

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- Creating the R2-56 Zone, Superior Street Conversion District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R2-56 Zone, Superior Street Conversion District;
- Repeal Bylaw 90-81 creating the T-15 Zone, Superior Street Transient Accommodation District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1141)”.

Rezoning

- 2 Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 2 – Attached Dwelling Zones by adding the following words:

“2.147 R2-56 Superior Street Conversion District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.146 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 224 Superior Street, legally described as Lot 1937, Victoria City, and Lot 1938, Victoria City as shown hatched on the attached map, is removed from the T-15 Zone, Superior Street Accommodation District, and:
 - (a) that portion of the lot marked “R2-56” on the attached map is placed in the R2-56, Superior Street Conversion District; and
 - (b) that portion of the lot marked “R1-S2” on the attached map is placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

Repeal

- 5 Bylaw No. 90-81, the Zoning Regulation Bylaw, Amendment Bylaw (No. 293) is repealed.
- 6 Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 5 – Transient Accommodation Zones by deleting the following words:

“5.15 T-15 Superior Street Transient Accommodation”

READ A FIRST TIME the day of 2019

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 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT**2.147.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling created through a house conversion of a building constructed prior to 1900, with no more than four self-contained dwelling units
- c. Home occupation subject to the regulations in Schedule “D”

2.147.2 Lot Area

- a. Lot area (minimum) 945m²

2.147.3 Floor Space Ratio

- a. Floor space ratio (maximum) 0.5:1

2.147.4 Height, Storeys

- a. Principal building height (maximum) 7.6m
- b. Storeys (maximum) 2

2.147.5 Setbacks, Projections

- a. Front yard setback (minimum) 11m

Except for the following maximum projections into the setback:

- Steps less than 1.7m in height 2.5m
 - porch 2.5m
- b. Rear yard setback (minimum) 4.0m
 - c. Side yard setback - west (minimum) 3.65m
 - d. Side yard setback - east (minimum) 3.00m

2.147.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 30%

PART 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT

2.147.7 Vehicle and Bicycle Parking

- a. Vehicle and bicycle parking (minimum)

Subject to the regulations in
Schedule “C”.

