

NO. 19-074

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-58 Zone, Toronto Street Conversion District, and to rezone land known as 589 Toronto Street from the R-2 Zone, Two Family Dwelling District, to the R2-58 Zone, Toronto Street Conversion 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. 1196)”.
- 2 Bylaw No. 80-159, 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:

“2.152 R2-58 Zone, Toronto Street Conversion District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.151 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 589 Toronto Street, legally described as PID: 003-542-823 Lot 7, Beckley Farm, Victoria, Plan 887, and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R2-58 Zone, Toronto Street Conversion District.

READ A FIRST TIME the **19th** day of **September** 2019

READ A SECOND TIME the **19th** day of **September** 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 2.152 – R2-58 ZONE, TORONTO STREET CONVERSION DISTRICT**2.152.1 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 1928 with no more than three self-contained dwelling units
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings, subject to the regulations in Part 2.152.8, and for matters not regulated under Part 2.152.8, the regulations in Schedule “F”.

2.152.2 Lot Area

- | | |
|------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 423m ² |
|------------------------------|-------------------|

2.152.3 Floor Area, Floor Space Ratio

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|---|--------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.55:1 |
| b. Floor <u>area</u> per <u>dwelling unit</u> (minimum) | 38.5m ² |

2.152.4 Height, Storeys

- | | |
|---|-------------------|
| a. Principal <u>building height</u> (maximum) | 9.8m |
| b. <u>Storeys</u> (maximum) | 2.5 |
| c. <u>Roof deck</u> | permitted |
| d. Area of <u>roof deck</u> (maximum) | 2.7m ² |

2.152.5 Setbacks, Projections

- | | |
|---|-------|
| a. <u>Setback</u> from the <u>lot line</u> along Toronto Street (minimum) | 3.95m |
| b. <u>Rear yard setback</u> (minimum) | 4.6m |
| c. <u>Side yard setback</u> – East (minimum) | 2.85m |
| d. <u>Side yard setback</u> – West (minimum) | 2.51m |
| e. Combined <u>side yard setback</u> (minimum) | 5.36m |

PART 2.152 – R2-58 ZONE, TORONTO STREET CONVERSION DISTRICT**2.152.6 Site Coverage, Open Site Space**

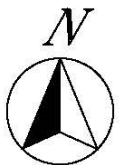
- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 60% |

2.152.7 Vehicle and Bicycle Parking

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|---|--|
| a. <u>Vehicle and bicycle parking</u> (minimum) | No parking is required for buildings constructed prior to 1928 |
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2.152.8 Accessory Building Regulations

- | | |
|--|-------|
| a. <u>Rear Yard Setback</u> (minimum) | 0.3m |
| b. <u>Side Yard Setback – East</u> (minimum) | 0.37m |
| c. Separation space between an <u>accessory building</u> and the principal <u>building</u> (minimum) | 1.73m |



589 Toronto Street
Rezoning No.0061

