NO. 19-041

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	**28th**	day of	**March**	2019
READ A SECOND TIME the	**28th**	day of	**March**	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)	670m^2
b. Lot width (minimum)	18.2m average lot width

1.144.3 Floor Area of the Principal Building

a. Floor area (maximum)	401m^2
b. Floor area of a dwelling unit permitted under 1.144.1.a.iii (maximum)	90m^2

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

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

1.144.6 Site Coverage

a. Site coverage (maximum)	33%

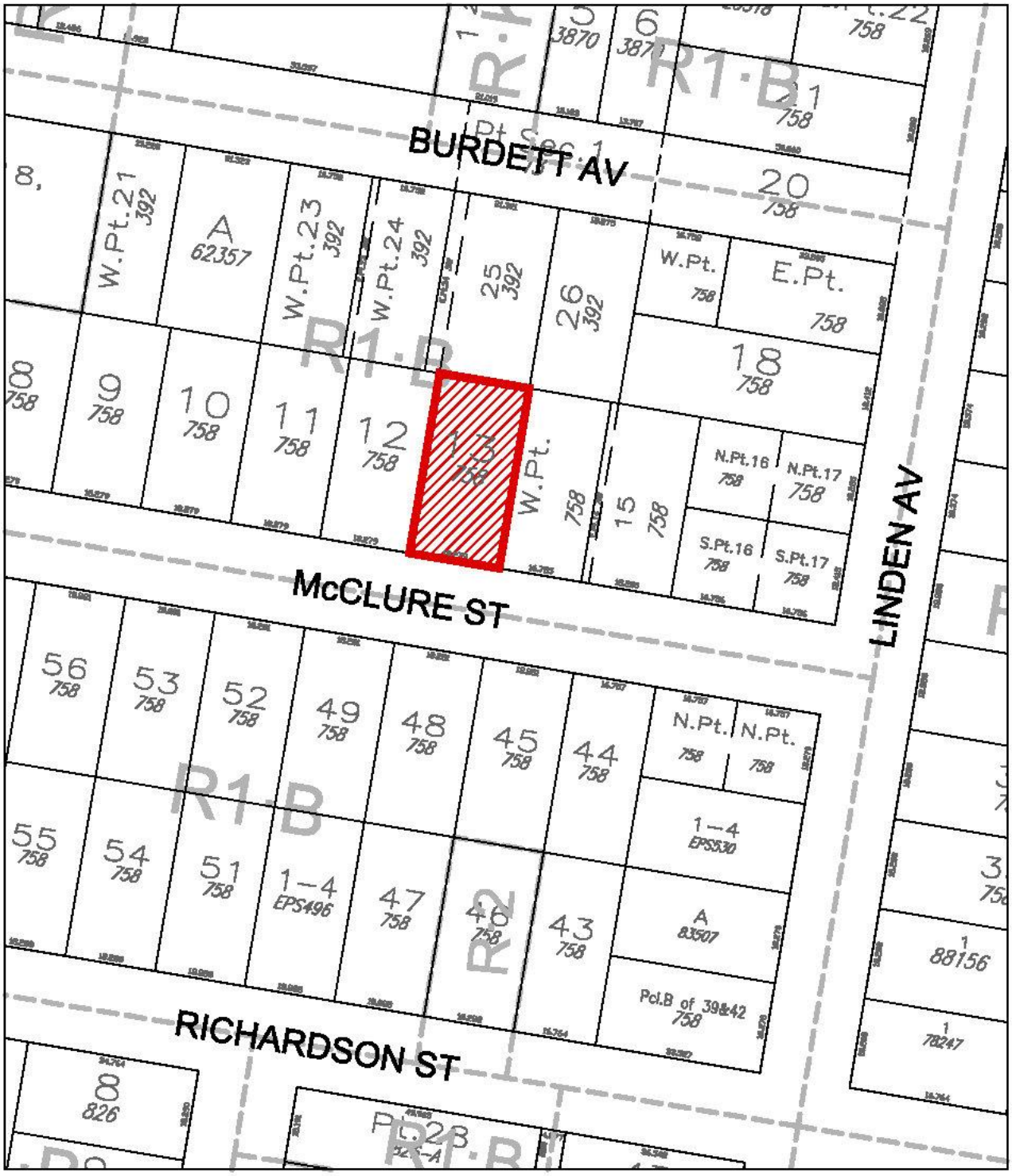
1.144.7 Parking

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

a. The setbacks set out in section 1.144.5 apply to outdoor features as though they are buildings

b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower



N

1150 McClure Street
Rezoning No.00652

CITY OF VICTORIA