



Council Report
For the Meeting of February 11, 2016

To: Council **Date:** January 29, 2016
From: C. Coates, City Clerk
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1062) for 1122 and 1124 Leonard Street

RECOMMENDATION

That Council consider first and second readings of Bylaw No. 16-024

BACKGROUND

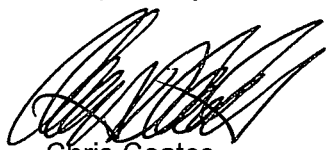
Attached for Council's initial consideration is a copy of the proposal Bylaw No. 16-024

The issue came before Council on January 14, 2016 when Council passed the following motion:

Rezoning Application No. 00496 for 1122 and 1124 Leonard Street:

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00496 for 1122 and 1124 Leonard Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

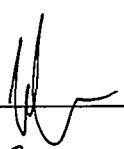
Respectfully submitted,



Chris Coates
City Clerk

Report accepted and recommended by the City Manager:

Date:



Feb. 10, 2016

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	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

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

- a. Site area (minimum) 540m²
- b. Site area for each dwelling unit (minimum) 270m²
- 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) 46m²
- c. Floor area, for the first storey and second storey combined (maximum) 280m²
- d. Floor area, of all floor levels combined (maximum) 380m²

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
7.6m in height and 1½ storeys if the building has a basement
- b. Roof deck Not permitted

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

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

2.141.6 Setbacks and Projections

- | | |
|---|--|
| a. <u>Front yard setback</u> (minimum)
except for the following maximum projections into
the <u>setback</u> : | 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> |
| o steps and <u>porch</u> (maximum) | 3.5m |
| o bay windows (maximum) | 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
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 street 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 |

2.141.7 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" |