

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-S28 Zone, Restricted Small Lot with Secondary Suite (Pearl Street) District, and to rezone land known as 1539 Pearl Street from the R1-B Zone, Single Family Dwelling District to the R1-S28 Zone, Restricted Small Lot with Secondary Suite (Pearl Street) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1121)”.
- 2 Bylaw No. 17-106, 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:

“1.135 R1-S28, Restricted Small Lot with Secondary Suite (Pearl Street) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.134 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1539 Pearl Street, legally described as Lot A (DD232381I), Section 29-30, Victoria District, Plan 1574 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S28 Zone, Restricted Small Lot with Secondary Suite (Pearl Street) District.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

PART 1.135 – R1-S28 ZONE, RESTRICTED SMALL LOT WITH SECONDARY SUITE (PEARL STREET) DISTRICT

1.135.1 Permitted Uses in this Zone

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

- a. Single family dwelling;
- b. No more than one secondary suite;
- c. Home occupation subject to the regulations in Schedule “D”;
- d. Accessory Buildings subject to the regulations in Schedule “F”;
- e. A maximum of two garage sales in any calendar year.

1.135.2 Lot Area

- a. Lot area (minimum) 373m²
- b. Frontage of a lot on a street (minimum) 12m average lot width

1.135.3 Height, Roof Deck

- a. Residential building (maximum) 7.5m in height or 2 storeys whichever is lower
- b. Roof Deck not permitted

1.135.4 Floor Area

- Total Floor Area (maximum) 190m²

1.135.5 Floor Space Ratio

The maximum floor space ratio must be 0.6 to 1

1.135.6 Setbacks, Projections

- a. Front yard setback (minimum) 6.0m
 - i. an entrance porch and steps may project into front yard setback by a maximum of 2.5 m with a maximum height of 1.7 m, including any vertical enclosures to the porch and steps, and
 - ii. any roof to the porch and steps may have a maximum projection into the front yard setback by 1.6 m and must be unsupported by vertical supports

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

PART 1.135 – R1-S28 ZONE, RESTRICTED SMALL LOT WITH SECONDARY SUITE (PEARL STREET) DISTRICT

- b. Rear yard setback (minimum) 6.0m
- c. Side yard setback 1.5m or 2.4m for any portion of a dwelling used as habitable space and which has a window
- d. Side yard setback on a flanking street 2.4m

1.135.7 Site Coverage, Open Site Space

Site Coverage (maximum) 40%

1.135.8 Parking

Subject to the regulations in Schedule “C”

1.135.9 Outdoor Features

Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

