



## Council Meeting Report For the Meeting of November 26, 2015

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**To:** Council  
**From:** C. Coates, City Clerk  
**Subject:** Zoning Amendment Bylaw No. 1053

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**Date:** November 20, 2015

### RECOMMENDATION

Should Council wish to consider moving the proposed Bylaw forward, granting first and second readings of the Bylaw is appropriate.

### BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Zoning Amendment Bylaw the purpose of which is to:

*Amend the Zoning Regulation Bylaw by creating the R1-A-18 Zone, Rockland Ashton District, and to rezoning the land known as 1745 Rockland Avenue from the R1-A Zone, Rockland Single Family Dwelling District, and R1-B Zone, Single Family Dwelling District, to the R1-A-18 Zone, Rockland Ashton District.*

This issue came before Council on August 27, 2015, where the following resolution was approved:

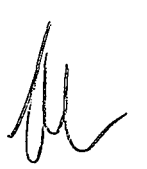
*That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00444 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.*

Respectfully submitted,

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

Chris Coates  
City Clerk

**Report accepted and recommended by the City Manager**

**Date:**  November 20, 2015

### List of Attachments

Zoning Regulation Bylaw, Amendment Bylaw (1053)

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-A-18 Zone, Rockland Ashton District, and to rezone the land known as 1745 Rockland Avenue from the R1-A Zone, Rockland Single Family Dwelling District, and R1-B Zone, Single Family Dwelling District, to the R1-A-18 Zone, Rockland Ashton 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. 1053)”.
- 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:  
  
“1.128 R1-A-18, Rockland Ashton District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.127 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1745 Rockland, legally described as Lot A Section 74, Victoria District, Plan 36329 and shown hatched on the attached map, is removed from the R1-A Zone, Rockland Single Family Dwelling District, and R1-B Zone, Single Family District, and placed in the R1-A-18 Zone, Rockland Ashton District.

|                            |        |      |
|----------------------------|--------|------|
| READ A FIRST TIME the      | day of | 2015 |
| READ A SECOND TIME the     | day of | 2015 |
| Public hearing held on the | day of | 2015 |
| READ A THIRD TIME the      | day of | 2015 |
| ADOPTED on the             | day of | 2015 |

CORPORATE ADMINISTRATOR

MAYOR

## PART 1.128 – R1-A-18 ZONE, ROCKLAND ASHTON DISTRICT

### 1.128.1 Development Areas

This Zone is divided into Development Areas 1 and 2a, 2b, 2c and 2d, as shown on the map attached as Appendix A

### 1.128.2 Development Areas Regulations

The regulations contained in Parts 1.128.4 to 1.128.8 apply only to Development Area 1

The regulations contained in Part 1.128.9 apply only to Development Area 2a, Development Area 2b, Development Area 2c and Development Area 2d

The regulations contained in Part 1.128.10 apply only to Development Area 2a

The regulations contained in Part 1.128.11 apply only to Development Area 2b

The regulations contained in Part 1.128.12 apply only to Development Area 2c

The regulations contained in Part 1.128.13 apply only to Development area 2d

### 1.128.3 Vehicle and Bicycle Parking

Subject to the regulations in Schedule “C” of the Zoning Regulation Bylaw

### Development Area 1

#### 1.128.4 Permitted Uses

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

- a. Single family dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

**PART 1.128 – R1-A-18 ZONE, ROCKLAND ASHTON DISTRICT****1.128.5 Floor Area, Floor Space Ratio and Lot Area**

- |                                       |                       |
|---------------------------------------|-----------------------|
| a. <u>Total floor area</u> (maximum)  | 450.00m <sup>2</sup>  |
| b. <u>Floor space ratio</u> (maximum) | 0.25:1                |
| c. <u>Lot area</u> (minimum)          | 1850.00m <sup>2</sup> |

**1.128.6 Height and Storeys**

- |   |       |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 8.50m |
| b. <u>Storeys</u> (maximum)                   | 2.5   |

**1.128.7 Setbacks**

- |   |        |
|---|--------|
| a. <u>Front yard setback</u> (minimum)      | 32.00m |
| b. <u>Rear yard setback</u> (minimum)       | 18.00m |
| c. <u>Side yard setback</u> North (minimum) | 6.10m  |
| d. <u>Side yard setback</u> South (minimum) | 4.50m  |

**1.128.8 Site Coverage and Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 17% |
| b. <u>Open site space</u> (minimum) | 65% |

**Development Areas 2a, 2b, 2c, 2d****1.128.9 Permitted Uses and General Regulations**

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

- a. Single family dwellings
- b. Home occupation subject to the regulations in Schedule “D”
- c. Notwithstanding section 14(3) and section 27 of the General Regulations of the Zoning Regulation Bylaw, the regulations in this part apply

**PART 1.128 – R1-A-18 ZONE, ROCKLAND ASHTON DISTRICT****1.128.10 Development Area 2a**

|   |                      |
|---|----------------------|
| a. <u>Floor space ratio (maximum)</u>           | 0.43:1               |
| b. <u>Lot area (minimum)</u>                    | 475.00m <sup>2</sup> |
| c. <u>Building height (maximum)</u>             | 7.40m                |
| d. <u>Storeys (maximum)</u>                     | 2                    |
| e. <u>Setback from east lot line (minimum)</u>  | 2.70m                |
| f. <u>Setback from west lot line (minimum)</u>  | 1.50m                |
| g. <u>Setback from north lot line (minimum)</u> | 7.50m                |
| h. <u>Setback from south lot line (minimum)</u> | 7.00m                |
| i. <u>Site Coverage (maximum)</u>               | 32%                  |

**1.128.11 Development Area 2b**

|   |                      |
|---|----------------------|
| a. <u>Floor space ratio (maximum)</u>           | 0.5:1                |
| b. <u>Lot area (minimum)</u>                    | 490.00m <sup>2</sup> |
| c. <u>Building height (maximum)</u>             | 6.6m                 |
| d. <u>Storeys (maximum)</u>                     | 1.5                  |
| e. <u>Setback from east lot line (minimum)</u>  | 2.70m                |
| f. <u>Setback from west lot line (minimum)</u>  | 1.50m                |
| g. <u>Setback from north lot line (minimum)</u> | 7.50m                |
| h. <u>Setback from south lot line (minimum)</u> | 7.50m                |
| i. <u>Site Coverage (maximum)</u>               | 40%                  |

**1.28.12 Development Area 2c**

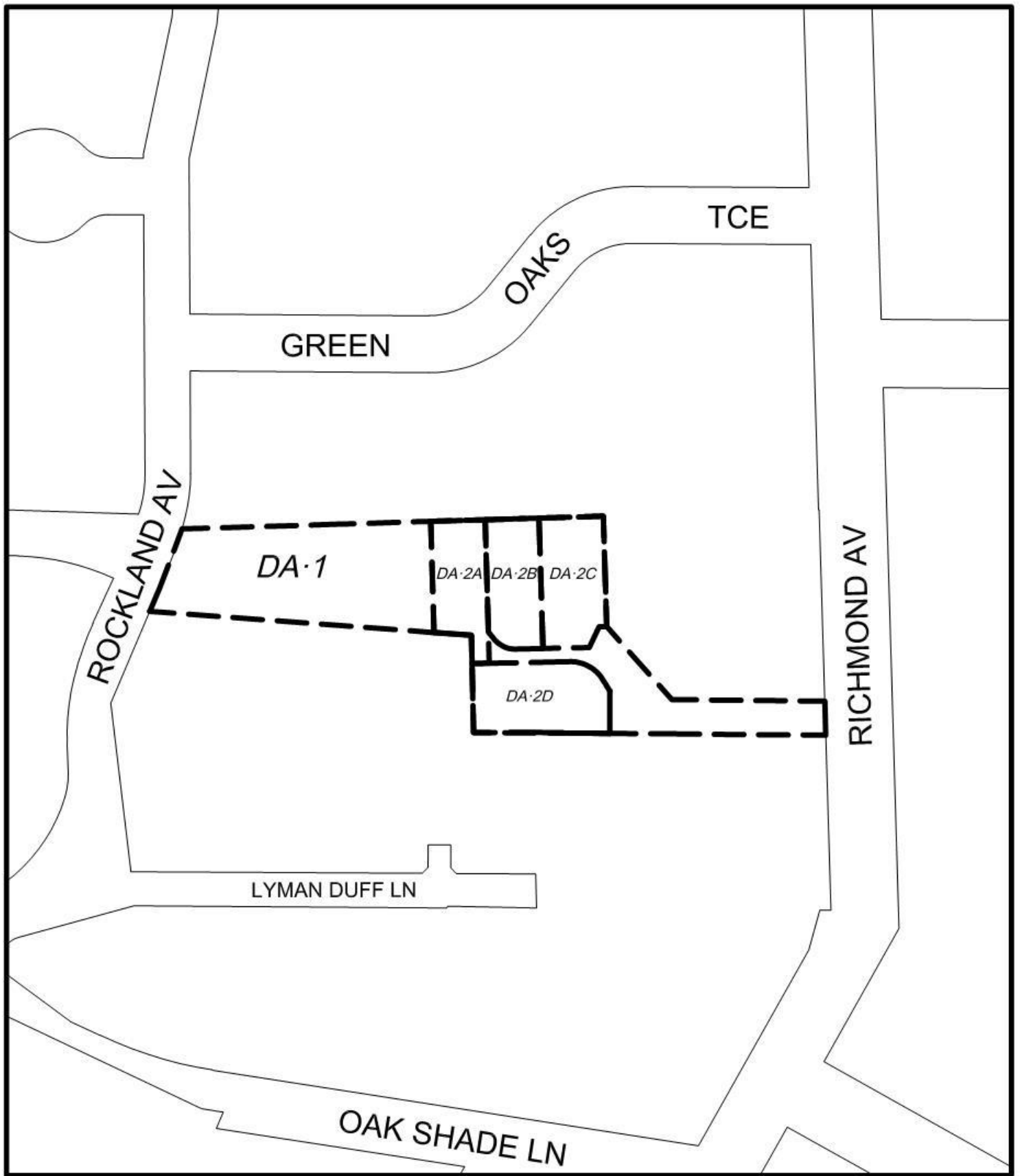
|  |                      |
|--|----------------------|
| a. <u>Floor space ratio (maximum)</u>          | 0.27:1               |
| b. <u>Lot area (minimum)</u>                   | 585.00m <sup>2</sup> |
| c. <u>Building height (maximum)</u>            | 6.00m                |
| d. <u>Storeys (maximum)</u>                    | 2                    |
| e. <u>Setback from east lot line (minimum)</u> | 5.50m                |
| f. <u>Setback from west lot line (minimum)</u> | 1.50m                |

**PART 1.128 – R1-A-18 ZONE, ROCKLAND ASHTON DISTRICT**

- |   |       |
|---|-------|
| g. <u>Setback from north lot line (minimum)</u> | 7.50m |
| h. <u>Setback from south lot line (minimum)</u> | 7.50m |
| i. <u>Site Coverage (maximum)</u>               | 33.5% |

**1.128.13 Development Area 2d**

- |   |                      |
|---|----------------------|
| a. <u>Floor space ratio (maximum)</u>           | 0.4:1                |
| b. <u>Lot area (minimum)</u>                    | 665.00m <sup>2</sup> |
| c. <u>Building height (maximum)</u>             | 6.70m                |
| d. <u>Storeys (maximum)</u>                     | 1.5                  |
| e. <u>Setback from east lot line (minimum)</u>  | 7.50m                |
| f. <u>Setback from west lot line (minimum)</u>  | 5.50m                |
| g. <u>Setback from north lot line (minimum)</u> | 2.40m                |
| h. <u>Setback from south lot line (minimum)</u> | 5.00m                |
| i. <u>Site Coverage (maximum)</u>               | 30%                  |



## Appendix A

Development Areas  
R1-A-18 Zone, Rockland Ashton District

