

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	12th	day of	July	2018
READ A THIRD TIME the	12th	day of	July	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

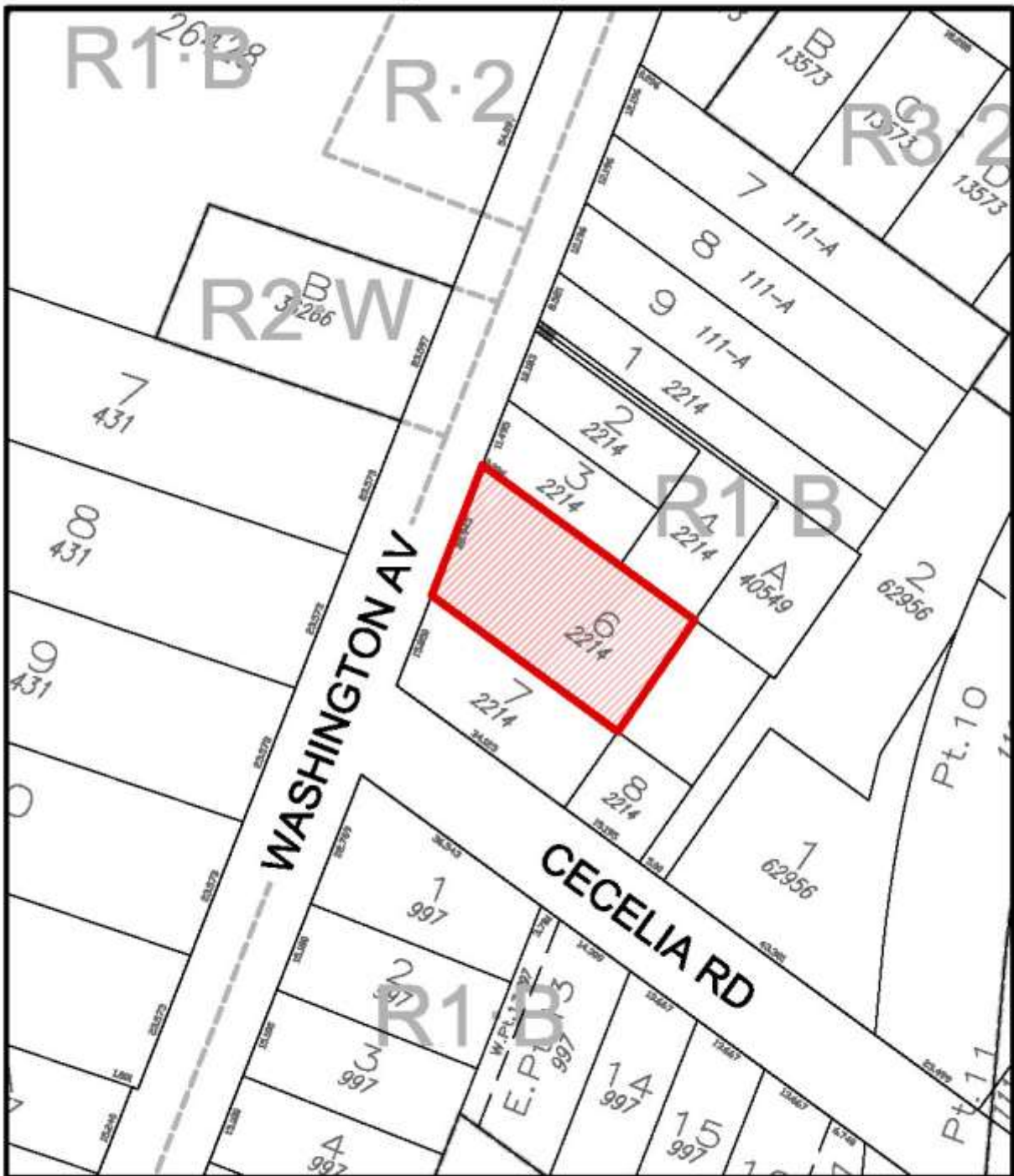
1.142.7 Site Coverage, Open Site Space, Number of Buildings

- a. 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

