

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-64 - Simcoe Duplex Plus District, and to rezone land known as 557 Simcoe Street from the R-2 Zone, Two Family Dwelling District to the R2-64 - Simcoe Duplex Plus District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT
BYLAW (NO. 1296)”.
- 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 District by adding the
following words:

“2.160 R2-64 Simcoe Duplex Plus District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part
2.159 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 557 Simcoe Street, legally described as PID: 009-153-021, Parcel A
(DD 77299I) of Lots 1, 2, and 3, Beckley Farm, Victoria City, Plan 359 and shown
hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling
District, and placed in the R2-64 - Simcoe Duplex Plus District.

READ A FIRST TIME the day of 2023

READ A SECOND TIME the _____ day of _____ 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 2.160 R2-64 ZONE SIMCOE DUPLEX PLUS DISTRICT

2.160.1 Definition

In this Part, “four unit cluster” means 2 two family dwellings on one lot

2.160.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone

- a. Four unit cluster subject to regulations in this Part
- b. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1

2.160.3 Number of Buildings, Restrictions in Use

Notwithstanding Section 19 of the General Regulations, 2 two family dwellings are permitted on a lot subject to the regulations in this Part

2.160.4 Lot Area, Lot Width

- | | |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 895m ² |
| b. <u>Lot width</u> (minimum) | 18m |

2.160.5 Floor Area, Floor Space Ratio

- | | |
|--|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.7:1 |
| b. <u>Total Floor Area</u> for the first and second storeys of all <u>buildings</u> combined (maximum) | 572m ² |
| c. <u>Total Floor Area</u> , of all <u>buildings</u> combined (maximum) | 795m ² |

2.160.6 Height, Storeys, Roof Decks

- | | |
|-------------------------------------|--|
| a. <u>Building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u>

1 ½ <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| c. <u>Roof deck</u> | Not permitted |

Schedule 1
PART 2.160 R2-64 ZONE SIMCOE DUPLEX PLUS DISTRICT

2.160.7 Setbacks, Projections

- | | |
|--|---|
| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| - steps and <u>porch</u> (maximum) | 3.5m |
| - bay windows (maximum) | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m or 35% of lot depth whichever is greater |
| c. <u>Side yard setbacks</u> (minimum) | 1.5m or 10% of the lot width whichever is greater |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Building</u> separation distance, excluding <u>balcony</u> (minimum) | 7.5m |

2.160.8 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% |

2.160.9 Vehicle and Bicycle Parking

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

