

NO. 17-114

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District, and to rezone land known as 1068 Chamberlain Street from the R1-G Zone, Single Family Dwelling (Gonzales) District, to the R2-55 Zone, Duplex with Secondary Suite (Chamberlain) 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. 1125)”.
- 2 Bylaw No. 17-114, 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:

“2.145 R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.144 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1068 Chamberlain Street, legally described as Lot 16, Section 74, Victoria District, Plan 252 and shown hatched on the attached map, is removed from the R1-G Zone, Single Family Dwelling (Gonzales) District, and placed in the R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District.

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

MAYOR

PART 2.145 – R2-55 ZONE, DUPLEX WITH SECONDARY SUITE (CHAMBERLAIN) DISTRICT

2.145.1 Permitted Uses in this Zone

- a. Two family dwelling with no more than one secondary suite
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”

2.145.2 Lot Area

- a. Site area (minimum) 709m²
- b. Site area for each dwelling unit (minimum) 236m²
- c. Lot width (minimum average) 15m

2.145.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.5 to 1
- b. Floor area per dwelling unit (minimum) 46m²
- c. Floor area, for the first and second storeys combined (maximum) 360m²
- d. Floor area, of all floor levels combined (maximum) 380m²

2.145.4 Height, Storeys, Roof Decks

- a. Two family dwelling building (maximum) 7.6m in height and 2 storeys if the building does not have a basement

7.6m in height and 1 ½ storeys if the building has a basement
- b. Roof deck Not permitted

PART 2.145 – R2-55 ZONE, DUPLEX WITH SECONDARY SUITE (CHAMBERLAIN) DISTRICT

2.145.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : | The lesser of 7.5m and the average of the actual <u>setbacks</u> of the <u>buildings</u> on the <u>lots</u> abutting the sides of the <u>lot</u> |
| • steps and porch (maximum) | 3.5m |
| • bay windows (maximum) | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m or 35% of <u>lot depth</u> whichever is greater |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width whichever is greater
3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setback</u> (minimum) | 4.5m |
| e. <u>Side yard setbacks</u> on a flanking street for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot</u> width whichever is greater |
| f. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

2.145.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% of the <u>area</u> of the <u>lot</u> including 33% of the <u>rear yard</u> |

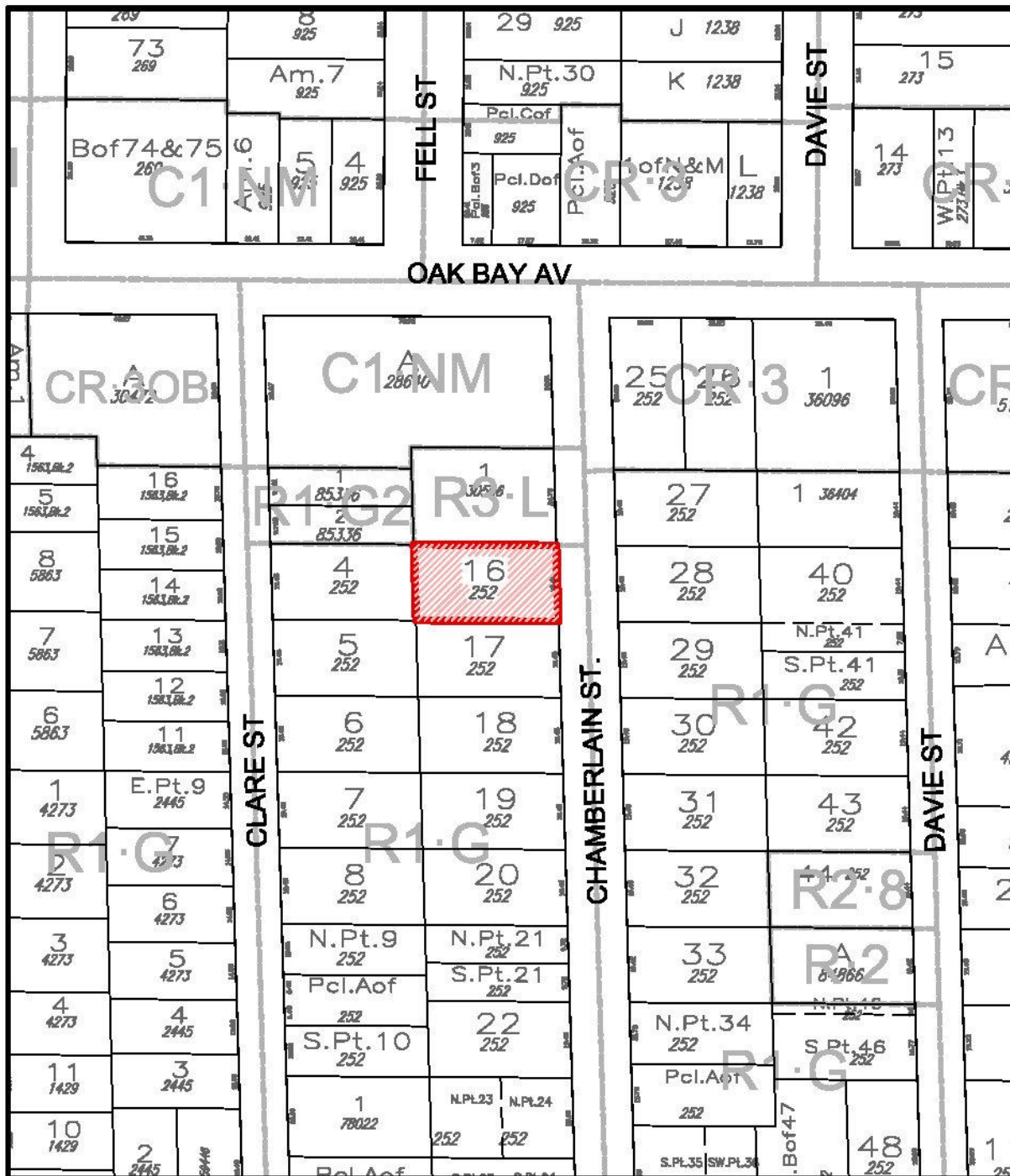
2.145.7 Vehicle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
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2.145.6 Outdoor Features

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| a. The <u>setbacks</u> set out in section 2.145.5 apply to <u>outdoor features</u> , as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |

Appendix 1 to Bylaw No. 17-114



1068 Chamberlain Street
Rezoning No.00541

