

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-48 Zone, Burdett Conversion District, and to rezone land known as 1139 Burdett Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-48 Zone, Burdett 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. 1207)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1- Detached Dwelling District by adding the following words:

“1.147 R1-48 Zone, Burdett Conversion District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.146 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1139 Burdett Avenue, legally described as PID: 023-276-801, Lot A, Fairfield Farm Estate, Victoria City, Plan VIP62357, and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-48 Zone, Burdett Conversion District.
- 5 The Zoning Regulation Bylaw is amended by adding to Schedule N – Residential Rental Tenure Properties the land known as 1139 Burdett Avenue, legally described as PID: 023-276-801, Lot A, Fairfield Farm Estate, Victoria City, Plan VIP62357.

READ A FIRST TIME the **28th** day of **November** 2019

READ A SECOND TIME the **28th** 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 1.147 – R1-48 ZONE, BURDETT CONVERSION DISTRICT**1.147.1 Permitted Uses in this Zone**

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

- a. 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. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

1.147.2 Lot Area, Floor Space Ratio

- | | |
|---------------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 780m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.54:1 |

1.147.3 Height, Storeys

- | | |
|---|-----------|
| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2.5 |
| c. <u>Roof deck</u> | Permitted |

1.147.4 Setbacks, Projections

- | | |
|--|--|
| a. <u>Front yard setback</u> (minimum) | 7.50m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • Steps less than 1.7m in <u>height</u> | 2.50m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m or 25% 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 |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

PART 1.147 – R1-48 ZONE, BURDETT CONVERSION DISTRICT

1.147.5 Site Coverage, Outdoor Features

- a. Site coverage (maximum) 40%
- b. The setbacks set out in Section 1.147.4 apply to outdoor features as though they are buildings
- c. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

1.147.6 Vehicle and Bicycle Parking

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

[NOTE: Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]

