

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-63 Zone, Foul Bay Ground Oriented Dwelling District, and to rezone land known as 902 Foul Bay Road from the R1-G Zone, Gonzales Single Family Dwelling District, to the R2-63 Zone, Foul Bay Ground Oriented Dwelling 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. 1280)”.
- 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 Dwellings by adding the following words:

“2.159 R2-63, Foul Bay Ground Oriented Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.158 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 902 Foul Bay Road, legally described as PID: 007-652-674 Block G, Section 68, Victoria District, Plan 1247 and shown hatched on the attached map, is removed from the R1- G Zone, Gonzales Single Family Dwelling District, and placed in the R2-63 Zone, Foul Bay Ground Oriented Dwelling District.

READ A FIRST TIME the	1st	day of	September	2022
READ A SECOND TIME the	1st	day of	September	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

Schedule 1
PART 2.159 – R2-63 ZONE, FOUL BAY GROUND ORIENTED DWELLING DISTRICT

2.159.1 Definitions

In this Part, “ground-oriented multiple dwelling” means a building having no less than three and no more than ten self-contained dwelling units, at least half of which have individual and direct access to the outside for ingress and egress.

2.159.2 Number of Buildings

Notwithstanding section 19 of the General Regulations, more than one building is permitted on a lot provided each of the buildings is a ground-oriented multiple dwelling.

2.159.3 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw
- b. Ground oriented multiple dwelling

2.159.4 Lot Area

- a. Lot area (minimum) 920m²
- b. Lot width (minimum) 20m average lot width

2.159.5 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1475m²
- b. Floor space ratio (maximum) 0.72:1

2.159.6 Height

- a. building height (maximum) 10.5m

2.159.7 Setbacks, Building Separation

- | | |
|--|------|
| a. <u>Front yard setback</u> (minimum) | 6.0m |
| b. <u>Rear yard setback</u> (minimum) | 4.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 6.0m |
| e. <u>Building separation</u> (minimum) | 5.0m |

2.159.8 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 30% |

2.159.9 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" |



MUNICIPALITY OF OAK BAY



902 Foul Bay Road
Rezoning No.00737



{00109755:2} Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw