

NO. 21-051

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the *Zoning Regulation Bylaw* by creating the R2-60 Zone, Two Family Dwelling (Queens) District, and to rezone land known as 1029 Queens Avenue from the R2-Zone, Two Family Dwelling District to the R2-60 Zone, Two Family Dwelling (Queens) 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. 1230)”.
- 2 Bylaw No. 80-159, the *Zoning Regulation Bylaw*, is amended in the Table of Contents of Schedule “B” under the caption PART 2 - ATTACHED DWELLING ZONES by adding the following words:

“2.155 R2-60 Two Family Dwelling (Queens) District”
- 3 The *Zoning Regulation Bylaw* is amended by adding to Schedule B after Part 2.154 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1029 Queens Avenue, legally described as PID 009-314-911, Lot 17, Block 6, Section 3, Victoria District, Plan 62, and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R2-60 Zone, Two Family Dwelling (Queens) District.

READ A FIRST TIME the **22nd** day of **April** 2021

READ A SECOND TIME the **22nd** 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 2.155 – R2-60 ZONE, TWO FAMILY DWELLING (QUEENS) DISTRICT**2.155.1 Permitted Uses in this Zone**

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

- a. Single family dwelling subject to the regulations contained in Part 1.2
- b. Two family dwelling subject to the regulations contained in this Part
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”

2.155.2 Number of Buildings, Building Separation Distance

- a. Notwithstanding Section 19 of General Regulations, 2 two family dwellings are permitted on a lot subject to the regulations in this Part.
- b. Separation distance between buildings (minimum) 2.5m

2.155.3 Lot Area, Lot Width

- a. Lot area (minimum) 670m²
- b. Lot width (minimum) 15m

2.155.4 Floor Area, Floor Space Ratio

- a. Floor area per dwelling unit (minimum) 46m²
- b. Floor area of all floor levels combined, excluding basement level (maximum) 340m²
- c. Floor space ratio, including accessory buildings (maximum) 0.6:1

2.155.5 Height, Storeys and Roof Deck for Buildings constructed after 2020

- a. Building height (maximum) 6.5m
- b. Storeys (maximum) 2 storeys
- c. Roof deck Not permitted

PART 2.155 – R2-60 ZONE, TWO FAMILY DWELLING (QUEENS) DISTRICT**2.155.6 Setbacks, Projections for Building constructed after 2020**

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|--|------|
| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| • steps and <u>porch</u> | 3.5m |
| b. <u>Rear yard setback</u> (minimum) | 14m |
| c. <u>Side yard setback</u> (west) (minimum) | 3m |
| d. <u>Side yard setback</u> (east) (minimum) | 1.5m |
| e. Combined <u>side yard setbacks</u> (maximum) | 4.5m |

2.155.7 Height, Storeys, Roof Deck, Setbacks, and Projections for Buildings constructed prior to 1925

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|--|---------------|
| a. <u>Building height</u> (maximum) | 7.95m |
| b. <u>Storeys</u> (maximum) | 2 ½ storeys |
| c. <u>Roof Deck</u> | Not permitted |
| d. <u>Front yard setback</u> (minimum) | 6.55m |
| Except for the following maximum projections into the setback: | |
| • steps and <u>porch</u> | 2m |
| e. <u>Rear yard setback</u> (minimum) | 10.5m |
| f. <u>Side yard setback</u> (west) (minimum) | 9m |
| g. <u>Side yard setback</u> (east) (minimum) | 1.05m |

2.155.8 Site Coverage, Open Site Space

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|-------------------------------------|--|
| a. <u>Site Coverage</u> (maximum) | 30% |
| b. <u>Open site space</u> (minimum) | 60% of the <u>area</u> of the <u>lot</u> |

PART 2.155 – R2-60 ZONE, TWO FAMILY DWELLING (QUEENS) DISTRICT

2.155.9 Vehicle and Bicycle Parking

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

2.155.10 Outdoor Features

- a. The setbacks set out in Section 2.155.6 apply to outdoor features as though they are buildings.
- b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower.

