



**Council Report**  
**For the Meeting of April 28, 2016**

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**To:** Council **Date:** April 20, 2016  
**From:** C. Coates, City Clerk  
**Subject:** Application for Rezoning for 1705 Haultain Street – Zoning Regulation Bylaw, Amendment Bylaw (1065) No. 16-048

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**RECOMMENDATION**

That Council consider first and second reading of Bylaw No. 16-048.

**BACKGROUND**

Attached for Council's initial consideration is a copy of proposed *Zoning Regulation Bylaw, Amendment Bylaw (1065) No. 16-048*

The zoning regulation matter came before Council on April 7, 2016, where the following resolution was approved:

**Rezoning Application No. 00498 for 1705 Haultain Street**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00498 for 1705 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Coates".

Chris Coates  
City Clerk

A handwritten signature in black ink, appearing to read "Jocelyn Jenkins".

Jocelyn Jenkins  
Deputy City Manager

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

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

*Apr. 22, 2016*

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-S26 Zone, Restricted Small Lot (Haultain Street) District, to rezone a portion of the land known as 1705 Haultain Street from the R1-B Zone, Single Family Dwelling District to the R1-S26 Zone, Restricted Small Lot (Haultain Street) District, and to rezone the remaining portion of land known as 1705 Haultain Street from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) 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. 1065)”.

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:

“1.130 R1-S26 Zone, Restricted Small Lot (Haultain Street)”

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.129 the provisions contained in Schedule 1 of this Bylaw.

4 The portion of land known as 1705 Haultain Street, legally described as Lot 3, Block 3, Section 8A, Victoria District, Plan 881A, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S26 Zone, Restricted Small Lot (Haultain Street) District and in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, as shown on the map attached to and forming part of this Bylaw as Appendix 1.

5 The portion of land known as 1705 Haultain Street, legally described as Lot 4, Block 3, Section 8A, Victoria District, Plan 881A, except part in Plan 30150, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District as shown on the map attached to and forming part of this Bylaw as Appendix 1.

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

## **PART 1.130 - R1-S26 ZONE, RESTRICTED SMALL LOT (HAULTAIN STREET) DISTRICT**

Uses	1	The following uses are the only uses permitted in this zone: <ul style="list-style-type: none"><li>(a) <u>single family dwelling</u>;</li><li>(b) <u>accessory uses</u> to a <u>single family dwelling</u>;</li><li>(c) <u>home occupation</u>;</li><li>(a) <u>buildings</u> accessory to a permitted use;</li><li>(b) a maximum of two <u>garage sales</u> in any calendar year.</li></ul>
Lot area	2	The minimum <u>site area</u> must be 254m <sup>2</sup> .
	3	The minimum frontage of a <u>lot</u> on a <u>street</u> must be 10m.
Height, Roof Deck	4	<ul style="list-style-type: none"><li>(a) The maximum <u>height</u> of a <u>single family dwelling</u> must not exceed 7.5m nor two <u>storeys</u>, for which purpose any basement floor <u>area</u> that is more than 1.2m above <u>grade</u> is deemed to be the first <u>storey</u>.</li><li>(b) <u>Roof Deck</u> – not permitted.</li></ul>
Floor Area	5	The maximum <u>total floor area</u> for the dwelling must be 190m <sup>2</sup> .
Floor space ratio	6	The maximum <u>floor space ratio</u> must be 0.6 to 1.
Site coverage	7	The maximum <u>site coverage</u> must be 40%.
Setback(s)	8	Except as required by s. 14, the minimum <u>setbacks</u> of the main building must be in compliance with the following: <ul style="list-style-type: none"><li>(a) <u>front yard</u> of 6.0m<ul style="list-style-type: none"><li>(i) an entrance porch and <u>steps</u> may project from the main <u>building</u> face by a maximum of 2.5m with a maximum <u>height</u> of 1.7m, including any vertical enclosures to the porch and <u>steps</u>, and</li><li>(ii) any roof to the porch and <u>steps</u> must have a maximum projection from the front main <u>building</u> face of 1.6m and must be unsupported by vertical supports;</li></ul></li></ul>

Accessory Buildings	9	(b) <u>rear yard</u> of 6.0m;
		(c) <u>side yard</u> interior of 1.5m or 2.4m for any portion of a dwelling used for habitable space and which has a window;
		(d) <u>side yard</u> on a flanking street of 2.4m.
		All <u>accessory buildings</u> must be located in a <u>rear yard</u> .
Height	10	The maximum <u>rear yard site coverage</u> by an <u>accessory building</u> must be 30%.
	11	A minimum separation distance of 2.4m must be provided between a <u>single family dwelling</u> and an <u>accessory building</u> .
Accessory Building Setbacks	12	The maximum <u>height</u> of any <u>accessory building</u> must not exceed 4.0m.
	13	The minimum <u>setbacks</u> of detached <u>accessory buildings</u> must be in compliance with the following:
Thurlow Street Setbacks	14	(a) <u>front yard</u> of 18m;
		(b) <u>rear yard</u> of 1.5 when facing a lane;
		(c) <u>side yard</u> on a corner <u>lot</u> , no <u>accessory building</u> may be located closer to the flanking <u>street</u> than the minimum <u>setback</u> required for the principal <u>building</u> on the adjoining <u>lot</u> of such flanking <u>street</u> .
		The minimum <u>setbacks</u> for any <u>building</u> on Thurlow Street must be:
Parking		(a) <u>front yard</u> of 6.7m;
		(b) <u>rear yard</u> of 14m.
Outdoor Features	15	Parking must comply with Schedule C.
	16	(a) The <u>setbacks</u> set out in sections 8 and 14 apply to <u>outdoor features</u> attached to the main <u>building</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. 16-048



1705 Haultain Street  
Rezoning No. 00498

