

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by creating the R1-39 Zone, Cambridge Single Family Dwelling District, and to rezone a portion of the land known as 62 Cambridge Street from the R1-B Zone, Single Family Dwelling District to the R1-39 Zone, Cambridge Single Family Dwelling District, and to rezone a portion of the land from the R1-B Zone, Single Family Dwelling District, to the R1-S1 Zone, Restricted Small Lot (One Storey) 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. 1045)".
- 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:

"1.127 R1-39, Cambridge Single Family Dwelling District".
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.126 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 62 Cambridge Street, legally described as Lot 18, Fairfield Farm Estate, Victoria City, Plan 960 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and
 - (a) that portion of the lot marked "R1-S1" on the attached map be placed in the R1-S1 Zone, Restricted Small Lot (One Storey) District; and
 - (b) that portion of the lot marked "R1-39" on the attached map be placed in the R1-39 Zone, Cambridge Single Family Dwelling District.

READ A FIRST TIME the 9th day of July, 2015

READ A SECOND TIME the 9th day of July, 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 1.127 – R1-39 ZONE, CAMBRIDGE SINGLE FAMILY DWELLING**1.127.1 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 this Part, with no more than one of the following accessory uses:
 - Secondary suite subject to the regulations in Schedule "J"; or
 - Roomers and/or Boarders up to a maximum of 4
- b. Home occupation subject to the regulations in Schedule "D"
- c. Accessory Buildings subject to the regulations in Schedule "F"
- d. Garage sales limited to no more than 2 in any year

1.127.2 Lot Area, Lot Width

- | | |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 460m ² |
| b. <u>Lot width</u> (minimum) | 15m |

1.127.3 Floor Area of the Principal Building

- | | |
|---|-------------------|
| a. Floor area, of all floor levels combined (minimum) | 70m ² |
| b. Floor <u>area</u> , of all floor levels combined for a <u>building</u> constructed prior to 1931 (maximum) | 375m ² |
| c. Floor <u>area</u> , of all floor levels combined (maximum) | 300m ² |

1.127.4 Height, Storeys

- | | |
|---|-----------------------|
| a. Principal <u>building height</u> (maximum) | 7.6m in <u>height</u> |
| b. <u>Storeys</u> (maximum) | 2 <u>storeys</u> |

PART 1.127 – R1-39 ZONE, CAMBRIDGE SINGLE FAMILY DWELLING**1.127.5 Setbacks, Projections**

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 2.0m |
| b. <u>Rear yard setback</u> (minimum) | 6.55m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 2.40m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 3.40m |

Except the following maximum projections into the setback:

- | | |
|--|-------|
| • Steps less than 1.7m in height | 2.40m |
| e. Eave projections into <u>setbacks</u> (maximum) | 0.60m |

1.127.6 Site Coverage, Parking

- | | |
|-----------------------------------|--|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |

