on the attached map, is removed from the T-15 Zone, Superior Street Accommodation District, and:
 - that portion of the lot marked "R2-56" on the attached map is placed in the R2-(a) 56. Superior Street Conversion District: and
 - that portion of the lot marked "R1-S2" on the attached map is placed in the R1-S2 (b) Zone, Restricted Small Lot (Two Storey) District.

Repeal

- 5. Bylaw No. 90-81, the Zoning Regulation Bylaw, Amendment Bylaw (No. 293) is repealed.
- 6. Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 5 – Transient Accommodation Zones by deleting the following words:
 - T-15 Superior Street Transient Accommodation"

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

CITY CLERK MAYOR

Schedule 1

PART 2.147 - R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT

2.147.1 Permitted Uses in this Zone

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

- Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. <u>Multiple dwelling</u> created through a <u>house conversion</u> of a <u>building</u> constructed prior to 1900, with no more than four <u>self-contained dwelling units</u>
- c. Home occupation subject to the regulations in Schedule "D"

2.147.2 Lot Area		
	a.	Lot area (minimum)

945m²

2.147.3 Floor Space Ratio

a. Floor space ratio (maximum)

0.5:1

2.147.4 Height, Storeys

a. Principal building height (maximum)

7.6m

b. Storeys (maximum)

2

2.147.5 Setbacks, Projections

a. Front yard setback (minimum)

11m

Except for the following maximum projections into the setback:

Steps less than 1.7m in <u>height</u>

2.5m

porch

2.5m

b. Rear yard setback (minimum)

4.0m

c. Side yard setback - west (minimum)

3.65m

d. Side yard setback - east (minimum)

3.00m

2.147.6 Site Coverage, Open Site Space

a. Site Coverage (maximum)

30%

Words that are $\underline{underlined}$ see definitions in Schedule "A" of the Zoning Regulation Bylaw

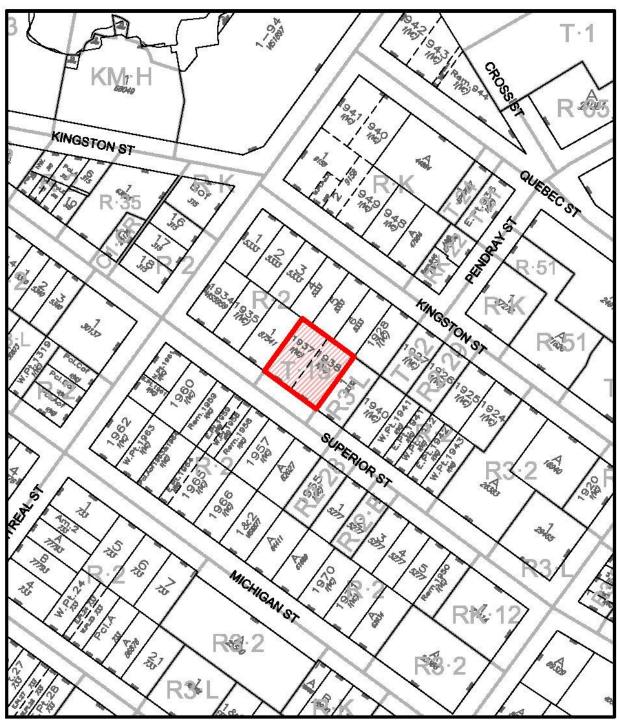
Schedule 1 PART 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT

2.147.7 Vehicle and Bicycle Parking

a. <u>Vehicle and bicycle parking</u> (minimum) Subject to the regulations in

Schedule "C" except as otherwise specified by regulations in this Part

b. Multiple dwelling (vehicle parking - minimum) 1 per unit





224 Superior Street Rezoning No.00582

