

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw as required by Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023, to:

- allow small-scale multi-unit housing in restricted zones
- eliminate certain off-street parking requirements for residential use near prescribed bus stops.

The Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1336)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) Schedule A – Definitions is amended:
 - (i) by adding the following definition immediately after the definition of “**Housekeeping Unit**”:

“**Housing Unit**” means a dwelling unit, a garden suite or a secondary suite.”
 - (ii) by adding the following definition immediately after the definition of “**Preschool**”:

“**Prescribed Bus Stop**” means a bus stop meeting the prescribed requirements for the purposes of section 481.3(5)(a) of the *Local Government Act*.”
 - (iii) by adding the following definition immediately after the definition of “**Rest home – Class C**”:

“**Restricted zone**” means a zone in respect of which the permitted residential use is restricted to:
 - a) single-family dwellings,
 - b) single-family dwellings with one additional housing unit located within the single-family dwelling building or on the same parcel or parcels of land on which the single-family dwelling is located,
 - c) duplexes, or
 - d) duplexes with one additional housing unit located within each dwelling comprising the duplex building or no more than two additional housing units on the same parcel or parcels of land on which the duplex is located.”
- (b) Introduction and General Regulations is amended:
 - (i) by adding the following new sections immediately after section 51:

“52 (1) Notwithstanding any other provisions of this Bylaw, the following regulations apply to restricted zones, subject to subsection (2):

- (a) up to three housing units are permitted on lots with a site area equal to, or less than, 280m²;
 - (b) up to four housing units are permitted on lots with a site area greater than 280m²;
 - (c) up to six housing units are permitted on lots with a site area greater than 280m² and where any portion of the lot is within 400m of a prescribed bus stop;
 - (d) a garden suite is permitted on a lot, subject to the regulations within Schedule “M”, with the exception of the following:
 - (i) sections 1.a., 1.b. and 6.a. of Schedule “M” do not apply; and
 - (ii) the separation space specified in section 2.d. of Schedule “M” applies to the garden suite and any other building on the lot containing housing units;
 - (e) the following regulations from Schedule “P” apply to all lots that utilize the housing unit allowances pursuant to this section 52: sections 3.2, 3.3 and 3.4; and
 - (f) no vehicle parking spaces are required on lots that utilize the housing unit allowances pursuant to subsection (c), with the exception of the following:
 - (i) one van accessible parking space is required per development; and
 - (ii) six stalls for bicycle parking, long-term are required per development.
- (2) Subsection (1) does not apply to:
- (a) land that is protected under section 12.1 (2) of the *Heritage Conservation Act*;
 - (b) land that was designated pursuant to section 611 of the *Local Government Act* on December 7, 2023;
 - (c) land that is in a transit oriented area;
 - (d) land not connected to a water or sewer system;
 - (e) lands subject to a heritage revitalization agreement, as defined in s. 586 of the LGA, entered into before December 7, 2023
 - (f) land within a zone in respect of which the minimum lot size that may be created by subdivision is 4050m²;
 - (g) a lot that exceeds 4050m² in total area; or
 - (h) a lot that is less than 230m² in total area or with an average lot width less than 7.5m.”

Effective Date

4 This Bylaw comes into force on June 30, 2024.

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