

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-47 Zone, Washington Cottage Cluster District, and to rezone land known as 3103 Washington Avenue from the R1-B Zone, Single Family Dwelling District to the R1-47 Zone, Washington Cottage Cluster 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. 1146)”.
- 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:

“1.142 R1-47, Washington Cottage Cluster District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.141 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 3103 Washington Avenue, legally described as PID 006-423-434, Lot 6, Section 4, Victoria District, Plan 2214 except Plan EPP61125 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-47 Zone, Washington Cottage Cluster District.

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

**PART 1.142 – R1-47 ZONE, WASHINGTON COTTAGE CLUSTER DISTRICT**

**1.142.1 Definitions**

In this Part, “cottage cluster” means four single family dwellings on one lot

**1.142.2 Permitted Uses in this Zone**

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Cottage Cluster, subject to the regulations contained in this Part

**1.142.3 Lot Area**

- a. Lot area (minimum) 899m<sup>2</sup>
- b. Lot width (minimum) 22m average lot width

**1.142.4 Floor Area**

- a. Total floor area, of all buildings combined (maximum) 634m<sup>2</sup>

**1.142.5 Height, Storeys**

- a. Building height (maximum) 7.45m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

**1.142.6 Setbacks, Projections**

- a. Front yard setback (minimum) 2.00m
- b. Rear yard setback (minimum) 2.75m
- c. Side yard setback from interior lot lines (minimum) 1.50m
- d. Separation space between buildings (minimum) 4.50m

**PART 1.142 – R1-47 ZONE, WASHINGTON COTTAGE CLUSTER DISTRICT**

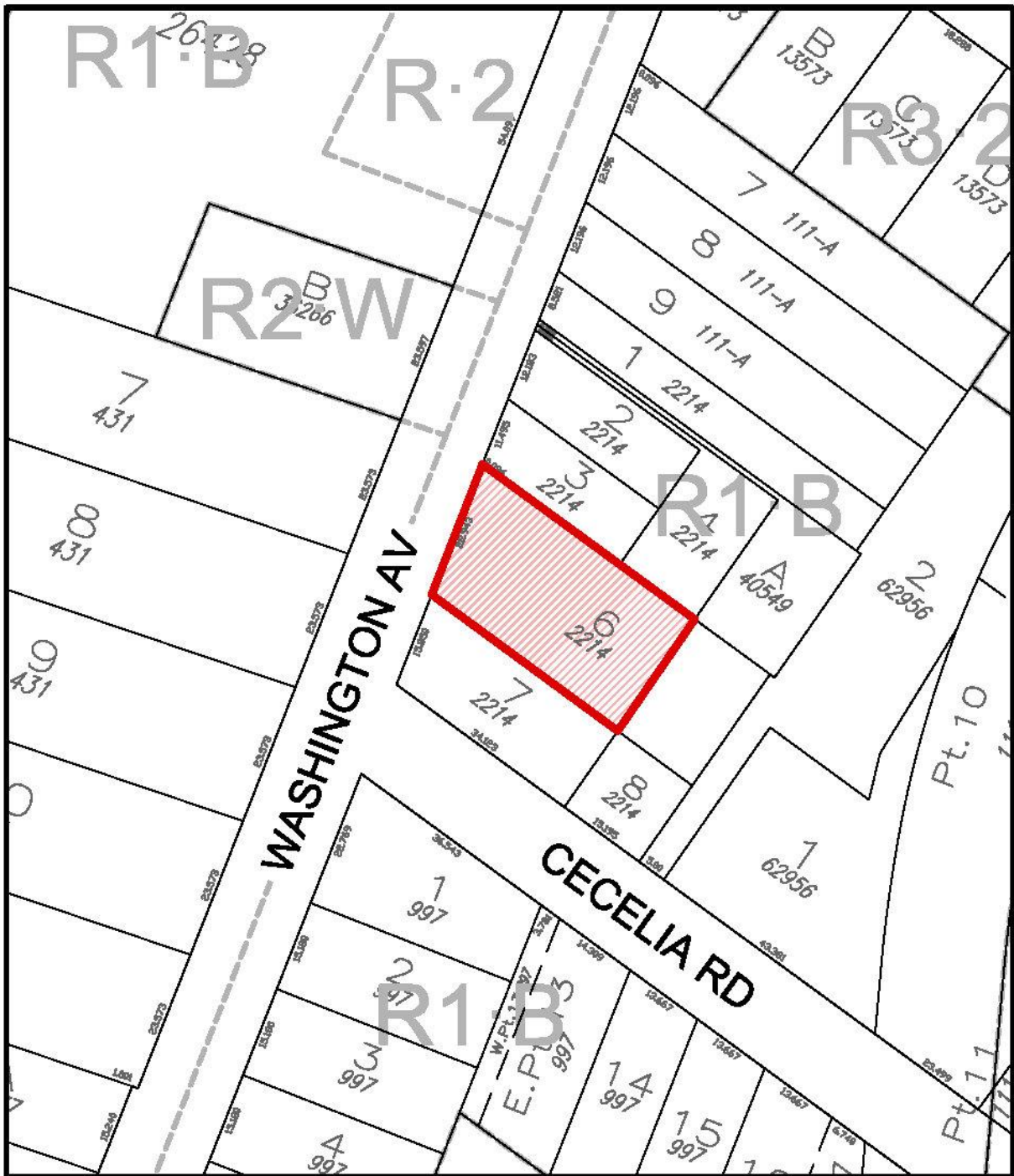
**1.142.7 Site Coverage, Open Site Space, Number of Buildings**

- a. Site Coverage (maximum) 33.50%
- b. Open site space (minimum) 49%
- c. Notwithstanding section 19 of the General Regulations, there may be four buildings erected or used on one lot

**1.142.8 Vehicle and Bicycle Parking**

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Appendix 1 to Bylaw No. 18-031



3103 Washington Avenue  
Rezoning No.00614

