

NO. 17-015

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw for the R1-8 Zone, Montreal Day Care District, to add as a permitted use a day care that accommodates not more than 32 children and adding regulations relating to floor area, building height, setbacks, site coverage and parking.

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.1071)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in Schedule B, Part 1.61 [*R1-8 Zone, Montreal Day Care District*] as follows:
 - (a) by repealing Sections 1, 2 and 3 and replacing those Sections with the following new Sections in Schedule 1 of this Bylaw:

"Sections 1.61.1 through 1.61.6."

READ A FIRST TIME the	13th	day of	April	2017
READ A SECOND TIME the	13th	day of	April	2017
Public hearing held on the	27th	day of	April	2017
READ A THIRD TIME the	27th	day of	April	2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

Schedule 1
PART 1.61 – R1-8 ZONE, MONTREAL DAY CARE DISTRICT

1.61.1 Permitted Uses in this Zone

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

- a. All of the uses permitted in the R1-B Zone, Single Family Dwelling District.
- b. A day care that accommodates not more than 32 children

1.61.2 General

If the primary use of a Lot is a use permitted in the R1-B, Single Family Dwelling District,

- a. The regulations in the R1-B Zone, Single Family Dwelling District apply
- b. The regulations set out in Parts 1.61.3-1.61.6 do not apply

1.61.3 Floor Area, Lot Area and Lot Width

- | | |
|---|-------------------|
| a. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 300m ² |
| b. Floor <u>area</u> , of all floor levels combined (minimum) | 70m ² |
| c. <u>Lot area</u> (minimum) | 460m ² |
| d. <u>Lot width</u> (minimum average) | 15m |

1.61.4 Height, Roof Decks

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|---|---------------|
| a. Principal <u>building height</u> (maximum) | 8.0m |
| b. <u>Roof deck</u> | Not Permitted |

Schedule 1
PART 1.61 – R1-8 ZONE, MONTREAL DAY CARE DISTRICT

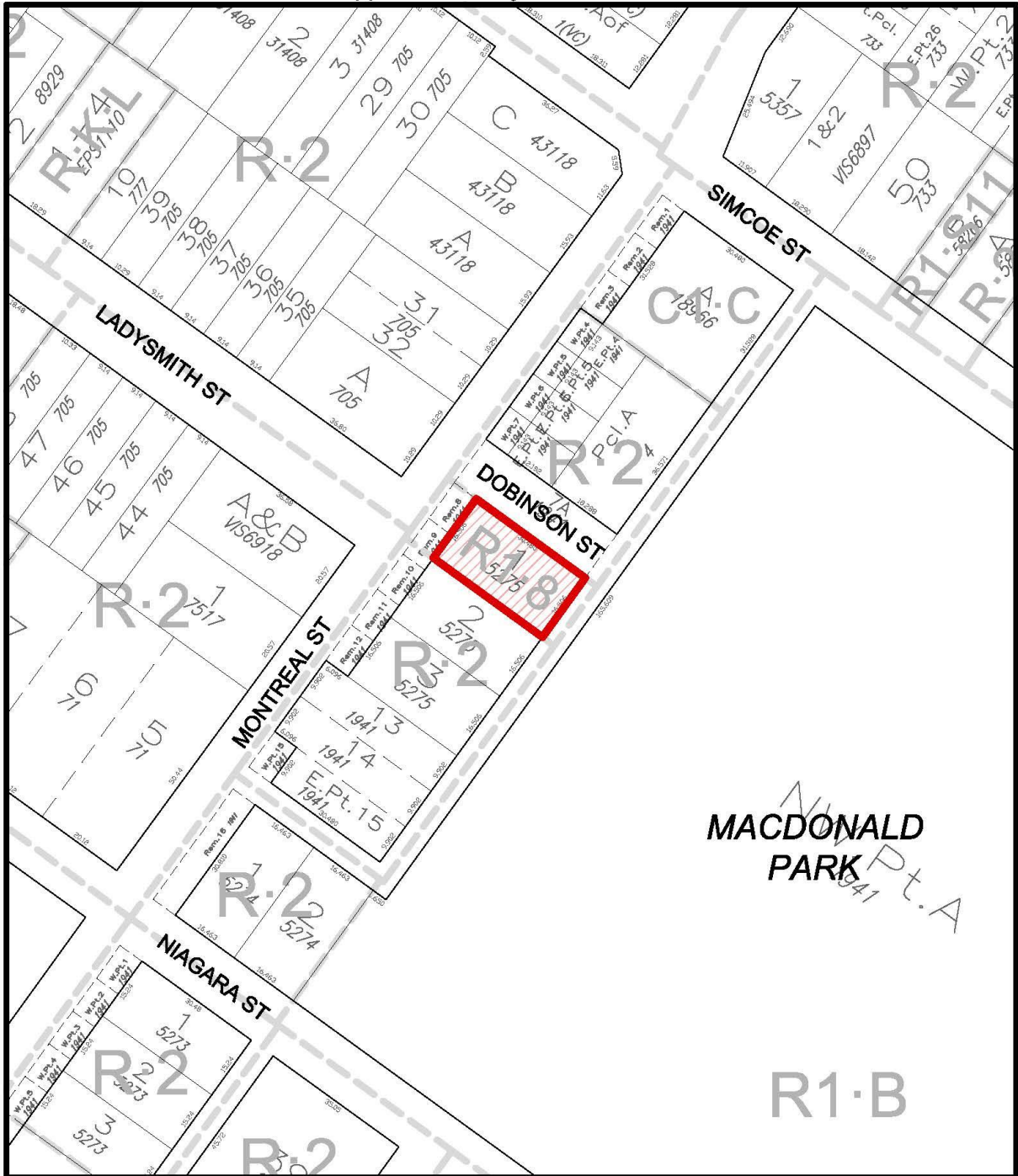
1.61.5 Setbacks, Projections

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|--|-------|
| a. <u>Front yard setback</u> (minimum) | 6.9m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • porch | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.6m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.65m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 1.3m |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.61.6 Vehicle Parking, Bicycle Parking and Site Coverage

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|-------------------------------------|--|
| a. Vehicle parking for a day care | No parking required |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |
| c. <u>Open site space</u> (minimum) | 40% |

Appendix 1 to Bylaw No. 17-015



149 Montreal Street
Rezoning #00458

