

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RT-1 Zone, Traditional Residential (Kipling) Attached Dwelling District, and to rezone land known as 349 Kipling Street and 1400 Fairfield Road from the R1-B Zone, Single Family Dwelling District to the RT-1 Zone, Traditional Residential (Kipling) Attached 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. 1301)”.
- 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:

“2.162 RT-1 Zone, Traditional Residential (Kipling) Attached Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.161 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 349 Kipling Street and 1400 Fairfield Road, legally described as:
 - a) PID: 005-209-510, Lot 35, Fairfield Farm Estate, Victoria City, Plan 884
 - b) PID: 008-292-345, Lot 13, Fairfield Farm Estate, Victoria City, Plan 884

and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the RT-1 Zone, Traditional Residential (Kipling) Attached Dwelling District.

| | | |
|----------------------------|--------|------|
| READ A FIRST TIME the | day of | 2023 |
| READ A SECOND TIME the | day of | 2023 |
| Public hearing held on the | day of | 2023 |
| READ A THIRD TIME the | day of | 2023 |
| ADOPTED on the | day of | 2023 |

CITY CLERK

MAYOR

PART 2.162 – RT-1 ZONE, TRADITIONAL RESIDENTIAL (KIPLING) ATTACHED DWELLING DISTRICT

2.162.1 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 of the Zoning Regulation Bylaw
- b. Attached dwelling, subject to the regulations in this Part
- c. Semi-attached dwelling, subject to the regulations in this Part
- d. Accessory buildings, subject to the regulations set out in Schedule “F”

2.162.2 Number of Buildings

Notwithstanding section 19 of the Bylaw, more than one building is permitted on a lot provided each of the buildings is an attached dwelling or semi-attached dwelling, subject to the regulations in this Part.

2.162.3 Lot Width

- a. Lot width (minimum) 17.3m average lot width

2.162.4 Community Amenities

- a. As a condition of additional density pursuant to Part 2.162.5, the following amenities must be provided as community amenities:
 - i. a monetary contribution of \$38,750 towards the City of Victoria’s Housing Reserve Fund, and
 - ii. a monetary contribution of \$38,750 towards the Local Amenities Reserve Fund.
- b. Until the amenity contribution identified in Part 2.162.4 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 23-033 is adopted and each year thereafter, by adding to the base contribution amounts in 2.162.4 a. an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 2.162.4 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

PART 2.162 – RT-1 ZONE, TRADITIONAL RESIDENTIAL (KIPLING) ATTACHED DWELLING DISTRICT

2.162.5 Floor Area, Floor Space Ratio

- | | |
|--|----------------------|
| a. <u>Total floor area</u> (maximum) | 1070.0m ² |
| b. <u>Total floor area per dwelling unit</u> (minimum) | 100.0m ² |
| c. <u>Floor space ratio</u> where the amenities have been provided pursuant to section 2.162.4.a (maximum) | 0.840:1 |
| d. <u>Floor space ratio</u> where the amenities have not been provided pursuant to section 2.162.4.a (maximum) | 0.6:1 |

2.162.6 Height, Storeys

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| a. <u>Building height</u> (maximum) | 9.0m |
| b. <u>Storeys</u> (maximum) | 2.5 |

2.162.7 Building Number and Size

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|---|---|
| a. Number of <u>self-contained dwelling units per attached dwelling</u> (maximum) | 5 |
| b. Number of <u>self-contained dwelling units per lot</u> (maximum) | 9 |
| c. Number of <u>buildings</u> (maximum) | 2 |

2.162.8 Setbacks, Projections

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|---|------|
| a. <u>Front yard setback</u> (minimum) | 6.0m |
| b. <u>Rear yard setback</u> (minimum) | 6.0m |
| c. Flanking street <u>setback</u> (minimum) | 6.0m |
| d. Interior side <u>setback</u> (minimum) | 4.0m |
| e. Building separation (minimum) | 7.0m |

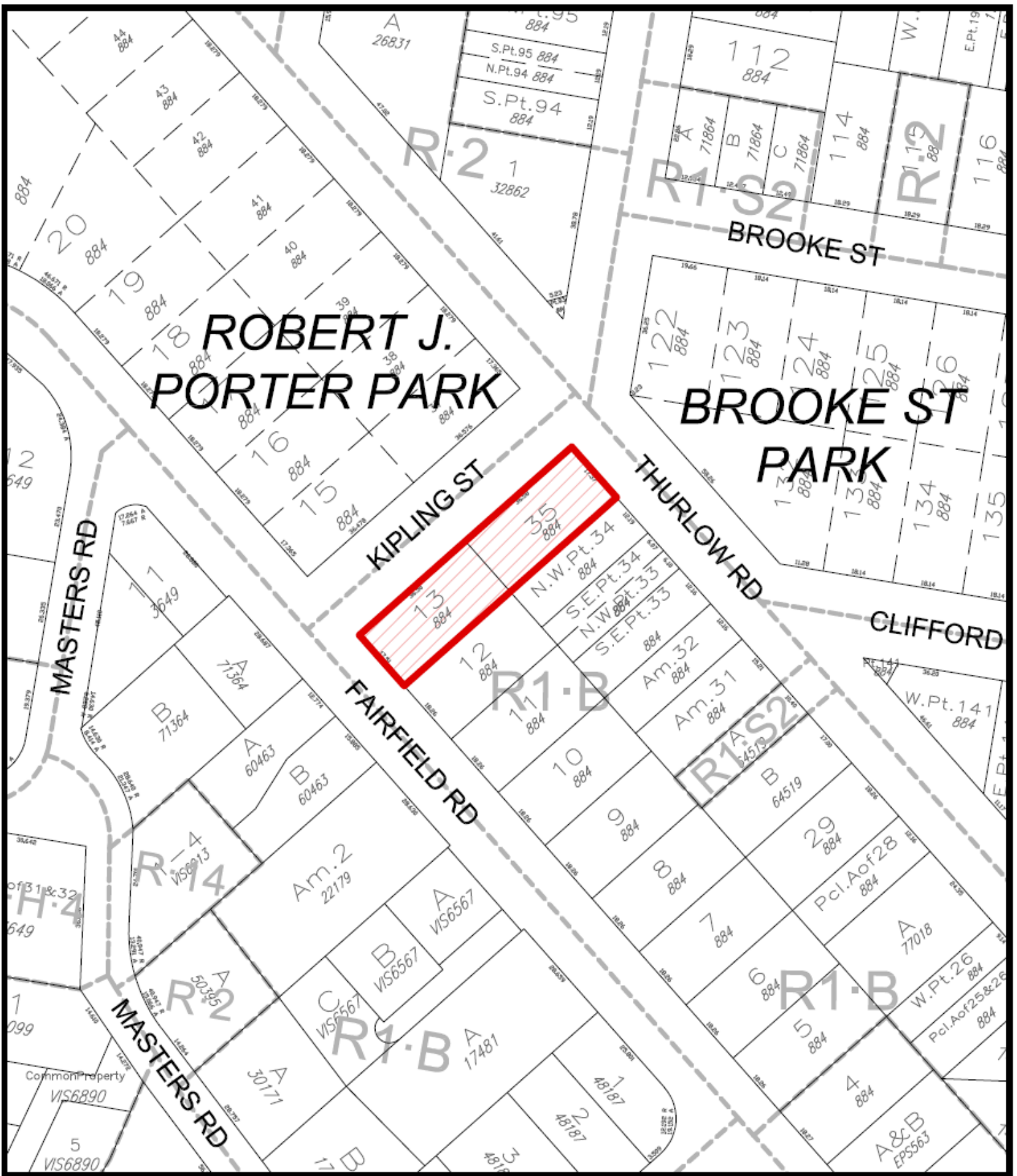
2.162.9 Site Coverage, Open Site Space

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

**PART 2.162 – RT-1 ZONE, TRADITIONAL RESIDENTIAL (KIPLING)
ATTACHED DWELLING DISTRICT**

2.162.10 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” |



**ROBERT J.
PORTER PARK**

**BROOKE ST
PARK**

349



1400 Fairfield Road & 349 Kipling Street
Rezoning No.00702

