

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-S17, Finlayson Small Lot (Two Storey) District, and to rezone land known as 1302 Finlayson Street from the R1-B Zone, Single Family Dwelling District, to the R1-S17, Finlayson Small Lot (Two Storey) District on the south lot, and to the R1-S2 Zone, Restricted Small Lot (Two Storey) District on the north lot.

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. 1224)”.
- 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 ZONES by adding the following words:

“1.148 R1-S17 Finlayson Small Lot (Two Storey)”
- 3 The *Zoning Regulation Bylaw* is also amended by adding to Schedule B after Part 1.147 the provisions contained in Schedule 1 of this Bylaw.
- 4 That portion of the land known as 1302 Finlayson Street (legally described as PID: 004-786-378, Lot 15, Block 3, Section 4, Victoria District, Plan 1200) that is shown cross hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.
- 5 That portion of the land known as 1302 Finlayson Street (legally described as PID: 004-786-378, Lot 15, Block 3, Section 4, Victoria District, Plan 1200) that is shown diagonally hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S17, Finlayson Small Lot (Two Storey) District.

READ A FIRST TIME the	day of	2020
READ A SECOND TIME the	day of	2020
Public hearing held on the	day of	2020
READ A THIRD TIME the	day of	2020
ADOPTED on the	day of	2020

CITY CLERK

MAYOR

PART 1.148 – R1-S17 ZONE, FINLAYSON SMALL LOT (TWO STOREY) DISTRICT

1.148.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, subject to the regulations set out in Part 1.23 of the Zoning Regulation Bylaw
- b. Commercial-residential, subject to the regulations set out in Part 1.23 of the Zoning Regulation Bylaw, unless otherwise set out within this Part 1.148.

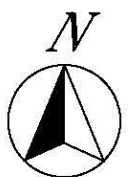
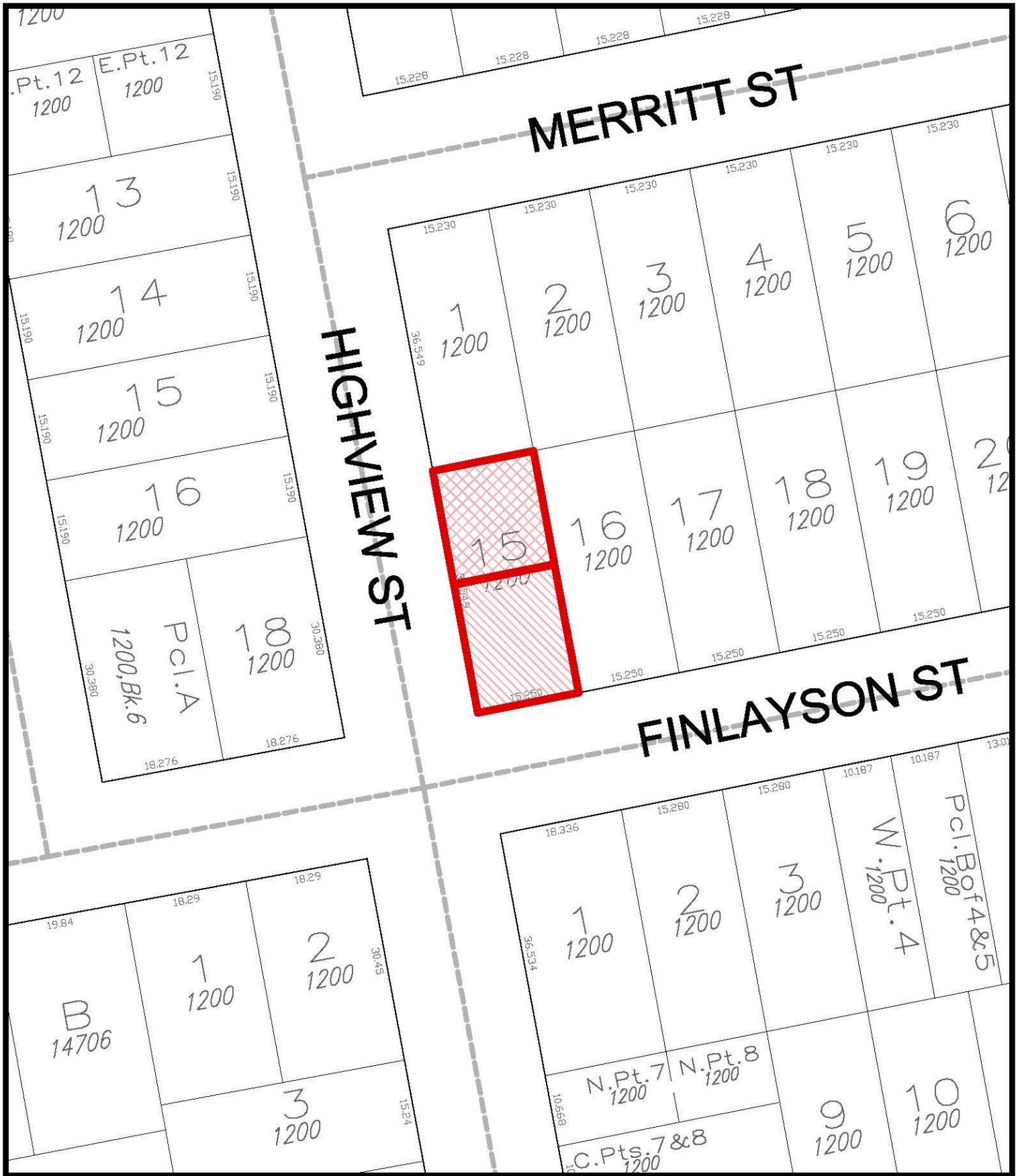
1.148.2 Location and Siting for Commercial-Residential Use

For commercial-residential uses:

- a. The first storey must be used or intended to be used exclusively for the purpose of carrying on a retail use, and
- b. All storeys above the first storey must be used or intended to be used exclusively for the purpose of residential use.

1.148.2 Floor Area and Floor Space Ratio for Commercial-Residential Use

- a. Total floor area (maximum) 212m²
- b. Floor space ratio (maximum) 0.75:1



1302 Finlayson Street
Rezoning No.00687

