

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-B-GS5 Zone, Single Family Dwelling with Garden Suite (Clawthorpe Avenue) District, and to rezone the land known as 1510 Clawthorpe Avenue from the R1-B Zone, Single Family Dwelling District to the R1-B-GS5 Zone, Single Family Dwelling with Garden Suite (Clawthorpe Avenue) 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. 1054)”.
- 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:  
  
“1.129 R1-B-GS5, Single Family Dwelling with Garden Suite (Clawthorpe Avenue)”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.128 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1510 Clawthorpe Avenue, legally described as Lot 3, Sections 29 and 30, Victoria District, Plan 7139 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-B-GS5 Zone, Single Family Dwelling with Garden Suite (Clawthorpe Avenue) District.

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

MAYOR

## Schedule 1

### PART 1.129 – R1-B-GS5 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (CLAWTHORPE AVENUE) DISTRICT

#### 1.129.1 Permitted Uses in this Zone

- a. Single family dwelling subject to the regulations in Part 1.2
- b. Garden suite
- c. Home occupation contained within the single family dwelling subject to the regulations in Schedule “D”
- d. Garage sales limited to no more than 2 in any year
- e. Accessory buildings subject to the regulations in Schedule “F”

#### 1.129.2 Location of Garden Suite

- a. Garden suite must be sited in the rear yard
- b. No more than one garden suite is permitted per lot

#### 1.129.3 Garden Suite Floor Area and Site Area

- a. Floor area, of all floor levels combined (maximum) 68m<sup>2</sup>
- b. A garden suite may not be erected, used or maintained on a lot having a site area less than 557 m<sup>2</sup>

#### 1.129.4 Garden Suite Height, Storeys, Roof Decks

- a. Building height (maximum) 5.5m in height
- b. Storeys (maximum) One and a half storey
- c. Roof deck Not permitted

#### 1.129.5 Garden Suite Setbacks

- a. Rear yard setback (minimum) 0.6m
- b. Side yard setback from interior lot line (minimum) 0.6m
- c. Side yard setback on a flanking street for a corner lot (minimum) 3.5m or the minimum front yard setback of the adjoining lots whichever is the greater, when the adjoining lot shares a common lot line other than a rear lot line
- d. Separation space between a garden suite and a single family dwelling (minimum) 2.4m

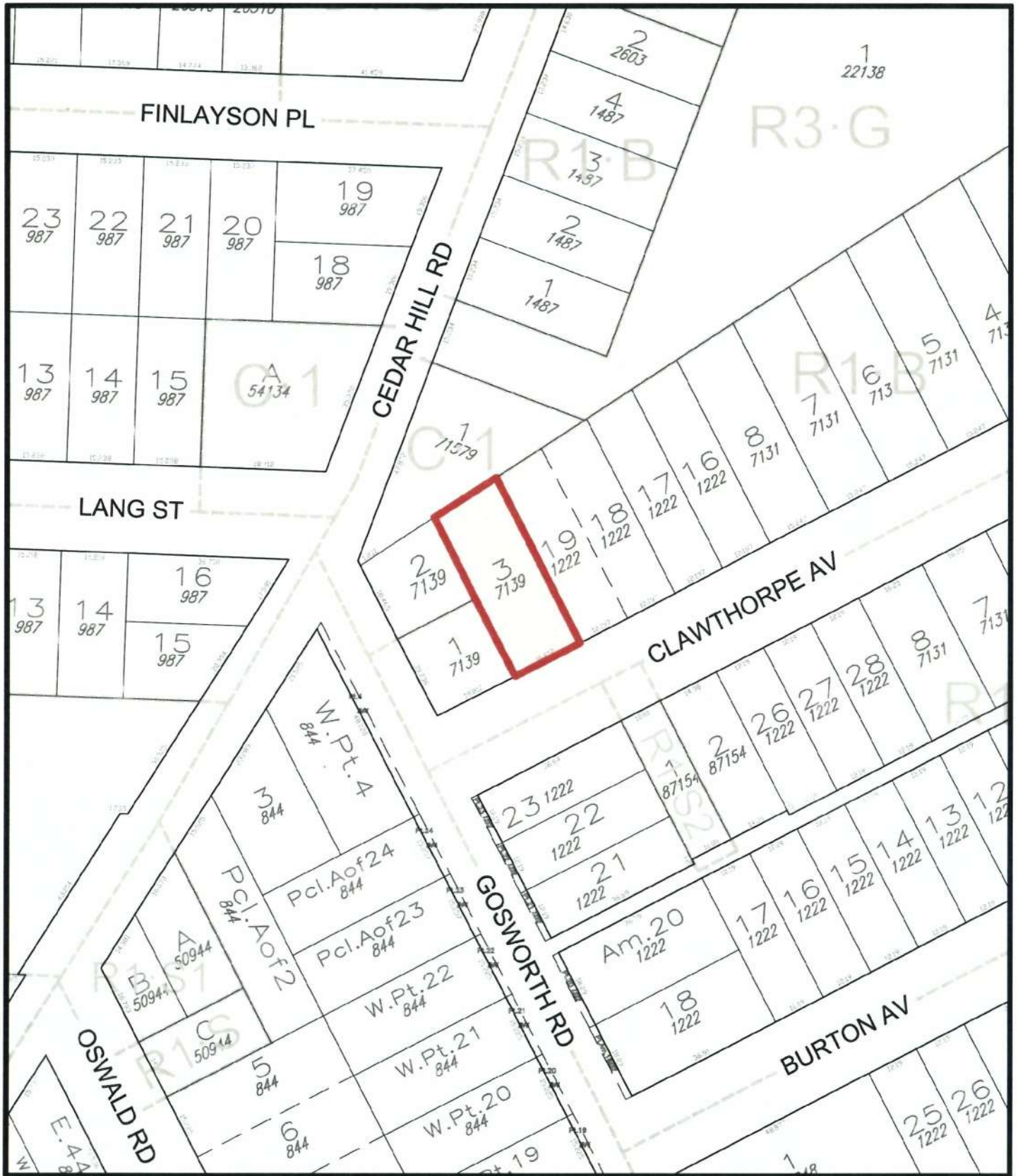
**PART 1.129 – R1-B-GS5 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE  
(CLAWTHORPE AVENUE) DISTRICT**

**1.129.6 Site Coverage**

Rear yard site coverage for all buildings (maximum) 25%

**1.129.7 Garden Suite Parking**

No off-street parking is required for the garden suite



1510 Clawthorpe Avenue

Rezoning No. 00484

Bylaw No. 15-083

Rezone from R1-B Zone, Single Family Dwelling District  
to R1-B-GS5 Zone, Single Family Dwelling with Garden Suite  
(Clawthorpe Avenue) District

