

NO. 17-046

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-41 Zone, Dallas Restricted Conversion District, and to rezone land known as 1250 Dallas Road from the R1-B Zone, Single Family Dwelling District to the R1-41 Zone, Dallas Restricted Conversion 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. 1099)”.
- 2 Bylaw No. 80-159, 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:

“1.133 R1-41, Dallas Restricted Conversion District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.132 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1250 Dallas Road, legally described as Common Property, Fairfield Farm Estate, Victoria City, Strata Plan VIS1628 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-41 Zone, Dallas Restricted Conversion District.

READ A FIRST TIME the **27th** day of **July** 2017

READ A SECOND TIME the **27th** day of **July** 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 1.133 – R1-41 ZONE, DALLAS RESTRICTED CONVERSION DISTRICT**1.133.1 Permitted Uses in this Zone**

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

- a. Single family dwelling with no more than one of the following accessory uses: Secondary suite; or Garden suite subject to the regulations in Schedule “M”
- b. Multiple dwelling, as a result of a house conversion of a building constructed prior to 1931, with no more than five self-contained dwelling units
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”
- e. Public building

1.133.2 Lot Area

- a. Lot area (minimum) 685m²
- b. Lot width (minimum) 17m

1.133.3 Floor Area, Floor Space Ratio

- a. Floor area, of all floor levels combined (minimum) 70m²
- b. Floor area for a single family dwelling, of the first and second storeys combined (maximum) 280m²
- c. Floor area for a single family dwelling, of all floor levels combined (maximum) 420m²
- d. Floor area for a house conversion, of all floor levels combined (maximum) 445m²
- e. Public buildings Not applicable

1.133.4 Height, Storeys, Roof Decks

- a. Residential building (maximum) 7.6m in height and 2 storeys for a single family dwelling
7.6m in height and 3 storeys for a house conversion
- b. Public building (maximum) 11m in height and 2.5 storeys
- c. Roof deck Not permitted

PART 1.133 – R1-41 ZONE, DALLAS RESTRICTED CONVERSION DISTRICT**1.133.5 Setbacks, Projections**

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| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m or 25% 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
3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Side yard setback</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 projection into <u>setback</u> (maximum) | 0.75m |

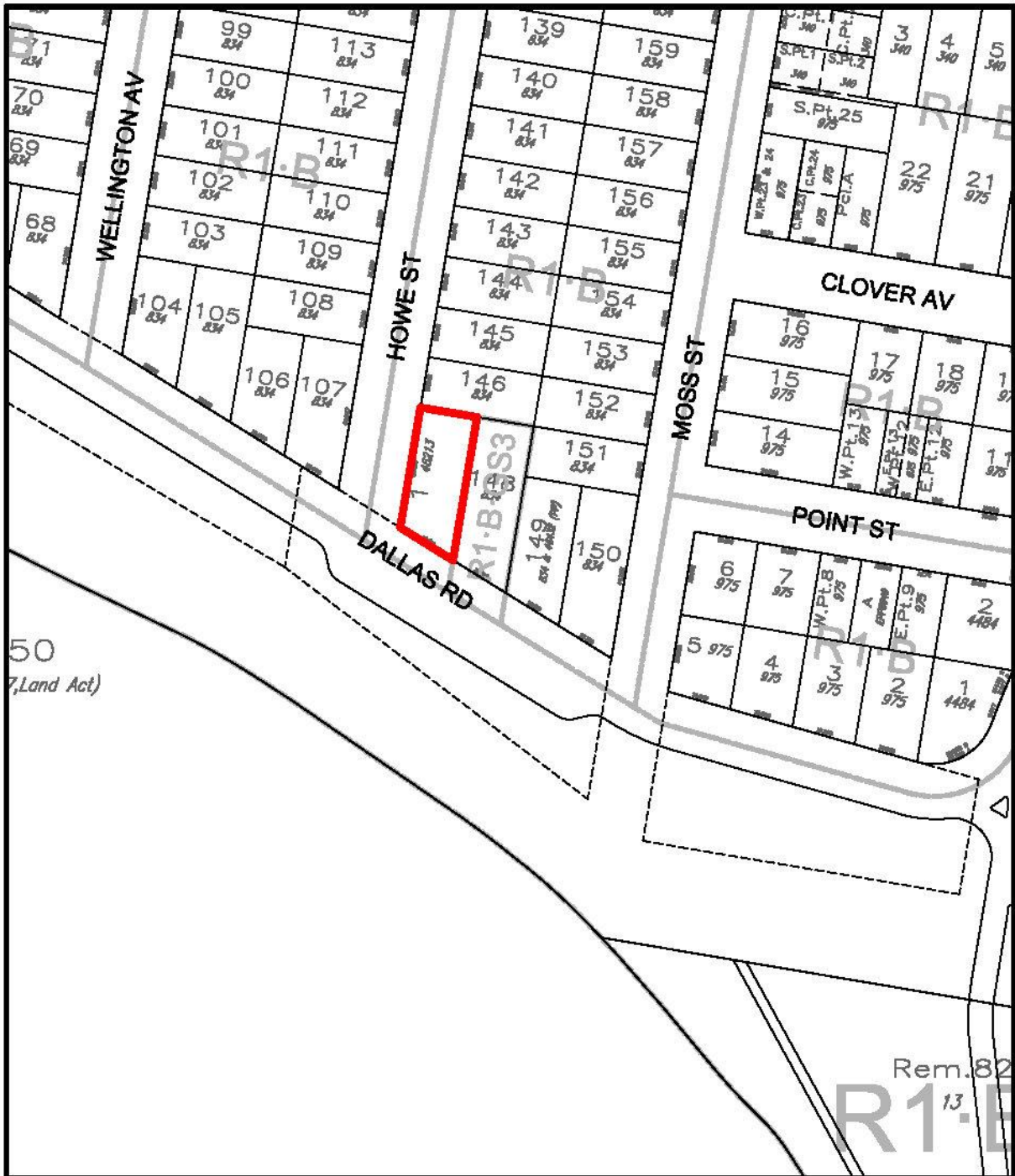
1.133.6 Site Coverage, Open Site Space, Parking

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% of the entire <u>lot</u> and 30% of the <u>rear yard</u> |
| c. <u>Parking</u> | Subject to the regulations in Schedule "C" and shall not be located in the <u>front yard</u> |

1.133.7 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.133.5 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.17-046



1250 Dallas Road
Rezoning No.00523

