

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                    **8<sup>th</sup>**       day of                    **April**                    2021

READ A SECOND TIME the                    **8<sup>th</sup>**       day of                    **April**                    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) 1997m<sup>2</sup>
- 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**

- |   |       |
|---|-------|
| 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**

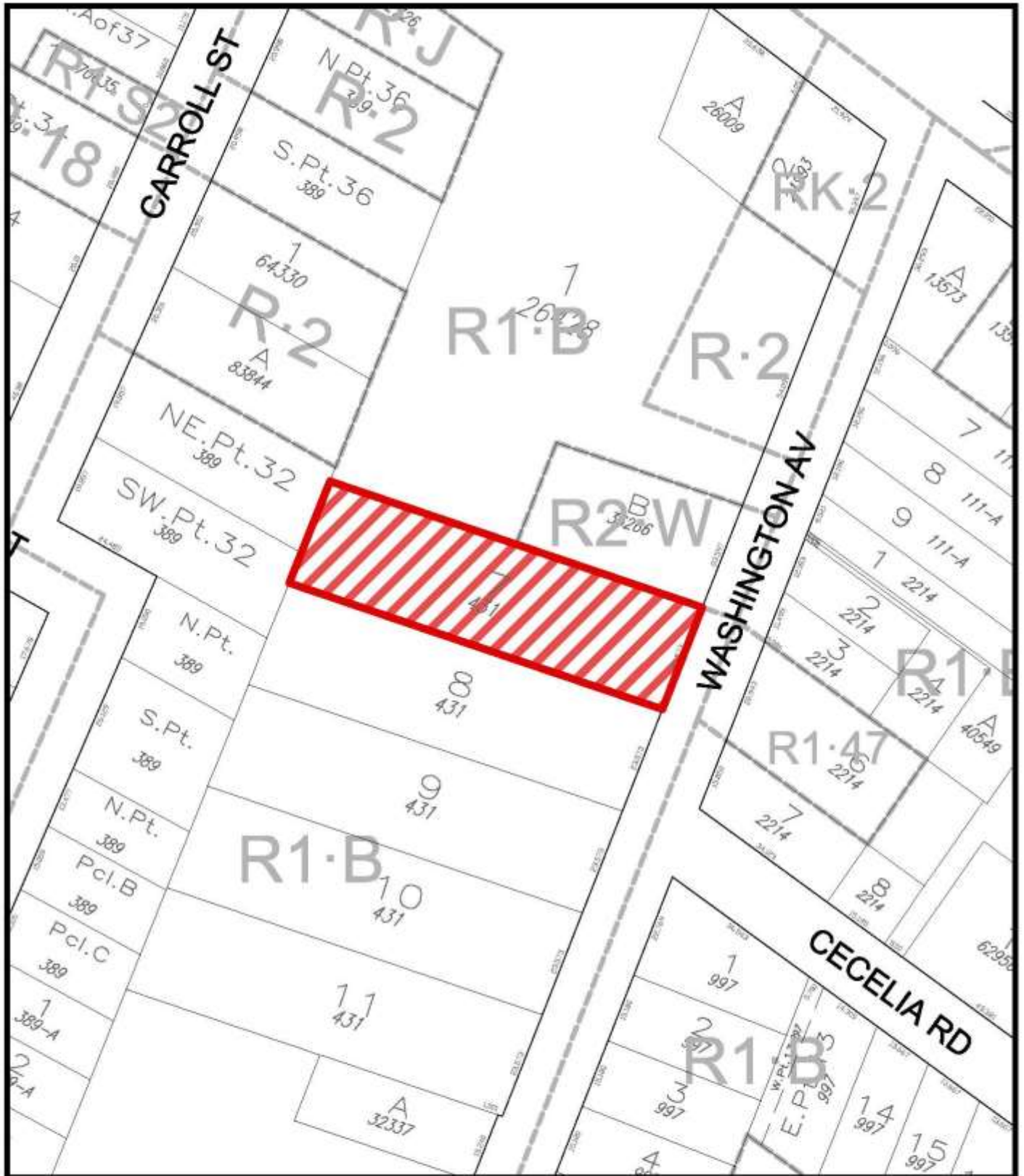
- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 31% |
| b. <u>Open site space</u> (minimum) | 48% |

**1.152.8 Vehicle Parking**

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

**1.152.9 Accessory building**

- |  |                 |
|--|-----------------|
| a. <u>Floor area</u> (maximum)   | 8m <sup>2</sup> |
| 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

