

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- Creating the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District;
- Rezoning a portion of the land known as 2920 Prior Street from the R1-B Zone, Single Family Dwelling District to the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District;
- Rezoning a portion of the land known as 2920 Prior Street from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) 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. 1232)”.
- 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 Zones by adding the following words:

“1.149 R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.148 the provisions contained in Schedule 1 of this Bylaw as Part 1.149.
- 4 The land known as 2920 Prior Street, legally described as PID: 001-548-514, Lot 104, Block 6, Section 4, Victoria District, Plan 299, and shown on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and:
  - (a) that the portion of the lot shown as cross hatched on the attached map placed in the R1-B-GS6 Zone, Single Family Dwelling with Garden Suite (Prior Street) District; and
  - (b) that the portion of the lot shown hatched on the attached map placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

READ A FIRST TIME the **17<sup>th</sup>** day of **September** 2020

READ A SECOND TIME the **17<sup>th</sup>** day of **September** 2020

Public hearing held on the **8<sup>th</sup>** day of **October** 2020

READ A THIRD TIME the **8<sup>th</sup>** day of **October** 2020

ADOPTED on the

day of

2021

CITY CLERK

MAYOR

Schedule 1

**PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT**

**1.149.1 Permitted Uses in this Zone**

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

- a. Single family dwelling subject to regulations in this part, with no more than one of the following accessory uses:
  - Secondary suite; or
  - Garden suite subject to the regulations in this part
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

**1.149.2 Lot Area**

- a. Lot area (minimum) 545m<sup>2</sup>
- b. Lot width (minimum) 21m

**1.149.3 Floor Area of the Principle Building, Density**

- a. Floor area, for the first and second storeys combined (maximum) 190m<sup>2</sup>
- b. Floor Space Ratio (maximum) 0.35:1

**1.149.4 Height, Storeys**

- a. Principal building height (maximum) 7.50m
- b. Storeys (maximum) 2

Schedule 1

**PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT**

**1.149.5 Setbacks, Projections**

- |  |  |
|--|--|
| a. <u>Front yard setback</u> (minimum)                         | 6.10m  |
| Except for the following maximum projections into the setback: |  |
| • Steps less than 1.7m in <u>height</u>                        | 2.50m  |
| • porch  | 1.60m  |
| b. <u>Rear yard setback</u> (minimum)                          | 16.00m   |
| c. <u>Side yard setback</u> (South) (minimum)                  | 2.40m  |
| d. <u>Side yard setback</u> (North) (minimum)                  | 1.50m, or<br>2.40m for any portion of a dwelling used for habitable space which has a window |
| e. Eave projections into <u>setback</u> (maximum)              | 0.75m  |

**1.149.6 Site Coverage**

- |                                   |     |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
|-----------------------------------|-----|

**1.149.7 Vehicle Parking**

- |                                     |  |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
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**1.149.8 Outdoor Features**

- a. The setbacks set out in section 1.149.5 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

**1.149.9 Location of Garden Suite**

- a. Garden suite must be sited in the rear yard
- b. No more than one garden suite is permitted per lot

Schedule 1

**PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT**

**1.149.10 Garden Suite Floor Area**

- c. Floor area, for all floor levels combined (maximum) 60m<sup>2</sup>

**1.149.11 Garden Suite Height, Storeys**

- a. Garden Suite building height (maximum) 3.50m  
b. Storeys (maximum) 1  
c. Roof deck Not permitted

**1.149.12 Garden Suite Setbacks, Separation Space**

- a. Building setback from south lot line (minimum) 5.20m  
b. Building setback from north lot line (minimum) 4.40m  
c. Building setback from east lot line (minimum) 1.50m  
d. Building setback from west lot line (minimum) 1.00m  
e. Separation space from principal dwelling (minimum) 2.40m



2920 Prior Street  
Rezoning No.00708

