

NO. 23-072

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- Creating the R1-S32 Zone, Restricted Small Lot (Lee Avenue) District;
- Rezone the western portion of the land known as 1905 Lee Avenue from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District;
- Rezone the eastern portion of the land known as 1905 Lee Avenue from the R1-B Zone, Single Family Dwelling District to R1-S32, Restricted Small Lot (Lee Avenue) District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1308)”.
- 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:

“1.156 R1-S32 Restricted Small Lot (Lee Avenue) District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.155 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1905 Lee Avenue, legally described as PID: 002-242-486, Lot 4, Section 76, Victoria District, Plan 5969 and shown hatched on the attached map contained in Schedule 1 of this Bylaw, is removed from the R1-B Zone, Single Family Dwelling District, and:
 - (a) That portion of the lot marked “R1-S2” on the attached map is placed in the R1-S2, Restricted Small Lot (Two Storey) District; and
 - (b) That portion of the lot marked “R1-S32” on the attached map is placed in the R1-S32 Zone, Restricted Small Lot (Lee Avenue) District.

READ A FIRST TIME the 7th day of **September** 2023

READ A SECOND TIME the 7th day of **September** 2023

Public hearing held on the day of 2023

READ A THIRD TIME the day of 2023

ADOPTED on the day of 2023

CITY CLERK

MAYOR

Schedule 1

PART 1.156 - R1-S32, RESTRICTED SMALL LOT (LEE AVENUE) DISTRICT

1.156.1 Permitted Uses in this Zone

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

- a. single family dwelling;
- b. accessory uses to a single family dwelling;
- c. home occupation;
- d. accessory buildings subject to the regulations in Schedule “F”, except as expressly provided otherwise in Part 1.156.8
- e. a maximum of two garage sales in any calendar year.

1.156.2 Lot Area

- a. Lot area (minimum) 234m²
- b. Lot width (minimum) 10m average lot width

1.156.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 190m²
- b. Floor space ratio (maximum) 0.6:1

1.156.4 Height, Storeys

- a. Principal building height (maximum) 7.5m
- b. Storeys (maximum) 2

1.156.5 Setbacks, Projections

- a. Front yard setback (minimum) 6.0m

Except for the following maximum projections into the setback:

- i. an entrance porch and steps may project from the main building face by a maximum of 2.5 m with a maximum height of 1.7 m, including any vertical enclosures to the porch and steps, and
- ii. any roof to the porch and steps must have a maximum projection from the front main building face of 1.6 m and must be unsupported by vertical supports

- b. Rear yard setback (minimum) 6.0m

- c. Side yard setback for any portion of a dwelling used for habitable space and has a window (minimum) 2.4m

- d. Side yard setback to which subsection c. does not apply (minimum) 1.5m

1.156.6 Site Coverage

- a. Site Coverage (maximum) 40%

1.156.7 Vehicle and Bicycle Parking

- a. Vehicle and bicycle parking (minimum) Subject to the regulations in Schedule "C"

1.156.8 Accessory Buildings

- a. Height (maximum) 4.0m

- b. Front yard setback (minimum) 18m

- c. Rear yard site coverage by an accessory building (maximum) 30%

