NO. 16-024

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-52 Zone, Two Family Dwelling (Leonard Street) District, and to rezone land known as 1122 and 1124 Leonard Street from the R1-B Zone, Single Family Dwelling District to the R2-52 Zone, Two Family Dwelling (Leonard Street) 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. 1062)".

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:

"2.141 R2-52 Zone, Two Family Dwelling (Leonard Street)".

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.140 the provisions contained in Schedule 1 of this Bylaw.

4 The land known as 1122 and 1124 Leonard Street, legally described as Lot 4, Fairfield Farm Estate, Victoria City, Plan 1215 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 placed in the R2-52 Zone, Two Family Dwelling (Leonard Street) District.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | **11th** | day of | **February** | 2016 |
| READ A SECOND TIME the | **11th** | day of | **February** | 2016 |
| Public hearing held on the | | day of | | 2016 |
| READ A THIRD TIME the | | day of | | 2016 |
| ADOPTED on the | | day of | | 2016 |

CORPORATE ADMINISTRATOR MAYOR

## PART 2.141 - R2-52 ZONE, TWO FAMILY DWELLING (LEONARD STREET) DISTRICT

### 2.141.1 Permitted Uses

a. Two family dwelling

b. Uses permitted in the R1-B Zone, Single Family Dwelling District

### 2.141.2 General

a. If a lot is not used as a two family dwelling:

   i. The regulations in the R1-B Zone, Single Family Dwelling District apply

   ii. The regulations set out in sections 2.141.3 – 2.141.7 do not apply

b. Home occupation is subject to the regulations in Schedule "D"

c. Accessory buildings are subject to the regulations in Schedule "F"

### 2.141.3 Site Area, Lot Width

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|---|---|
| a. Site area (minimum) | 540m$^2$ |
| b. Site area for each dwelling unit (minimum) | 270m$^2$ |
| c. Lot width (minimum average) | 14.25m |

### 2.141.4 Floor Area of the Principal Building

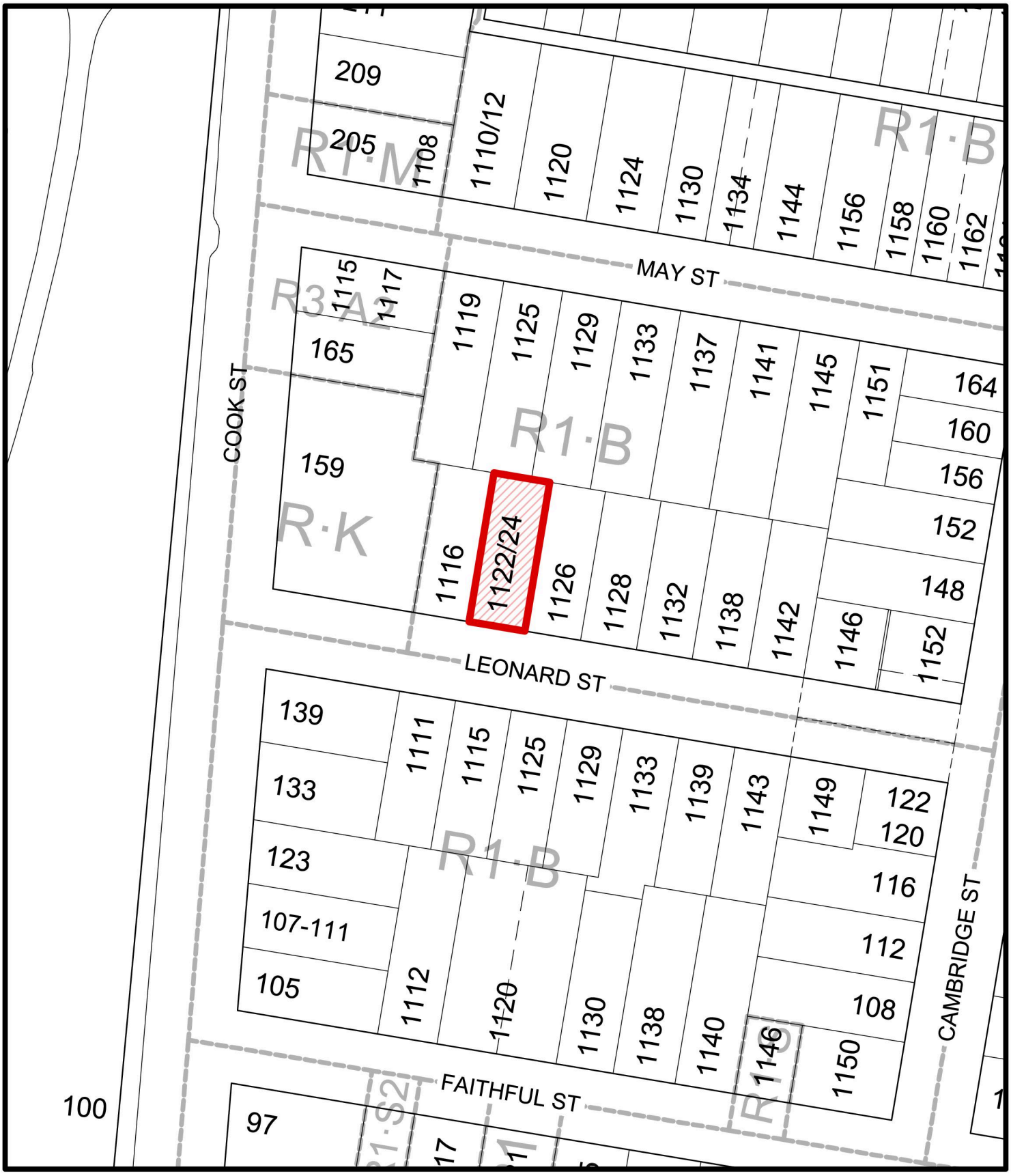
| | |
|---|---|
| a. Floor space ratio (maximum) | 0.51 to 1 |
| b. Floor area per dwelling unit (minimum) | 46m$^2$ |
| c. Floor area, for the first storey and second storey combined (maximum) | 280m$^2$ |
| d. Floor area, of all floor levels combined (maximum) | 380m$^2$ |

### 2.141.5 Height, Storeys, Roof Decks

| | |
|---|---|
| a. Two family dwelling building (maximum) | 7.6m in height and 2 storeys if the building does not have a basement<br><br>7.6m in height and 1½ storeys if the building has a basement |
| b. Roof deck | Not permitted |

| 2.141.6 Setbacks and Projections | |
|---|---|
| a. Front yard setback (minimum) except for the following maximum projections into the setback: | The lesser of 7.5m and the average of the actual setbacks of the buildings on the lots abutting the sides of the lot |
| ○ steps and porch (maximum) | 3.5m |
| ○ bay windows (maximum) | 0.6m |
| b. Rear yard setback (minimum) | 10.7m or 35% of lot depth whichever is greater |
| c. Side yard setbacks from interior lot lines (minimum) | 1.5m or 10% of the lot width whichever is greater<br>3.0m for one side yard when the lot is not serviced by a rear lane |
| d. Combined side yard setbacks (minimum) | 4.5m |
| e. Side yard setbacks on a flanking street for a corner lot (minimum) | 3.5m or 10% of the lot width whichever is greater |
| f. Eave projections into setbacks (maximum) | 0.75m |

| 2.141.7 Site Coverage, Open Site Space, Parking | |
|---|---|
| a. Site coverage (maximum) | 40% |
| b. Open site space (minimum) | 30% of the area of the lot and 33% of the rear yard |
| c. Parking | Subject to the regulations in Schedule "C" |




1122-1124 Leonard Street
Rezoning No. 00496
Bylaw No. 16-024

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CITY OF VICTORIA