

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-B-R Zone, Single Family Dwelling (Raynor) District, and to rezone land known as 553 Raynor Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-B-R Zone, Single Family Dwelling (Raynor) 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. 1190)”.
- 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 Zone by adding the following words:

“1.145 R1-B-R Zone, Single Family Dwelling (Raynor) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.144 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 553 Raynor Avenue, legally described as PID: 008-390-509, Lot 3, Block 1, Section 31, Esquimalt District Plan 833 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-B-R Zone, Single Family Dwelling (Raynor) District.

READ A FIRST TIME the	23rd	day of	May	2019
READ A SECOND TIME the	23rd	day of	May	2019
Public hearing held on the		day of		2019
READ A THIRD TIME the		day of		2019
ADOPTED on the		day of		2019

CITY CLERK

MAYOR

PART 1.145 – R1-B-R ZONE, SINGLE FAMILY DWELLING (RAYNOR) DISTRICT

1.145.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw and subsection (b)
- b. Single family dwellings constructed prior to 1912 are:
 - i. subject to the regulations in this Part; and
 - ii. permitted to have no more than one of the following accessory uses:
 - secondary suite; or
 - garden suite, subject to the regulations in Schedule “M”

1.145.2 Lot Area

- | | |
|-------------------------------|--------------------------------|
| a. <u>Lot area</u> (minimum) | 557m ² |
| b. <u>Lot width</u> (minimum) | 15.2m average <u>lot width</u> |

1.145.3 Floor Area, Floor Space Ratio

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|---|-------------------|
| a. <u>Total floor area</u> (minimum) | 70m ² |
| b. <u>Total floor area</u> (maximum) | 361m ² |
| c. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 280m ² |

1.145.4 Height, Storeys

- | | |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.9m |
| b. <u>Storeys</u> (maximum) | 2.5 |
| c. <u>Roof deck</u> | Not permitted |

PART 1.145 – R1-B-R ZONE, SINGLE FAMILY DWELLING (RAYNOR) DISTRICT

1.145.5 Setbacks, Projections

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|--|---|
| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • porch | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m or 25% of lot depth, whichever is greater |
| c. <u>Side yard setback</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 side yard when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.145.6 Site Coverage

<u>Site Coverage</u> (maximum)	40%
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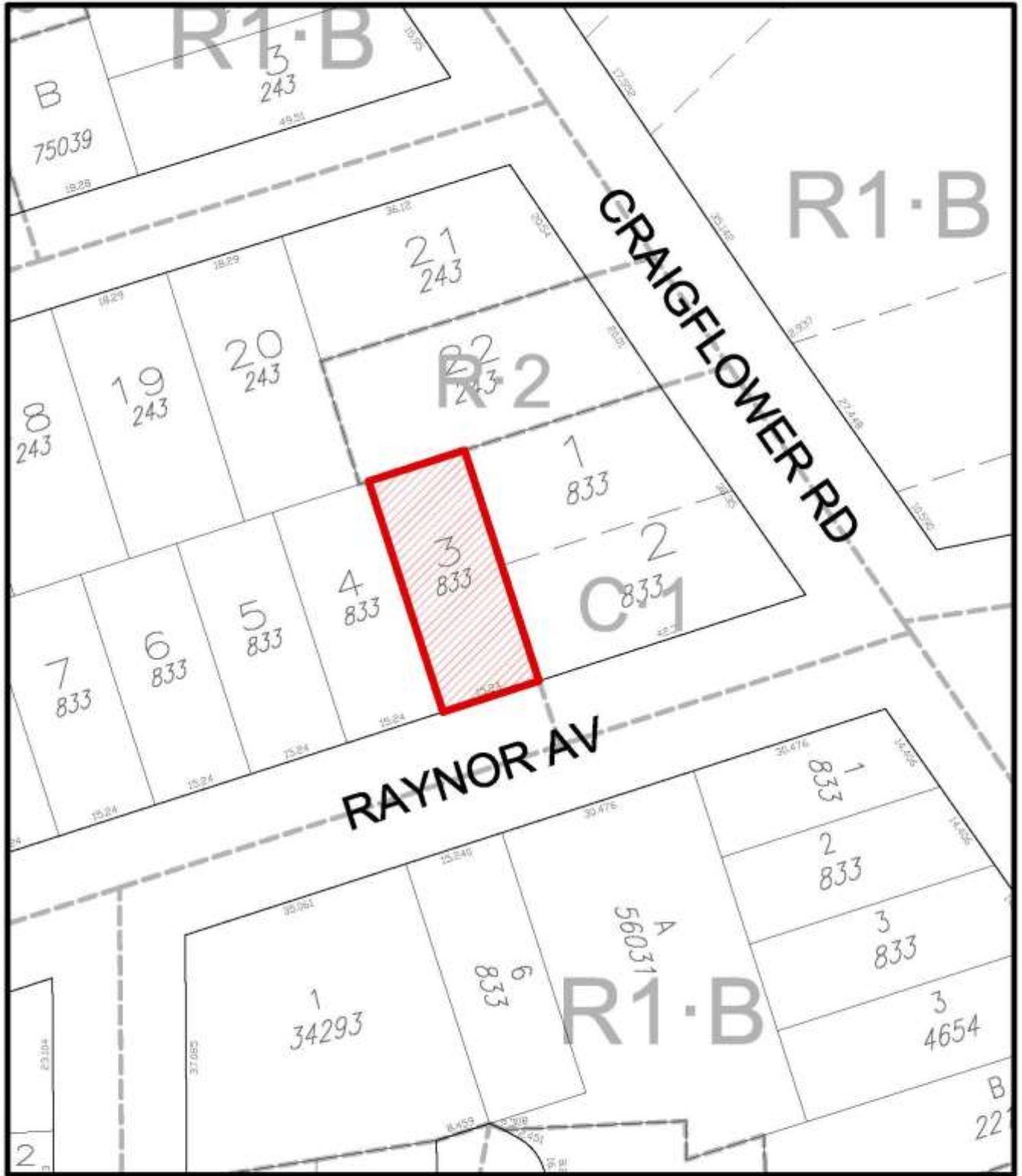
1.145.7 Vehicle and Bicycle Parking

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

1.145.8 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.145.5 apply to <u>outdoor features</u> as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |

Appendix 1 to Bylaw No.



553 Raynor Avenue
Rezoning No.00616

