

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-B-M Zone, Single Family Dwelling (McClure Street) District, and to rezone land known as 1150 McClure Street from the R1-B Zone, Single Family Dwelling District, to the R1-B-M Zone, Single Family Dwelling (McClure Street) 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. 1176)”.
- 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:

“1.144 R1-B-M, Single Family Dwelling (McClure Street) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.143 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1150 McClure Street, legally described as PID: 008-653-356, LOT 13, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 758 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-B-M Zone, Single Family Dwelling (McClure Street) District.

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2019
Public hearing held on the	day of	2019
READ A THIRD TIME the	day of	2019
ADOPTED on the	day of	2019

CITY CLERK

MAYOR

PART 1.144 – R1-B-M ZONE, SINGLE FAMILY DWELLING (MCCLURE STREET) DISTRICT

1.144.1 Permitted Uses in this Zone

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

- a. Single family dwelling with no more than one of the following accessory uses:
 - i. Garden suite subject to the regulations in Schedule “M”; or
 - ii. Roomers and/ or Boarders up to a maximum of 4; or
 - iii. Up to two basement level dwelling units each of which must have individual and direct access to the grade
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory buildings subject to the regulations in Schedule “F”
- d. Private garage

1.144.2 Lot Area, Lot Width

- a. Lot area (minimum) 670m²
- b. Lot width (minimum) 18.2m average lot width

1.144.3 Floor Area of the Principal Building

- a. Floor area (maximum) 401m²
- b. Floor area of a dwelling unit permitted under 1.144.1.a.iii (maximum) 90m²

1.144.4 Height, Storeys

- a. Residential building (maximum) 8.98m
- b. Storeys (maximum) 2
- c. Roof deck Not Permitted

PART 1.144 – R1-B-M ZONE, SINGLE FAMILY DWELLING (MCCLURE STREET) DISTRICT

1.144.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • steps less than 1.7m in <u>height</u> | 2.5m |
| b. <u>Rear yard setback</u> (minimum) | 11.2m |
| c. <u>Side yard setback</u> – from east interior <u>lot line</u> (minimum) | 1.8m |
| d. <u>Side yard setback</u> – from west interior <u>lot line</u> (minimum) | 2.6m |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.144.6 Site Coverage

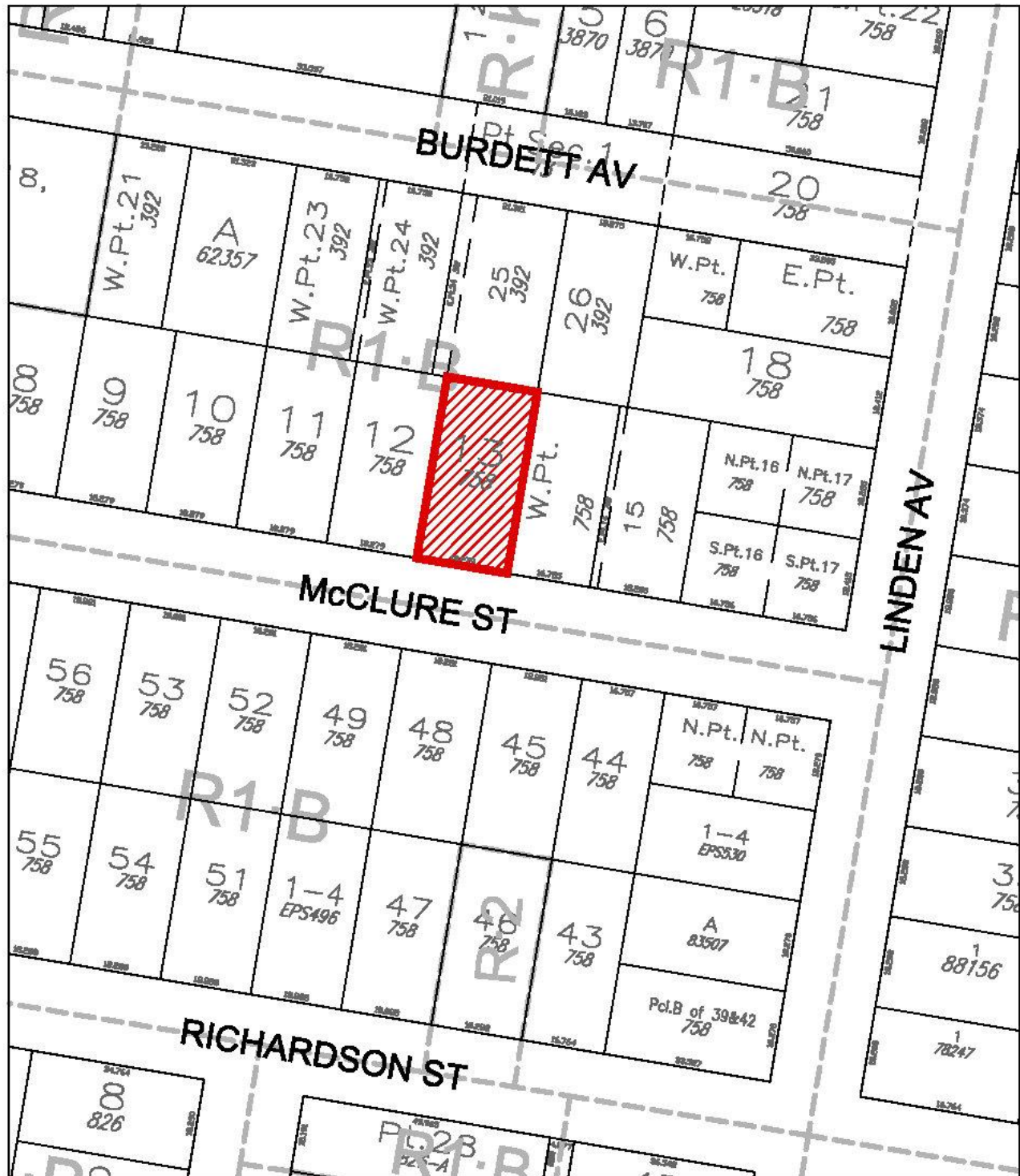
- | | |
|-----------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 33% |
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1.144.7 Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Vehicle parking spaces on a lot (minimum) | 1 |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

1.144.8 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.144.5 apply to <u>outdoor features</u> as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |



1150 McClure Street
Rezoning No.00652

