



**Council Report**  
**For the Meeting of June 23, 2016**

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**To:** Council

**Date:** June 16, 2016

**From:** C. Coates, City Clerk

**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1069) No. 16-056

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**RECOMMENDATION**

That Council consider first and second readings of Bylaw No. 16-056

**BACKGROUND**

Attached for Council's initial consideration is a copy of the proposed of *Zoning Regulation Bylaw, Amendment Bylaw (No. 1069) No. 16-056*.

The rezoning application came before Council on May 26, 2016, where the following resolution was approved:

**Rezoning Application No. 00506 for 406 and 408 Wilson Street**

*That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00506 for 406 and 408 Wilson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.*

Respectfully submitted,

Handwritten signature of Chris Coates in blue ink.

Chris Coates  
City Clerk

Handwritten signature of Jocelyn Jenkyns in blue ink.

Jocelyn Jenkyns  
Deputy City Manager

**Report accepted and recommended by the City Manager:** \_\_\_\_\_

**Date:** \_\_\_\_\_

*June 17, 2016*

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-53 Zone, Wilson Attached Dwelling, and to rezone land known as 406 and 408 Wilson Street from the R-2 Zone, Two Family Dwelling District to the R2-53 Zone, Wilson Attached Dwelling 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. 1069)”.
- 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:  
  
“2.142 R2-53, Wilson Attached Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.141 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 406 and 408 Wilson Street, legally described as Lot 2, Section 31, Esquimalt District, Plan EPP58321, and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R2-53 Zone, Wilson Attached Dwelling 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 2.142 – R2-53 ZONE, WILSON ATTACHED DWELLING DISTRICT**

**2.142.1 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

**2.142.2 General**

- a. If a lot has a single family dwelling use:
  - i. the regulations in the R1-B Zone, Single Family Dwelling District apply
  - ii. the regulations in sections 2.142.3 – 2.142.8 do not apply
- b. notwithstanding section 2.142.1, the only use permitted on a lot with a site area less than 230m<sup>2</sup> or with an average lot width less than 7.5m is a private garage

**2.142.3 Site Area, Lot Width**

- |   |                   |
|---|-------------------|
| a. <u>Site area</u> (minimum)                               | 546m <sup>2</sup> |
| b. <u>Site area</u> for each <u>dwelling unit</u> (minimum) | 273m <sup>2</sup> |
| c. <u>Lot</u> width (minimum average)                       | 15m               |

**2.142.4 Floor area of the Principal Building**

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

**PART 2.142 – R2-53 ZONE, WILSON ATTACHED DWELLING DISTRICT****2.142.5 Height, Storeys, Roof Decks**

- |  |   |
|--|---|
| a. <u>Two family dwelling building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u> |
|  | 7.6m in <u>height</u> and 1 ½ <u>storeys</u> if the <u>building</u> has a <u>basement</u>         |
| b. <u>Roof deck</u>                              | Not permitted   |

**2.142.6 Setbacks and Projections**

- |   |   |
|---|---|
| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> :         | 7.5m  |
| <ul style="list-style-type: none"> <li>• steps and <u>porch</u> (maximum)</li> <li>• bay windows (maximum)</li> </ul> | 3.5m<br>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<br><br>3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)   | 4.5m  |
| e. <u>Side yard setbacks</u> on a flanking <u>street</u> 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   |

**2.142.7 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"                               |

**PART 2.142 – R2-53 ZONE, WILSON ATTACHED DWELLING DISTRICT**

**2.142.8 Outdoor Features**

- a. The setbacks set out in section 2.142.6 apply to outdoor features, as though they are buildings
- b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower



404 Wilson  
Rezoning No.00506

