

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RK-VW2 Zone, Vic West Attached Dwelling (Double Row – General Area) District, and to rezone land known as 208/210 Wilson Street, 220 Wilson Street, 230 Wilson Street and 240/242 Wilson Street from the R-2 Zone, Two Family Dwelling District to the RK-VW2 Zone, Vic West Attached Dwelling (Double Row – General Area) 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. 1204)”.
- 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:

“2.153 RK-VW2 Zone, Vic West Attached Dwelling (Double Row – General Area) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.153 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 208/210 Wilson Street, 220 Wilson Street, 230 Wilson Street and 240/242 Wilson Street, legally described as;

PID: 003-141-497
Lot 1, Section 31, Esquimalt District, Plan 23713

PID: 008-923-311
Lot 74, Block L, Section 31, Esquimalt District, Plan 549

PID: 002-025-183
Lot 75, Block L, Section 31, Esquimalt District, Plan 549

PID: 017-393-302
Strata Lot 1, Section 31, Esquimalt District, Strata Plan VIS2123

PID: 017-393-311
Strata Lot 2, Section 31, Esquimalt District, Strata Plan VIS2123

Common Property Strata Plan VIS2123;

and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the RK-VW2 Zone, Vic West Attached Dwelling (Double Row – General Area) District.

READ A FIRST TIME the **10th** day of **October** 2019

READ A SECOND TIME the **10th** day of **October** 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 2.153 – RK-VW2 ZONE, VIC WEST ATTACHED DWELLING (DOUBLE ROW – GENERAL AREA) DISTRICT

2.153.1 Definitions

In this Part:

- a. “ground-oriented multiple dwelling” means a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level
- b. “residential lock-off unit” means a self-contained dwelling unit within a ground-oriented multiple dwelling with a lesser floor area than that of the principal dwelling unit from which it may be locked off, which must have both independent external access and shared internal access

2.153.2 Permitted Uses in this Zone

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

- a. all uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. all 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
- c. attached dwellings
- d. ground-oriented multiple dwellings
- e. residential lock-off unit

2.153.3 Additional Provisions for Attached Dwellings and Ground-Oriented Multiple Dwellings

- a. For attached dwellings and ground-oriented multiple dwellings:
 - i. in this Part, “Street Boundary”, “Street Frontage” or “Street Line” means the boundary between a lot and a street provided that where a lot is bounded either in whole or in part by more than one street, the street boundary shall be deemed to be the widest boundary of the lot abutting a street, or when two or more boundaries are equal, the boundary the lot has in common with the widest of the abutting streets
 - ii. any building on the lot used as an attached dwelling or ground-oriented multiple dwelling shall be constructed so that the longest face of the building runs parallel to the street boundary

2.153.4 Lot Area, Number of Buildings

- a. Lot area (minimum) 1,185m²
- b. Lot width (minimum) 30m
- c. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part

PART 2.153 – RK-VW2 ZONE, VIC WEST ATTACHED DWELLING (DOUBLE ROW – GENERAL AREA) DISTRICT

2.153.5 Floor Space Ratio

- | | |
|---------------------------------------|--------|
| b. <u>Floor space ratio</u> (maximum) | 0.85:1 |
|---------------------------------------|--------|

2.153.6 Height, Storeys

- | | |
|---|------|
| a. Principal <u>building height</u> (maximum) | 8.2m |
| b. <u>Storeys</u> (maximum) | 2.5 |

2.153.7 Setbacks, Separation Space

- | | |
|---|--|
| a. <u>Front yard setback</u> (minimum) | 3.5m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | |
| i. where there is no laneway located to the rear | <u>Building</u> closest to front <u>lot line</u> – 1.5m
<u>Building</u> closest to rear <u>lot line</u> – 4m |
| ii. where there is a laneway located to the rear of a site | 1.5m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 1.5m |
| e. <u>Setback</u> for any part of an underground parkade projecting above <u>grade</u> (minimum) | 7.5m or,
3.5m provided that no part of the underground parkade projects higher than any point of the <u>finished grade</u> at the <u>lot line</u> with any adjoining <u>lot</u> used primarily for residential purposes |
| f. Distance between parallel rows of <u>attached dwellings</u> or <u>ground-oriented multiple dwellings</u> (minimum) | 7m |

2.153.8 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



208 - 242 Wilson Street
Rezoning No.00686

