

NO. 22-017

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-HC Zone, Three Family House Conversion District, and to rezone land known as 1022 Summit Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-HC Zone, Three Family House Conversion District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1270)”.
- 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:

“1.155 R1-HC Three Family House Conversion District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.154 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1022 Summit Avenue, legally described as PID: 007-630-522, Lot 3, Block A, Section 4, Victoria District, Plan 1283, and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-HC Zone, Three Family House Conversion District.

READ A FIRST TIME the **24th** day of **March** 2022

READ A SECOND TIME the **24th** day of **March** 2022

Public hearing held on the day of 2022

READ A THIRD TIME the day of 2022

ADOPTED on the day of 2022

CITY CLERK

MAYOR

PART 1.155 – R1-HC ZONE, THREE FAMILY HOUSE CONVERSION DISTRICT

1.155.1 Permitted Uses

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:
 - Secondary suite; or
 - Garden suite subject to the regulations in Schedule “M”; or
 - Roomers and/or Boarders up to a maximum of 4
- b. House conversion, subject to the regulations in Schedule “G”, except as specified in Part 1.155.3
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”
- e. Private garage
- f. Public building
- g. Garage sales limited to no more than 2 in any year
- h. notwithstanding paragraphs a. through g., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs a., c. (subject to the regulations in Schedule “D”), d., e., and h., which uses are subject to the regulations in Schedule “H”
- i. notwithstanding paragraphs a. through h., the only use permitted on a lot with a site area less than 230m² or with an average lot width less than 7.5m is a private garage

1.155.2 Site Area, Lot Width

- | | |
|---------------------------------------|--|
| a. <u>Lot area</u> (minimum) | 460m ² |
| b. <u>Lot width</u> (minimum average) | 15m |
| c. <u>Panhandle lot</u> | Subject to the regulations in Schedule “H” |

1.155.3 Floor Area of the Principal Building

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|---|-------------------|
| a. <u>Floor area</u> , of all floor levels combined (maximum) | 322m ² |
| b. <u>Private garage</u> : <u>floor area</u> of all floor levels combined (maximum) | 37m ² |
| c. <u>Public buildings</u> | Not applicable |
| d. Despite the restrictions in section 3.a.i and 3.b.ii of Schedule “G”, an extension made to a <u>building</u> 5 years prior to the commencement of a use as a result of a <u>house conversion</u> that creates additional enclosed floor area is permitted. | |

PART 1.155 – R1-HC ZONE, THREE FAMILY HOUSE CONVERSION DISTRICT**1.155.4 Height, Storeys, Roof Decks**

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|--|--|
| a. Residential <u>building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> |
| b. <u>Public building</u> (maximum) | 11m in <u>height</u> and 2½ <u>storeys</u> |
| c. <u>Roof deck</u> | Not permitted |

1.155.5 Setbacks, Projections

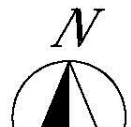
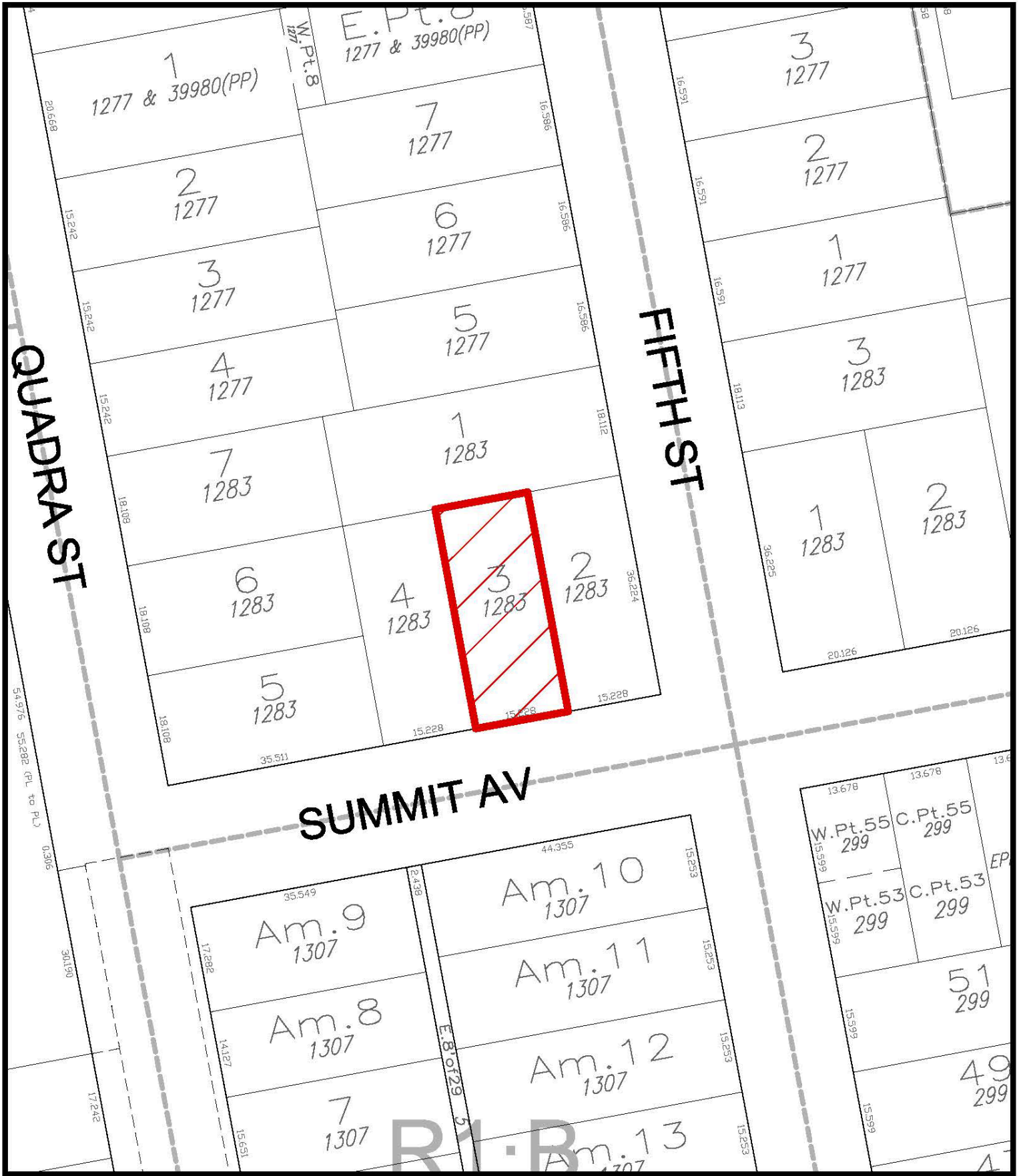
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|---|---|
| a. <u>Front yard setback</u> (minimum)
Except for the following maximum
projections into the setback: | 7.5m |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m or 25% of <u>lot depth</u> whichever is
greater |
| c. <u>Side yard setback</u> from interior <u>lot lines</u>
(minimum) | 1.5m or 10% of the lot width whichever is
greater
3.0m for one <u>side yard</u> when the <u>lot</u> is not
serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Side yard setback</u> on a flanking <u>street</u>
for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot width</u> whichever is
greater |
| f. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.155.6 Site Coverage, Parking

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|-----------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. Parking | Subject to the regulations in Schedule “C” |

1.155.7 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.155.5 apply to <u>outdoor features</u> as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> may not exceed a <u>height</u> of 3.5m from <u>natural grade</u> or <u>finished grade</u> ,
whichever is lower |



1022 Summit Avenue
Rezoning No 00790

