

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RT Zone, Traditional Residential Attached Dwelling District, and to rezone the lands known as 2636, 2638 and 2642 Shelbourne Street from the R1-B Zone, Single Family Dwelling, to the RT Zone, Traditional Residential Attached Dwelling 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. 1010)”.
- 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:

“2.138 RT, Traditional Residential Attached Dwelling”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.137 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 2636, 2638 and 2642 Shelbourne Street, legally described as Lots 7, 8, 9, Block 5, Section 8A, Victoria District, Plan 881A and shown hatched on the attached map, are removed from the R1-B Zone, Single Family Dwelling District, and placed in the RT Zone, Traditional Residential Attached Dwelling District.

READ A FIRST TIME the	28th	day of	August,	2014
READ A SECOND TIME the	28th	day of	August,	2014
Public hearing held on the	29th	day of	January,	2015
Public hearing continued on the	26th	day of	February,	2015
READ A THIRD TIME the	26th	day of	February,	2015
ADOPTED on the		day of		2015

CORPORATE ADMINISTRATOR

MAYOR

PART 2.138 – RT ZONE, TRADITIONAL RESIDENTIAL ATTACHED DWELLING DISTRICT**2.138.1 Permitted Uses in this Zone**

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

- a. Single family dwelling, subject to the regulations contained in Part 1.2
- b. Two family dwelling, subject to the regulations in Part 2.1
- c. Attached dwelling and semi-attached dwelling, subject to the regulations in this Part

2.138.2 Lot Area and Width

- a. Lot area (minimum) 920.0m²
- b. Lot width (minimum) 20.0m average lot width
- c. An attached dwelling or semi-attached dwelling may not be located on a lot with a lot area less than 920.0 m²

2.138.3 Density

- | | |
|------------------------------------|-------|
| <u>Floor space ratio</u> (maximum) | 1.0:1 |
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2.138.4 Height, Storeys and Roof Decks

- a. Principal building height (maximum) 10.5m
- b. Storeys (maximum) 3
- c. Roof deck Not permitted

2.138.5 Building Form and Size

- a. Number of self-contained dwelling units per attached dwelling (maximum) 4
- b. Floor area for a self-contained dwelling unit within an attached dwelling or semi-attached dwelling (minimum) 100m²
- c. More than one semi-attached dwelling or attached dwellings may be located on a lot

2.138.6 Setbacks

- a. Setback from Shelbourne Street for lots bordering the west side of Shelbourne Street (minimum) 10.7m
- b. Front yard setback for all other lots (minimum) 6.0m
- c. Rear yard setback (minimum) 4.0m

PART 2.138 – RT ZONE, TRADITIONAL RESIDENTIAL ATTACHED DWELLING DISTRICT

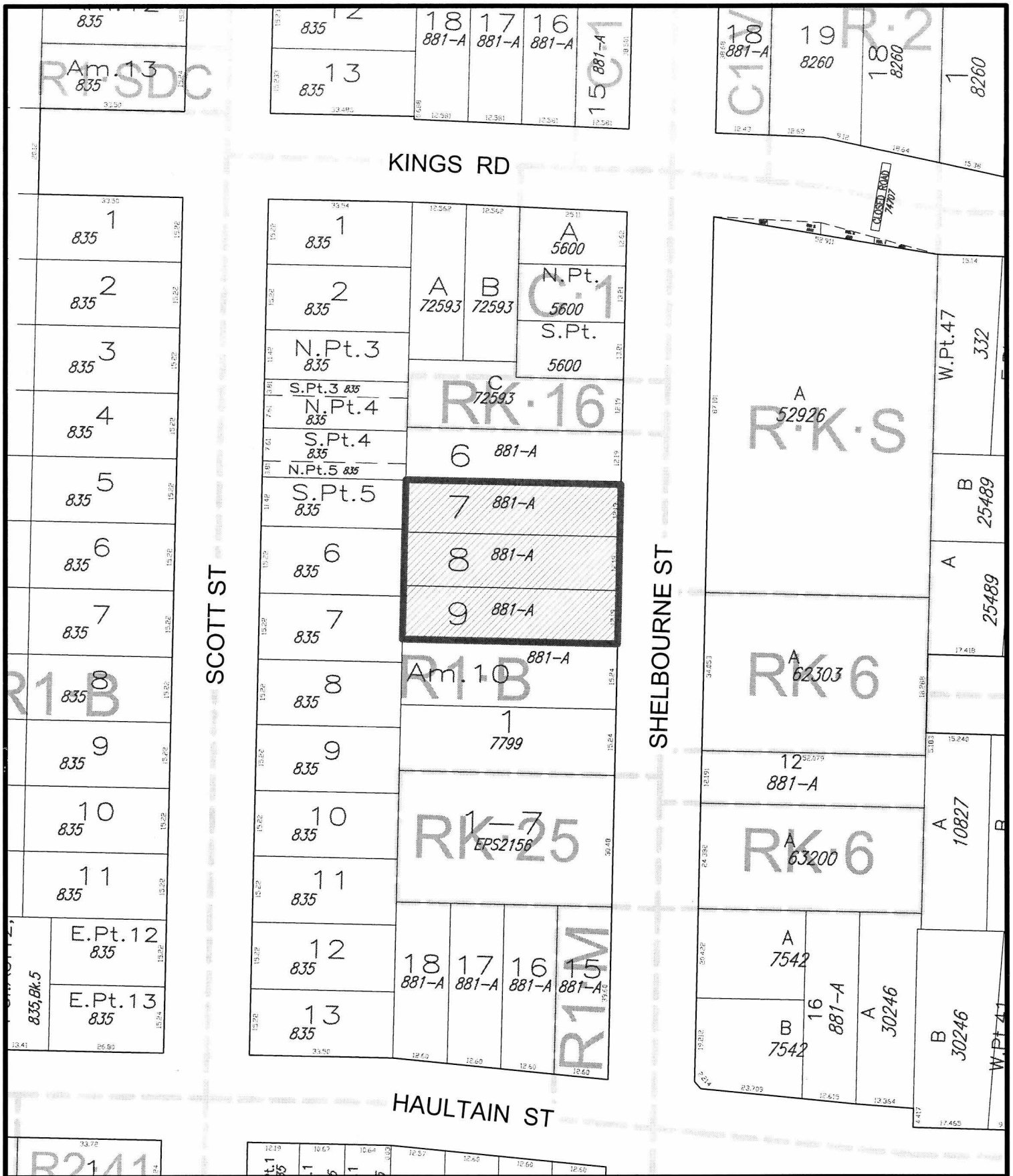
- | | |
|--|------|
| d. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |
| e. Flanking <u>street setback</u> for a <u>corner lot</u> (minimum) | 6.0m |
| f. Separation space between buildings (minimum) | 5.0m |

2.138.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 30% |

2.138.8 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



2636, 2638, 2642 Shelbourne Street
 Rezoning #00404
 Bylaw #

