

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- Creating the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District;
- Rezoning a portion of the land known as 2920 Prior Street from the R1-B Zone, Single Family Dwelling District to the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District;
- Rezoning a portion of the land known as 2920 Prior Street from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) 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. 1232)”.
- 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:

“1.149 R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.148 the provisions contained in Schedule 1 of this Bylaw as Part 1.149.
- 4 The land known as 2920 Prior Street, legally described as PID: 001-548-514, Lot 104, Block 6, Section 4, Victoria District, Plan 299, and shown on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and:
 - (a) that the portion of the lot shown as cross hatched on the attached map placed in the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District; and
 - (b) that the portion of the lot shown hatched on the attached map placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

READ A FIRST TIME the	17th	day of	September	2020
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READ A SECOND TIME the	17th	day of	September	2020
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Public hearing held on the		day of		2020
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READ A THIRD TIME the		day of		2020
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ADOPTED on the

day of

2020

CITY CLERK

MAYOR

Schedule 1

PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT

1.149.1 Permitted Uses in this Zone

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

- a. Single family dwelling subject to regulations in this part, with no more than one of the following accessory uses:
Secondary suite; or
Garden suite subject to the regulations in this part
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

1.149.2 Lot Area

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|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 545m ² |
| b. <u>Lot</u> width (minimum) | 21m |

1.149.3 Floor Area of the Principle Building, Density

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|---|-------------------|
| a. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 190m ² |
| b. <u>Floor Space Ratio</u> (maximum) | 0.35:1 |

1.149.4 Height, Storeys

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|---|-------|
| a. Principal <u>building height</u> (maximum) | 7.50m |
| b. <u>Storeys</u> (maximum) | 2 |

Schedule 1

PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT

1.149.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 6.10m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.50m |
| • porch | 1.60m |
| b. <u>Rear yard setback</u> (minimum) | 16.00m |
| c. <u>Side yard setback</u> (South) (minimum) | 2.40m |
| d. <u>Side yard setback</u> (North) (minimum) | 1.50m, or
2.40m for any portion of a dwelling used for habitable space which has a window |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.149.6 Site Coverage

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| a. <u>Site Coverage</u> (maximum) | 40% |
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1.149.7 Vehicle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
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1.149.8 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.149.5 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 |

1.149.9 Location of Garden Suite

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| a. <u>Garden suite</u> must be sited in the <u>rear yard</u> |
| b. No more than one <u>garden suite</u> is permitted per <u>lot</u> |

Schedule 1

**PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH
GARDEN SUITE (PRIOR STREET) DISTRICT**

1.149.10 Garden Suite Floor Area

- c. Floor area, for all floor levels combined (maximum) 60m²

1.149.11 Garden Suite Height, Storeys

- a. Garden Suite building height (maximum) 3.50m
b. Storeys (maximum) 1
c. Roof deck Not permitted

1.149.12 Garden Suite Setbacks, Separation Space

- a. Building setback from south lot line (minimum) 5.20m
b. Building setback from north lot line (minimum) 4.40m
c. Building setback from east lot line (minimum) 1.50m
d. Building setback from west lot line (minimum) 1.00m
e. Separation space from principal dwelling (minimum) 2.40m

