

NO. 21-020

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-51 Zone, Washington 8 Cottage Cluster, and to rezone land known as 3120 Washington Avenue from the R1-B Zone, Single Family Dwelling District to the R1-51 Zone, Washington 8 Cottage Cluster District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

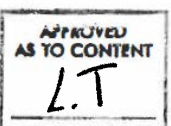
- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1246)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – DETACHED DWELLING DISTRICT by adding the following words:

“1.152 R1-51 Washington 8 Cottage Cluster District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.151 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 3120 Washington Avenue, legally described as PID: 009-077-596 Lot 7, Section 7A, Victoria District, Plan 431, and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-51 Zone, Washington 8 Cottage Cluster District.

READ A FIRST TIME the	day of	2021
READ A SECOND TIME the	day of	2021
Public hearing held on the	day of	2021
READ A THIRD TIME the	day of	2021
ADOPTED on the	day of	2021

CITY CLERK

MAYOR



PART 1.152 – R1-51 ZONE, WASHINGTON 8 COTTAGE CLUSTER DISTRICT

1.152.1 Definition

- a. In this Part, “cottage cluster” means not more than eight single family dwellings on one lot.

1.152.2 Permitted Uses in this Zone

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

- a. Single family dwelling with no more than one of the following accessory uses and subject to the regulations set out in Part 1.2:
- Secondary suite;
 - Garden suite subject to the regulations in Schedule “M”; or
 - Roomers and/or Boarders up to a maximum of 4
- b. Cottage Cluster, subject to the regulations contained in this Part
- c. Accessory building, subject to the regulations in this Part
- d. Home occupation, subject to the regulations in Schedule “D”

1.152.3 Lot Area, Number of Buildings

- a. Lot area (minimum) 1997m²
- b. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.

1.152.4 Floor Space Ratio

- a. Floor space ratio (maximum) 0.52:1

1.152.5 Height, Storeys

- a. Building height (maximum) 7.20m
- b. Storeys (maximum) 2

PART 1.152 – R1-51 ZONE, WASHINGTON 8 COTTAGE CLUSTER DISTRICT**1.152.6 Setbacks, Projections, and Building Separation Distances**

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|---|-------|
| a. <u>Front yard setback</u> (minimum) | 3.6m |
| Except for the following maximum projections into the setback: | |
| • porch and stairs | 1.1m |
| b. <u>Rear yard setback</u> (minimum) | 3.3m |
| c. <u>Side yard setback</u> (minimum) | 1.5m |
| d. East-west <u>building</u> separation distance, excluding stair projections and <u>accessory building</u> (minimum) | 10.8m |
| e. North-south <u>building</u> separation distance, excluding garbage and recycling enclosure (minimum) | 5.9m |

1.152.7 Site Coverage, Open Site Space

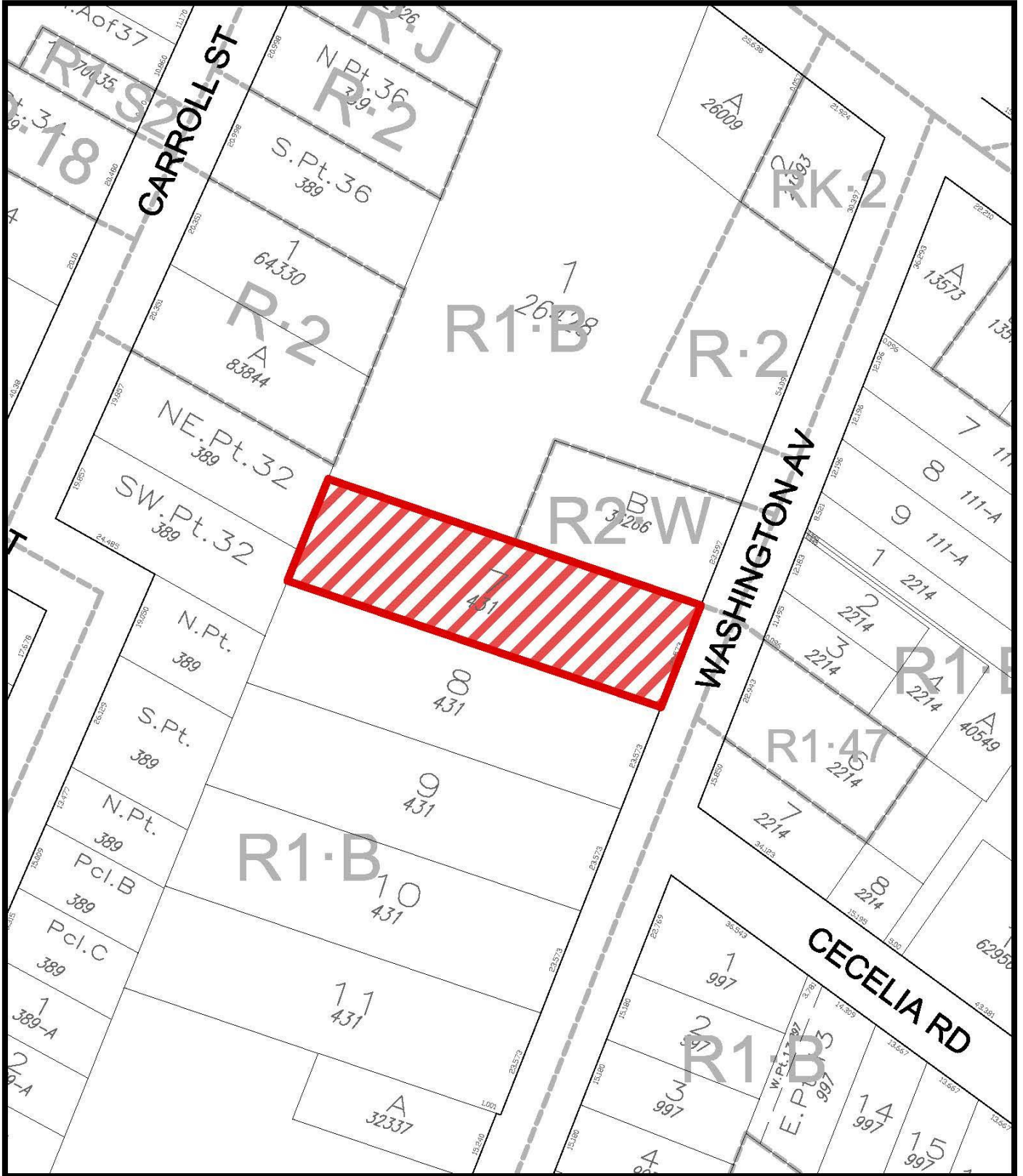
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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 31% |
| b. <u>Open site space</u> (minimum) | 48% |

1.152.8 Vehicle Parking

- | | |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
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1.152.9 Accessory building

- | | |
|--|-----------------|
| a. <u>Floor area</u> (maximum) | 8m ² |
| b. <u>Height</u> (maximum) | 3.5m |
| c. <u>Side yard setback</u> (minimum) | 0.6m |
| d. <u>Rear yard setback</u> (minimum) | 0.6m |
| e. Separation space between an <u>accessory building</u> and a <u>building</u> on a <u>lot</u> (minimum) | 2.4m |
| f. An <u>accessory building</u> may be located within 50m of the rear <u>lot</u> line. | |
| g. A maximum of one <u>accessory building</u> may be permitted on a lot. | |



3120 Washington Avenue
Rezoning No.00735

