

F.2 Bylaw for 3117 Blackwood Street: Rezoning Application No. 00783 and Development Permit with Variances Application No. 00184

Moved By Councillor Alto
Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1272) No. 22-018

CARRIED UNANIMOUSLY

DRAFT



Council Report

For the Meeting of September 1, 2022

To: Council **Date:** August 16, 2022
From: C. Kingsley, City Clerk
Subject: 3117 Blackwood Street: Rezoning Application No. 00783 and Development Permit with Variances Application No. 00184

RECOMMENDATION

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1272) No. 22-018

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 22-018.

The issue came before Council on December 9, 2021 where the following resolution was approved:

3117 Blackwood Street: Rezoning Application No. 00783 and Development Permit with Variances Application No. 00184 (Hillside/Quadra)

Rezoning Application No. 00783

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00783 for 3117 Blackwood Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set after submission of revised plans showing a second long term bicycle lockup with both lockups relocated closer to the secondary suites, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 00184

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00783, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00184 for 3117 Blackwood Street, in accordance with:

1. Plans date stamped October 5, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the north side yard setback from 3.0m to 2.72m;
 - ii. reduce the vehicle parking from 3 stalls to 2 stalls;
3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 22-018

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-S Zone, Two Family Dwelling with Suites District, and to rezone land known as 3117 Blackwood Street from the R1-B Zone, Single Family Dwelling District to the R2-S Zone, Two Family Dwelling with Suites 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. 1272)”.
- 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:

“2.158 R2-S, Two Family Dwelling with Suites”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.157 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 3117 Blackwood Street, legally described as PID: 007-276-460, Amended Lot 12 (DD 206853-I) of Section 4, Victoria District, Plan 1506, and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R2-S Zone, Two Family Dwelling with Suites District.

READ A FIRST TIME the	day of	2022
READ A SECOND TIME the	day of	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 2.158 – R2-S ZONE, TWO FAMILY DWELLING WITH SUITES DISTRICT

2.158.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Two family dwelling with no more than two secondary suites
- c. Garage sales limited to no more than 2 in any year
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

2.158.2 Lot Area

- a. Lot area (minimum) 555m²
- b. Lot width (minimum) 15m average lot width

2.158.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 306m²
- b. Floor space ratio (maximum) 0.5:1

2.158.4 Height, Storeys

- a. Principal building height (maximum) 7.6m
- b. Storeys (maximum) 2

Schedule 1
**PART 2.158 – R2-S ZONE, TWO FAMILY DWELLING WITH SUITES
DISTRICT**

2.158.5 Setbacks, Projections

a. <u>Front yard setback</u> (minimum) Except for the following maximum projections into the setback:	The lesser of 7.5m and the average of the actual <u>setbacks</u> of the <u>buildings</u> on the <u>lots</u> abutting the sides of the <u>lot</u>
• Steps and porch	3.5m
• Bay windows	0.6m
b. <u>Rear yard setback</u> (minimum)	7.5m
c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)	1.5m or 10% of the <u>lot</u> width whichever is greater 3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane
d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum)	3.5m or 10% of the <u>lot</u> width whichever is greater
e. Eave projections into <u>setbacks</u> (maximum)	0.75m

2.158.6 Site Coverage, Open Site Space

a. <u>Site Coverage</u> (maximum)	40%
b. <u>Open site space</u> (minimum)	30%

2.158.7 Vehicle and Bicycle Parking

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



3117 Blackwood Street
 Rezoning No.00783

