

NO. 18-031

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 **28th** day of **June** 2018

READ A SECOND TIME the **28th** day of **June** 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) 899m²
- b. Lot width (minimum) 22m average lot width

1.142.4 Floor Area

- a. Total floor area, of all buildings combined (maximum) 634m²

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

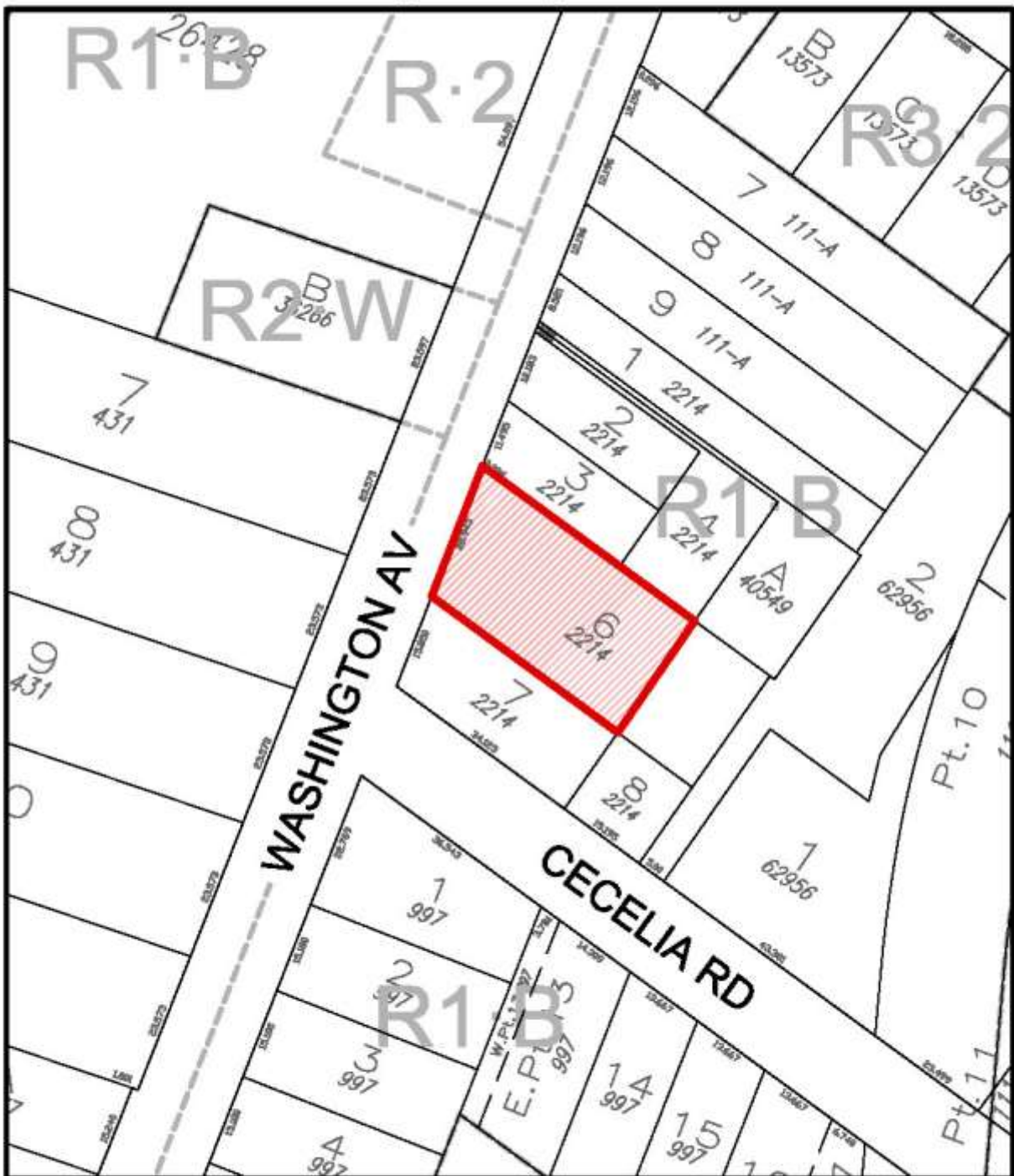
PART 1.142 – R1-47 ZONE, WASHINGTON COTTAGE CLUSTER DISTRICT**1.142.7 Site Coverage, Open Site Space, Number of Buildings**

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

1.142.8 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|---|
| a. <u>Vehicle parking</u> (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

