

NO. 19-111

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-59 Zone, Two Family Dwelling (Haultain) District, and to rezone land known as 1210 Haultain Street from the R-2 Zone, Two Family Dwelling District to the R2-59 Zone, Two Family Dwelling (Haultain) 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. 1208)”.
- 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 Zone by adding the following words:

“2.154 R2-59 Zone, Two Family Dwelling (Haultain) 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 1210 Haultain Street, legally described as PID: 000-189-766, Lot 19, Block 1, Sections 4 and 48, Victoria District, Plan 5258, and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R2-59 Zone, Two Family Dwelling (Haultain) District.

READ A FIRST TIME the **14th** day of **November** 2019

READ A SECOND TIME the **14th** day of **November** 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 2.154 – R2-59 ZONE, TWO FAMILY DWELLING (HAULTAIN) DISTRICT**2.154.1 Permitted Uses in this Zone**

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

- a. Two family dwelling subject to the regulations in this Part
- b. 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

2.154.2 Lot Area, Lot Width

- a. Lot area (minimum) 550m²
- b. Lot area for each dwelling unit (minimum) 275m²
- c. Lot width (minimum) 15m average lot width

2.154.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.5:1
- b. Floor area per dwelling unit (minimum) 46m²
- c. Floor area, for the first and second storeys combined (maximum) 280m²
- d. Floor area, of all floor levels combined (maximum) 380m²

2.154.4 Height, Storeys

- a. Two family dwelling building (maximum) 7.6m in height and 2 storeys if the building does not have a basement

7.6m in height and 1 ½ storeys if the building has a basement
- b. Roof deck Not permitted

PART 2.154 – R2-59 ZONE, TWO FAMILY DWELLING (HAULTAIN) DISTRICT**2.154.5 Setbacks, Projections**

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| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| • Steps and <u>porch</u> (maximum) | 3.5m |
| • Bay windows (maximum) | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m or 35% of <u>lot depth</u> whichever is greater |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width whichever is greater

3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot</u> width whichever is greater |
| f. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

2.154.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% of the <u>area</u> of the <u>lot</u> and 33% of the <u>rear yard</u> |

2.154.7 Outdoor Features

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| a. The <u>setbacks</u> set out in section 2.154.5 apply to <u>outdoor features</u> , as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |

2.154.8 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” |

PART 2.154 – R2-59 ZONE, TWO FAMILY DWELLING (HAULTAIN) DISTRICT

