

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	10th	day of	October	2019
READ A THIRD TIME the	10th	day of	October	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. Lot area (minimum) 423m²

2.152.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.55:1
- b. Floor area per dwelling unit (minimum) 38.5m²

2.152.4 Height, Storeys

- a. Principal building height (maximum) 9.8m
- b. Storeys (maximum) 2.5
- c. Roof deck permitted
- d. Area of roof deck (maximum) 2.7m²

2.152.5 Setbacks, Projections

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

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

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|-------------------------------------|-----|
| 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

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

