NO. 21-006

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-61 Zone, Washington Townhouse District, and to rezone land known as 3080, 3082 and 3090 Washington Avenue from the R1-B Zone, Single Family Dwelling District, to the R2-61 Zone, Washington Townhouse 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. 1242)".

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:

"2.156 R2-61 Washington Townhouse District"

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.155 the provisions contained in Schedule 1 of this Bylaw.

4 The following lands, which are shown hatched on the attached map forming part of this Bylaw as Appendix 1, are removed from the R1-B Zone, Single Family Dwelling District, and placed in the R2-61 Zone, Washington Townhouse District:

a) land known as 3080 Washington Avenue and legally described as:
PID: 009-077-642 Lot 11, Section 7A, Victoria District, Plan 431

b) land known as 3082 Washington Avenue and legally described as:
PID: 009-077-634 Lot 10, Section 7A, Victoria District, Plan 431

c) land known as 3090 Washington Avenue and legally described as:
PID: 009-077-618 Lot 9, Section 7A, Victoria District, Plan 431

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

APPROVED
AS TO CONTENT
L.T

Schedule 1

PART 2.156 – R2-61 ZONE, WASHINGTON TOWNHOUSE DISTRICT

2.156.1 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 in this Part

c. Attached dwelling, subject to the regulations in this Part

d. Home occupation subject to the regulations in Schedule “D”

e. Accessory Buildings subject to the regulations in Schedule “F”

2.156.2 Number of Buildings, Restrictions on Use

a. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.

b. No more than four self-contained dwelling units per attached dwelling.

c. No more than one two family dwelling may be permitted on a lot.

d. More than one attached dwelling may be located on a lot.

e. One two family dwelling and more than one attached dwelling may be permitted on the same lot.

2.156.3 Lot Area and Width

a. Lot area (minimum)	6031m^2
b. Lot width (minimum)	70m

2.156.4 Floor Space Ratio

a. Floor space ratio (maximum)	0.78:1

2.156.5 Height, Storeys

a. Building height (maximum)	11.10m
b. Storeys (maximum)	3

Schedule 1

PART 2.156 – R2-61 ZONE, WASHINGTON TOWNHOUSE DISTRICT

2.156.6 Setbacks, Projections, Building Separations

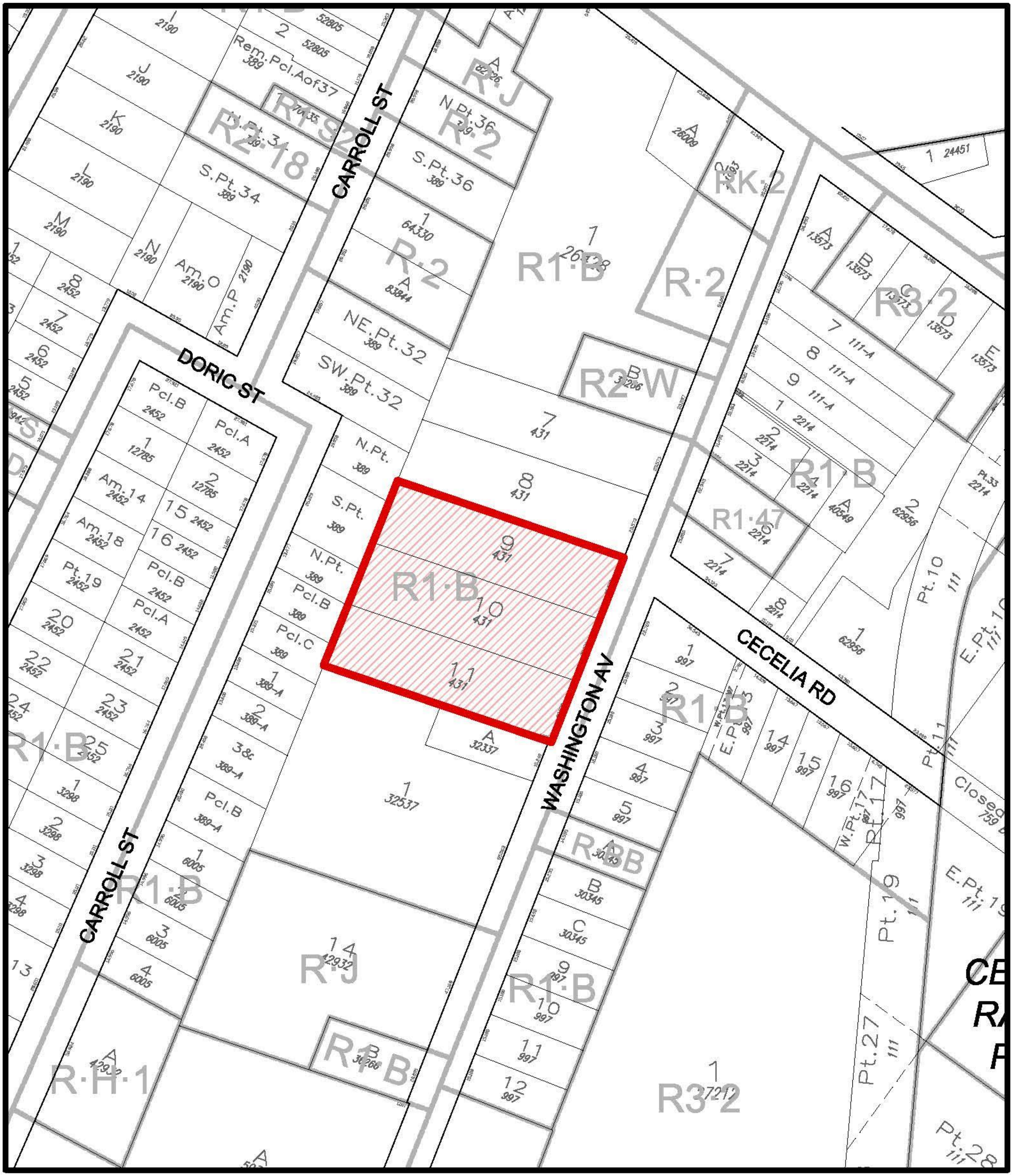
a.	Front yard setback (minimum)	4m
b.	Rear yard setback (minimum)	5.50m
c.	Side yard setback (north) (minimum)	5.45m
d.	Side yard setback (south) (minimum)	3.40m
e.	Eave projection (maximum)	0.75m
f.	East-West building separation distance, excluding balcony (minimum)	6.70m
g.	North-South building separation distance, excluding balcony (minimum)	3m

2.156.7 Site Coverage, Open Site Space

a.	Site Coverage (maximum)	40%
b.	Open site space (minimum)	39%

2.157.8 Vehicle and Bicycle Parking

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



3080, 3082 and 3090 Washington Avenue

Rezoning No.00714

CITY OF
VICTORIA