

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 11<sup>th</sup> day of March 2021

READ A SECOND TIME the 11<sup>th</sup> day of March 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 2.156 – 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. <u>Lot area</u> (minimum)  | 6031m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 70m                |

**2.156.4 Floor Space Ratio**

- |                                       |        |
|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 0.78:1 |
|---------------------------------------|--------|

**2.156.5 Height, Storeys**

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|-------------------------------------|--------|
| a. <u>Building height</u> (maximum) | 11.10m |
| b. <u>Storeys</u> (maximum)         | 3      |

**PART 2.156 – R2-61 ZONE, WASHINGTON TOWNHOUSE DISTRICT****2.156.6 Setbacks, Projections, Building Separations**

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

**2.156.7 Site Coverage, Open Site Space**

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 39% |

**2.157.8 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” |

