

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-S27 Zone, Restricted Small Lot (Pembroke/Stanley) District, and creating the R2-54 Zone, Restricted Duplex (Pembroke/Stanley) District, to rezone a portion of the land known as 2035 Stanley Avenue from the R1-B Zone, Single Family Dwelling District to the R1-S27 Zone, Restricted Small Lot (Pembroke/Stanley) District and to rezone a portion of the land from the R1-B Zone, Single Family Dwelling District to the R2-54 Zone, Restricted Duplex (Pembroke/Stanley) 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. 1078)”.
- 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:

“1.131                      R1-S27, Restricted Small Lot (Pembroke/Stanley) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.131 the provisions contained in Schedule 1 of this Bylaw.
- 4 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:

“2.143                      R2-54, Restricted Duplex (Pembroke/Stanley) District”
- 5 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.143 the provisions contained in Schedule 2 of this Bylaw.
- 6 The land known as 2035 Stanley Avenue, legally described as Lot 1, Section 75, Victoria District, Plan 262 and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R1-B Zone, Single Family Dwelling District, and
  - (a) that portion of the lot marked “R1-S27” on the attached map be placed in the R1-S27 Zone, Restricted Small Lot (Pembroke/Stanley) District; and
  - (b) that portion of the lot marked “R2-54” on the attached map be place in the R2-54 Zone, Restricted Duplex (Pembroke/Stanley) District.

READ A FIRST TIME the                      day of                      2016

READ A SECOND TIME the                      day of                      2016

Public hearing held on the                      day of                      2016

READ A THIRD TIME the                      day of                      2016

ADOPTED on the                      day of                      2016

CITY CLERK

MAYOR

Schedule 1

**PART 1.131 – R1-S27 RESTRICTED SMALL LOT (PEMBROKE/STANLEY)  
DISTRICT**

**1.131.1 Permitted Uses in this Zone**

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

- a. Single family dwelling;
- b. Accessory uses to a single family dwelling;
- c. Home occupation subject to the regulations in Schedule “D”;
- d. Buildings accessory to a permitted use;

**1.131.2 Lot Area**

- a. Lot area (minimum) 225.03m<sup>2</sup>
- b. Lot width (minimum) 10m

**1.131.3 Floor Area, Floor Space Ratio**

- a. Total floor area (maximum) 190m<sup>2</sup>
- b. Floor space ratio (maximum) 0.6:1

**1.131.4 Height, Storeys**

- a. Principal building height (maximum) 7.5m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

Schedule 1

**PART 1.131 – R1-S27 RESTRICTED SMALL LOT (PEMBROKE/STANLEY)  
DISTRICT**

**1.131.5 Setbacks, Projections**

- a. Front yard setback (minimum) 6.0m

Except for the following maximum projections into the setback:

- Steps less than 1.7m in height 2.5m
  - porch 2.5m
  - roof for porch and steps 1.6m
- b. Rear yard setback (minimum) 6.0m
- c. Side yard setback from interior lot lines (minimum) 1.5m
- d. Side yard interior for any portion of a dwelling used for habitable space and which has a window 2.4m

**1.131.6 Site Coverage**

- a. Site coverage (maximum) 40%

**1.131.7 Accessory Buildings**

- a. Location of accessory building Rear yard
- b. Rear yard site coverage (maximum) 30%
- c. Separation distance between a single family dwelling and an accessory building (minimum) 2.4m
- d. Height (maximum) 4.0m
- e. Front yard setback of detached accessory buildings 18m

**1.131.8 Parking**

- a. Vehicle parking (minimum) Subject to the regulations in Schedule "C"

## Schedule 2

### PART 2.143 – R2-54 RESTRICTED DUPLEX (PEMBROKE/STANLEY) DISTRICT

#### 2.143.1 Permitted Uses in this Zone

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

- a. Two family dwelling;
- 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”;

#### 2.143.2 Lot Area

- |  |                      |
|--|----------------------|
| a. <u>Lot area</u> (minimum)                     | 309.98m <sup>2</sup> |
| b. <u>Lot area</u> for each <u>dwelling unit</u> | 154.99               |
| c. <u>Lot</u> width (minimum)                    | 15m                  |

#### 2.143.3 Floor Area, Floor Space Ratio

- |   |                   |
|---|-------------------|
| a. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 280m <sup>2</sup> |
| b. Floor area per dwelling unit (minimum)   | 46m <sup>2</sup>  |
| c. Floor area, of all floor levels combined                                       | 380m <sup>2</sup> |
| d. <u>Floor space ratio</u> (maximum)   | 0.5:1             |

#### 2.143.4 Height, Storeys

- |   |  |
|---|--|
| a. Principal <u>building height</u> (maximum) | 7.6m and 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u><br><br>7.6m and 1.5 <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| b. <u>Roof deck</u>                           | Not permitted  |

## Schedule 2

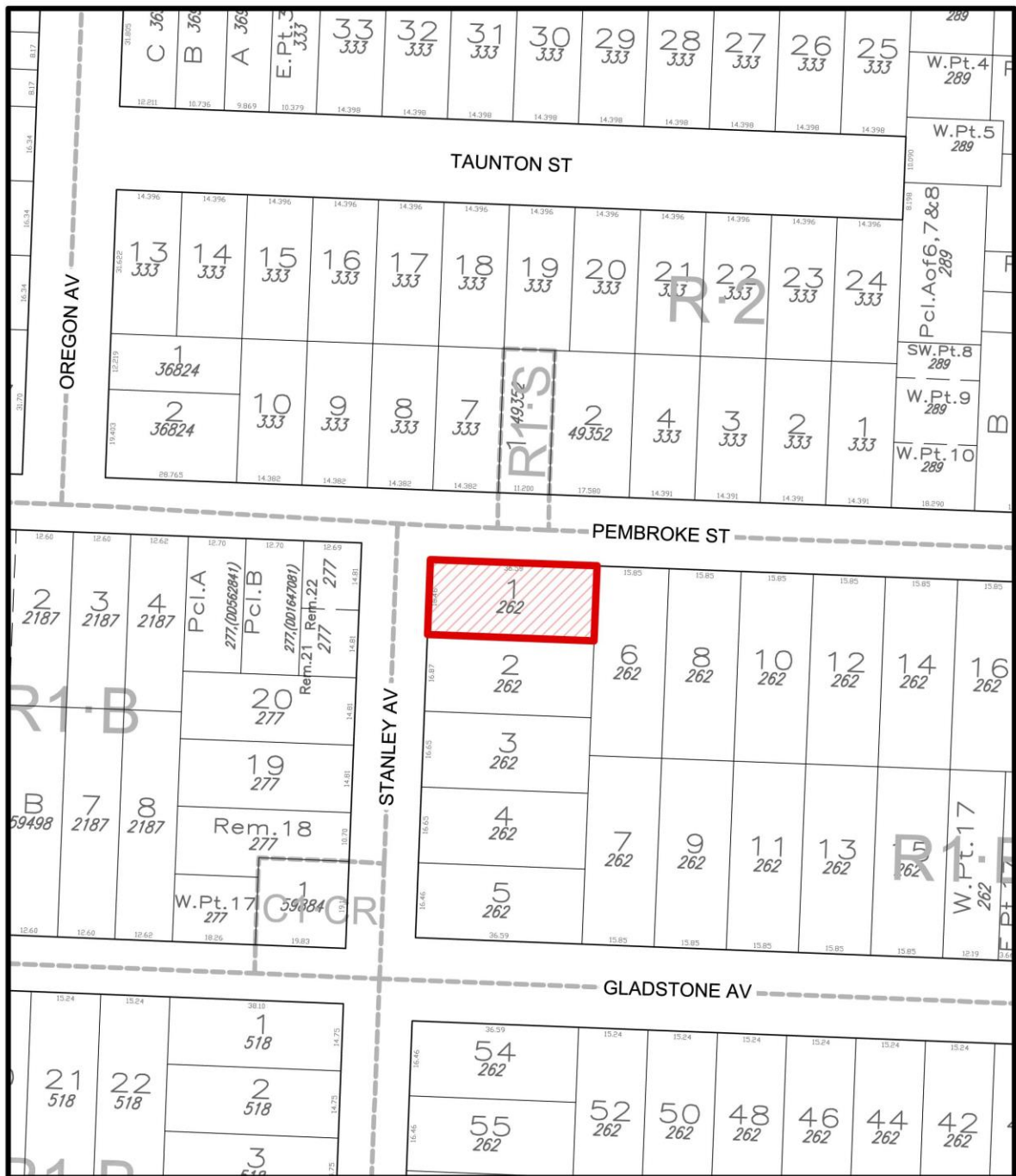
### PART 2.143 – R2-54 RESTRICTED DUPLEX (PEMBROKE/STANLEY) DISTRICT

#### 2.143.5 Setbacks, Projections

- |   |  |
|---|--|
| a. <u>Front yard setback</u> (minimum)                                  | 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> |
| Except for the following maximum projections into the setback:          |  |
| • steps and porch   | 3.5m   |
| • bay windows   | 0.6m   |
| b. <u>Rear yard setback</u> (minimum)                                   | 10.7m  |
| c. <u>Side yard setback</u> from the interior <u>lot line</u> (minimum) | 1.52m (south)<br>3.0m (north)  |
| d. Combined <u>side yard setbacks</u> (minimum)                         | 4.5m   |
| e. Eaves projections into <u>setbacks</u> (maximum)                     | 0.75m  |

#### 2.143.6 Site Coverage, Open Site Space, Parking

- |                                     |  |
|-------------------------------------|--|
| 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> |
| c. Parking                          | Subject to the regulations in Schedule "C"                               |



2035 Stanley Avenue  
Rezoning #00489  
Bylaw #

