

NO. 24-078

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RT-4 Zone, Attached Dwelling (Russell) District, and to rezone land known as 1035 Russell Street from the R-2 Zone, Two Family Dwelling District to the RT-4 Zone, Attached Dwelling (Russell) 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. 1348)”.
- 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:  

“2.170 RT-4 Zone Attached Dwelling (Russell) District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part 2.169 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1035 Russell Street, legally described as PID: 004-645-227, Lot 168, Block S, Section 31, Esquimalt District, Plan 549 and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the RT-4 Zone, Attached Dwelling (Russell) 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

**PART 2.170 – RT-4 ZONE, ATTACHED DWELLING (Russell) DISTRICT****2.170.1 Permitted Uses in this Zone**

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

- a. Two family dwelling, subject to the regulations contained in Part 2.1 of the Zoning Regulation Bylaw
- b. Attached dwelling
- c. Accessory buildings, subject to the regulations set out in Schedule “F”

**2.170.2 Floor Area, Floor Space Ratio**

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|---------------------------------------|---------------------|
| a. <u>Total floor area</u> (maximum)  | 907.0m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 1.23:1              |

**2.170.3 Height, Storeys**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Building height</u> (maximum) | 12m |
| b. <u>Storeys</u> (maximum)         | 3   |

**2.170.4 Setbacks, Projections, Building Separation**

- |   |       |
|---|-------|
| a. <u>Setback</u> from any <u>street</u> other than a “City lane”, as defined in the <i>Streets and Traffic Bylaw</i> (minimum) | 2.0m  |
| except for the following maximum projections into the <u>setback</u> :  |       |
| i) <u>Porch</u> , ramps and stairs  | 2.0m  |
| b. Any <u>setback</u> to which subsection a. does not apply (minimum):  |       |
| i. Where the <u>building</u> elevation facing the <u>lot line</u> includes a window to a <u>habitable room</u>                  | 5.0m  |
| ii. In all other circumstances  | 2.0m  |
| c. Eave projection into any <u>setback</u> (maximum)  | 0.75m |
| d. <u>Building separation</u> (minimum)   | 5.0m  |

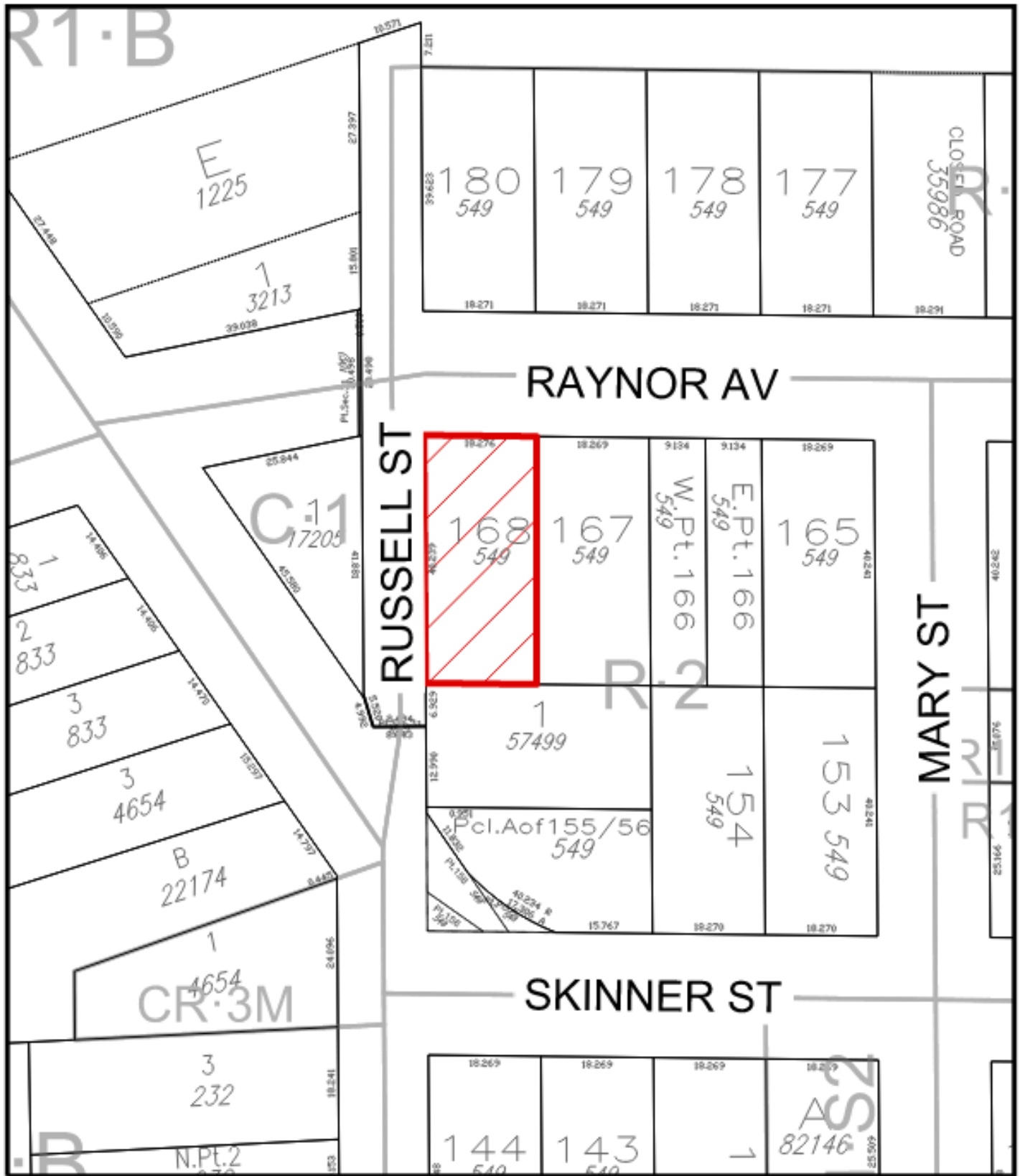
**PART 2.170 – RT-4 ZONE, ATTACHED DWELLING (Russell) DISTRICT**

**2.170.5 Site Coverage, Open Site Space**

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 50% |
| b. <u>Open site space</u> (minimum) | 45% |

**2.170.6 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" |



1035 Russell Street  
Rezoning No.00844

