NO. 24-011

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RT-3 Zone, Attached Dwelling (Irma) District, and to rezone land known as 2816 Irma Street from the R1-B Zone, Single Family Dwelling District to the RT-3 Zone, Attached Dwelling (Irma) 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. 1333)".
- 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:

"2.167 RT-3 Zone Attached Dwelling (Irma) District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.166 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 2816 Irma Street, legally described as PID: 025-934-368, Lot A, Sections 10 and 11, Victoria District Plan VIP76982 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the RT-3 Zone, Attached Dwelling (Irma) District.

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

CITY CLERK

MAYOR

Schedule 1 PART 2.167 – RT-3 ZONE, ATTACHED DWELLING (IRMA) DISTRICT

2.167.1 Permitted Uses in this Zone

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

- a. <u>Single family dwelling</u>, subject to the regulations contained in Part 1.2 of the Zoning Regulation Bylaw
- b. Attached dwelling,
- c. Semi-attached dwelling,
- d. Accessory buildings, subject to the regulations set out in Schedule "F"

2.167.2 Number and Dimensions of Buildings and Uses

a.	Number of <u>buildings</u> (maximum)	2, excluding accessory
		buildings

b. Number of <u>self-contained dwelling units</u> per <u>attached</u> <u>dwelling</u> (maximum)

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- c. No more than six <u>self-contained dwelling units</u> may be located on a <u>lot</u> with an <u>attached dwelling</u>
- d. Notwithstanding Section 19 of the General Regulations, more than one <u>building</u> is permitted on a <u>lot</u> subject to the regulations in this Part

2.167.3 Floor Area, Floor Space Ratio

a.	Total floor area (maximum)	796.0m ²
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b. Floor space ratio (maximum) 0.72:1

2.167.4 Height, Storeys

a.	Building height	maximum)	9.25m

b. Storeys (maximum) 3

2.167.5 Setbacks, Projections

a.	Front yard setback (minimum)	6.0m
b.	Rear yard setback (minimum)	4.0m
c.	Side yard setback from interior lot lines (minimum)	4.0m
d.	Separation space between buildings (minimum)	5.0m

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Schedule 1 PART 2.167 – RT-3 ZONE, ATTACHED DWELLING (IRMA) DISTRICT

2.167.6 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 2.167.7 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"

Schedule 1 PART 2.167 – RT-3 ZONE, ATTACHED DWELLING (IRMA) DISTRICT





2816 Irma Street Rezoning No.00829

