#### NO. 24-042

#### A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by rezoning a portion of the land known as 1005 Chamberlain Street from the R1-G Zone, Gonzales Single Family Dwelling District, to the R2-S2 Zone, Two Family Dwelling/Small Lot (Two Storey) 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. 1339)".
- 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:
  - "2.168 R2-S2 Two Family Dwelling/Small Lot (Two Storey) District".
- The Zoning Regulation Bylaw is also amended by adding to Schedule "B" after Part 2.167 the provisions contained in Schedule 1 of this Bylaw.
- 4 The portion of lands known as 1005 Chamberlain Street, legally described as
  - a) PID: 009-189-408
    THE SOUTHERLY 88 FEET OF LOT 35, SECTION 74, VICTORIA DISTRICT, PLAN 252
  - b) PID: 009-189-505 THE SOUTHERLY 88 FEET OF THE WESTERLY 42 FEET 9 1/4 INCHES OF LOT 36, SECTION 74, VICTORIA DISTRICT, PLAN 252

and shown hatched on the attached map, is removed from the R1-G Zone, Gonzales Single Family Dwelling District, and placed in the R2-S2 Zone, Two Family Dwelling/Small Lot (Two Storey) 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 2.168 – R2-S2 ZONE, TWO FAMILY DWELLING/SMALL LOT (TWO STOREY) DISTRICT

#### 2.168.1 Permitted Uses

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

- a. Two family dwelling subject to the regulations in this Part
- b. 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

## 2.168.2 Site Area, Lot Width

a.	Lot area (minim	num)	340m <sup>2</sup>
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b. <u>Lot</u> width (minimum) 11.75m average <u>lot</u> width

## 2.168.3 Floor Area of the Principal Building

a.	Floor space ratio (maximum)	0.53 to 1
b.	Floor <u>area</u> per <u>dwelling unit</u> (minimum)	46m²
C.	Floor <u>area</u> , for the first and second storeys	280m²
	combined (maximum)	

d. Floor <u>area</u>, of all floor levels combined (maximum) 380m<sup>2</sup>

### 2.168.4 Principal Building Height, Storeys, Roof Decks

a.	Residential, building (maximum)	7.6m in <u>height</u> and <u>2 storeys</u> if
		41 1 9 9 1 4 4 1

the building does not have a

basement

7.6m in <u>height</u> and 1½ <u>storeys</u> if the building has a basement

b. Storeys (maximum) 2 storeys

c. Roof deck Not permitted

## Schedule 1

# PART 2.168 – R2-S2 ZONE, TWO FAMILY DWELLING/SMALL LOT (TWO STOREY) DISTRICT

2.168.5 Setbacks and Projections				
Except for the following maximum projections into the setback:	7.5m			
<ul> <li>Steps less than 1.7m in <u>height</u></li> </ul>	2.5m			
Porches and ramps	2.5m			
b. Rear yard setback (minimum)	10.47m or 35% of <u>lot depth</u> whichever is greater			
c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)	1.5m or 10% of the <u>lot</u> width whichever is greater			
d. Eave projections into <u>setback</u> (maximum)	0.75m			
2.168.6 Site Coverage, Open Site Space				
a. <u>Site Coverage</u> (maximum)	40%			
b. Open site space (minimum)	62%			
2.168.7 Vehicle and Bicycle Parking				
a. Vehicle and bicycle parking	Subject to the regulations in Schedule "C"			







