

NO. 24-013

A BYLAW OF THE CITY OF VICTORIA

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

- create the R1-52 Zone, Rockland Avenue Panhandle District;
- create the R1-A19 Zone, Rockland Avenue Heritage District;
- rezone the eastern portion of the land known as 1737 Rockland Avenue from the R1-A Zone, Rockland Single Family District to the R1-52 Zone, Rockland Avenue Panhandle District;
- rezone the western portion of the land known as 1737 Rockland Avenue from the R1-A Zone, Rockland Single Family District to the R1-A-19 Zone, Rockland Avenue Heritage 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. 1328)”.
- 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:
“1.161 R1-52 Zone, Rockland Avenue Panhandle District
1.162 R1-A19 Zone, Rockland Avenue Heritage District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.158 the provisions contained in Schedule 1 and Schedule 2 of this Bylaw.
- 4 The land known as 1737 Rockland Avenue, legally described as PID: 006-461-891, Lot 5, Section 74, Victoria District, Plan 2437 and shown hatched on the attached map, is removed from the R1-A Zone, Rockland Single Family District, and:
 - a) that portion of the lot marked “R1-52” on the attached map is placed in the R1-52 Zone, Rockland Avenue Panhandle District; and
 - b) that portion of the lot marked “R1-A19” on the attached map is placed in the R1-A19 Zone, Rockland Avenue Heritage District.

READ A FIRST TIME the	day of	2024
READ A SECOND TIME the	day of	2024
Public hearing held on the	day of	2024
READ A THIRD TIME the	day of	2024
ADOPTED on the	day of	2024

CITY CLERK

MAYOR

PART 1.161 – R1-52 ZONE, ROCKLAND AVENUE PANHANDLE DISTRICT**1.161.1 Permitted Uses in this Zone**

- a. Single family dwelling with no more than one of the following accessory uses:
Secondary suite; or
Roomers and/or Boarders up to a maximum of 4
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory buildings subject to the accessory building regulations in Schedule “H”

1.161.2 Number of Buildings

Notwithstanding section 19 of the General Regulations, a maximum of two buildings other than accessory buildings are permitted on one lot subject to the regulations in this zone

1.161.3 Lot Area, Lot Width

- a. Lot area (minimum) 850.00m²
- b. Site area per single family dwelling (minimum) 575.00m²
- c. Lot width (minimum) 24.00m average lot width

1.161.4 Floor Area

- a. Combined floor area per single family dwelling (maximum) 301.00m²

1.161.5 Height, Storeys

- a. Building height (maximum) 5.00m
- b. Storeys (maximum) 1.00

1.161.6 Setbacks, Projections

- Building setback for walls with windows to habitable rooms (minimum) 7.50m
- a. Building setback (minimum) 4.00m
- b. Eave projections into setback (maximum) 0.75m

1.161.7 Site Coverage

- a. Site coverage (maximum) 25%

PART 1.161 – R1-52 ZONE, ROCKLAND AVENUE PANHANDLE DISTRICT

1.161.8 Vehicle and Bicycle Parking

- | | |
|--------------------|--|
| a. Vehicle parking | Subject to the regulations in Schedule "C" |
| b. Bicycle parking | Subject to the regulations in Schedule "C" |

PART 1.162 – R1-A19 ZONE, ROCKLAND AVENUE HERITAGE DISTRICT

1.162.1 Permitted Uses in this Zone

- a. Uses permitted in the R1-A Zone, Rockland Single Family Dwelling District, subject to the regulations in Part 1.1, except as otherwise specified in this Part.

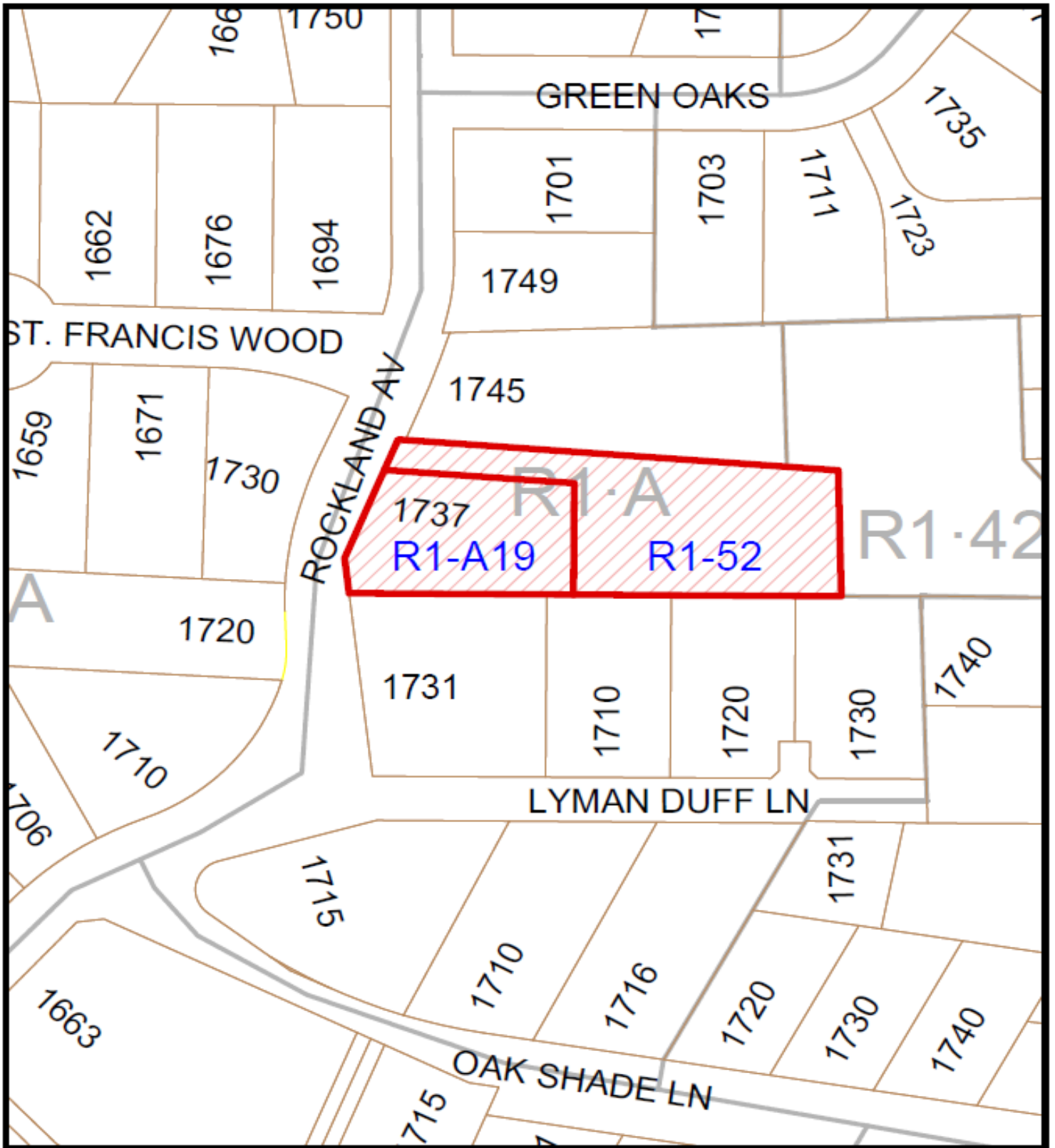
1.162.2 Lot Area

- a. Lot area (minimum) 1025.00m²

1.162.3 Accessory Buildings

- a. Floor area (maximum) 77.00m²

PART 1.162 – R1-A19 ZONE, ROCKLAND AVENUE HERITAGE DISTRICT



1737 Rockland Ave
Rezoning No.00755

