

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-54 Zone, Restricted Duplex (Dallas Road) District, and to rezone land known as 90 and 92 Dallas Road from the R-2 Zone, Two Family Dwelling District to the R2-54 Zone, Restricted Duplex (Dallas Road) 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. 1082)”.
- 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:

“2.144 R2-54, Restricted Duplex (Dallas Road) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.143 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 90 and 92 Dallas Road, legally described as Lot 3, Beckley Farm, Victoria City, Plan 224 and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R2-54 Zone, Restricted Duplex (Dallas Road) District.

READ A FIRST TIME the	12th	day of	January	2017
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READ A SECOND TIME the	12th	day of	January	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 2.144 – R2-54 ZONE, RESTRICTED DUPLEX (DALLAS ROAD) DISTRICT**2.144.1 Permitted Uses in this Zone**

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

- a. Two family dwelling subject to the regulations in this Part
- 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. Public Building
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

2.144.2 Lot Area

- a. Lot area (minimum) 443m²
- b. Lot width (minimum) 15m

2.144.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 235m²
- b. Floor space ratio (maximum) 0.53:1

2.144.4 Height, Storeys

- a. Principal building height (maximum) 7.6m
- b. Storeys (maximum) 2

PART 2.144 – R2-54 ZONE, RESTRICTED DUPLEX (DALLAS ROAD) DISTRICT**2.144.5 Setbacks, Projections**

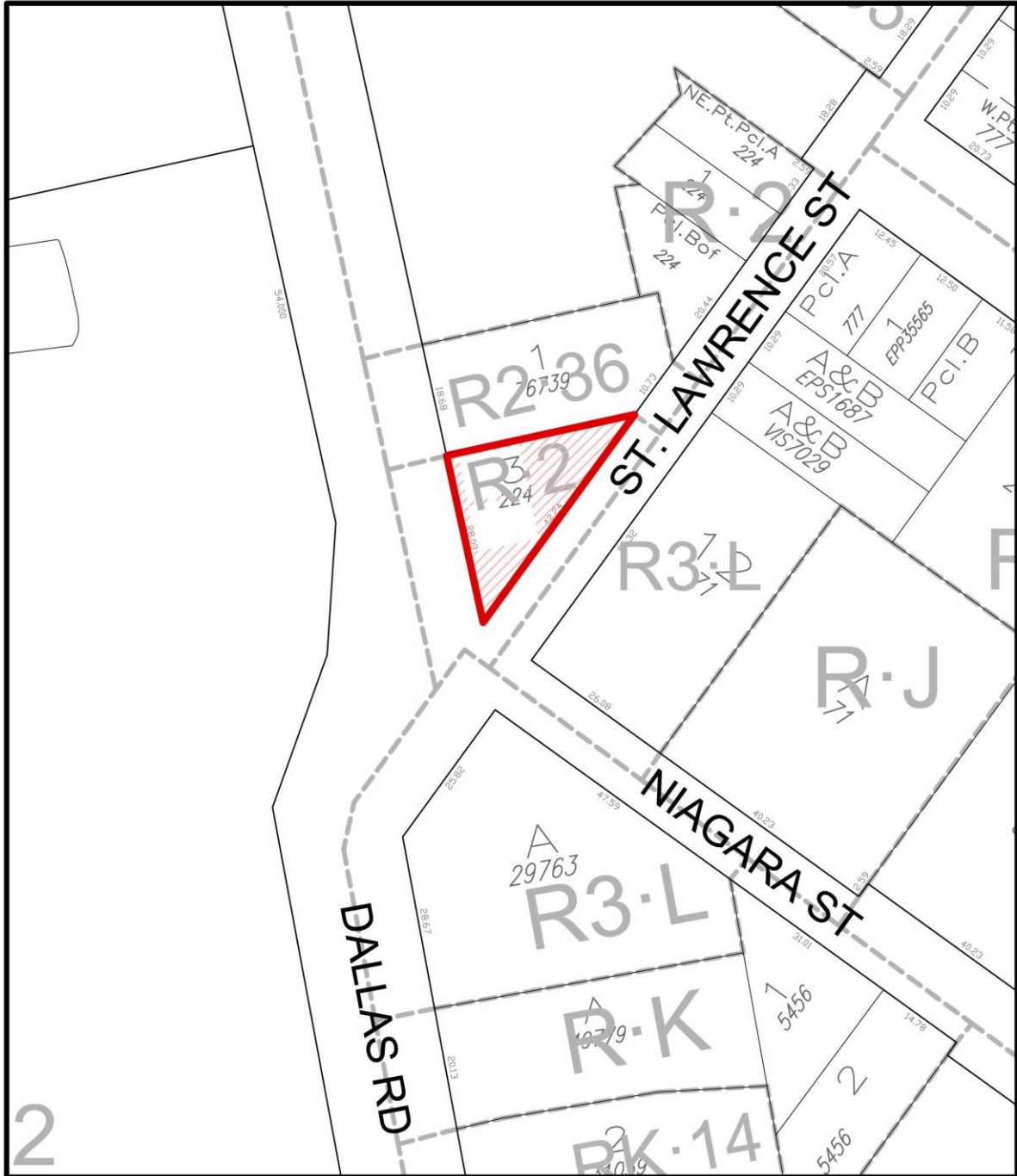
- | | |
|---|--------|
| a. <u>Front yard setback</u> (minimum) | 4.7m |
| Except for the following maximum projections into the setback: | |
| • steps and <u>porch</u> | 3.5m |
| • bay windows | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 12.93m |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | 2.1m |
| d. <u>Side yard setback</u> St. Lawrence Street (minimum) | 3.5m |
| e. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| f. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

2.144.6 Site Coverage, Open Site Space

- | | |
|-------------------------------------|---|
| 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> and
33% of the <u>rear yard</u> |

2.144.7 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|---|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in
Schedule "C" |
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90 / 92 Dallas Road
Rezoning No.00511
Bylaw # 17-008

