#### NO. 23-033

#### A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RT-1 Zone, Traditional Residential (Kipling) Attached Dwelling District, and to rezone land known as 349 Kipling Street and 1400 Fairfield Road from the R1-B Zone, Single Family Dwelling District to the RT-1 Zone, Traditional Residential (Kipling) Attached Dwelling, District.

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

- This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1301)".
- 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:
  - "2.162 RT-1 Zone, Traditional Residential (Kipling) Attached Dwelling District"
- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.161 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 349 Kipling Street and 1400 Fairfield Road, legally described as:
  - a) PID: 005-209-510, Lot 35, Fairfield Farm Estate, Victoria City, Plan 884
  - b) PID: 008-292-345, Lot 13, Fairfield Farm Estate, Victoria City, Plan 884

and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the RT-1 Zone, Traditional Residential (Kipling) Attached Dwelling 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

{00121990:2} Approved as to content: Manasvini Thiagarajan | April 19, 2023 Approved as to form: LS name and date CITY CLERK

**MAYOR** 

#### Schedule 1

### PART 2.162 – RT-1 ZONE, TRADITIONAL RESIDENTIAL (KIPLING) ATTACHED DWELLING DISTRICT

#### 2.162.1 Permitted Uses in this Zone

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

- a. <u>Single family dwelling</u>, subject to the regulations contained in Part 1.2 of the Zoning Regulation Bylaw
- b. Attached dwelling, subject to the regulations in this Part
- c. <u>Semi-attached dwelling</u>, subject to the regulations in this Part
- d. Accessory buildings, subject to the regulations set out in Schedule "F"

#### 2.162.2 Number of Buildings

Notwithstanding section 19 of the Bylaw, more than one <u>building</u> is permitted on a <u>lot</u> provided each of the <u>buildings</u> is an <u>attached dwelling</u> or <u>semi-attached dwelling</u>, subject to the regulations in this Part.

#### 2.162.3 Lot Width

a. Lot width (minimum)

17.3m average lot width

#### 2.162.4 Community Amenities

- a. As a condition of additional density pursuant to Part 2.162.5, the following amenities must be provided as community amenities:
  - i. a monetary contribution of \$38,750 towards the City of Victoria's Housing Reserve Fund, and
  - ii. a monetary contribution of \$38,750 towards the Local Amenities Reserve Fund.
- b. Until the amenity contribution identified in Part 2.162.4 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 23-033 is adopted and each year thereafter, by adding to the base contribution amounts in 2.162.4 a. an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 2.162.4 "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

#### Schedule 1

# PART 2.162 – RT-1 ZONE, TRADITIONAL RESIDENTIAL (KIPLING) ATTACHED DWELLING DISTRICT

2.162	5 Floor Area, Floor Space Ratio		
a.	Total floor area (maximum)	1070.0m <sup>2</sup>	
b.	Total floor area per dwelling unit (minimum)	100.0m <sup>2</sup>	
C.	Floor space ratio where the amenities have been provided pursuant to section 2.162.4.a (maximum)	0.840:1	
d.	Floor space ratio where the amenities have not been provided pursuant to section 2.162.4.a (maximum)	0.6:1	
2.162	2.162.6 Height, Storeys		
a.	Building height (maximum)	9.0m	
b.	Storeys (maximum)	2.5	
2.162.7 Building Number and Size			
a.	Number of <u>self-contained dwelling units</u> per <u>attached</u> <u>dwelling</u> (maximum)	5	
b.	Number of self-contained dwelling units per lot (maximum)	9	
C.	Number of <u>buildings</u> (maximum)	2	
2.162.8 Setbacks, Projections			
a.	Front yard setback (minimum)	6.0m	
b.	Rear yard setback (minimum)	6.0m	
C.	Flanking street setback (minimum)	6.0m	
d.	Interior side <u>setback</u> (minimum)	4.0m	
e.	Building separation (minimum)	7.0m	
2.162.	2.162.9 Site Coverage, Open Site Space		
a.	Site Coverage (maximum)	50%	
b.	Open site space (minimum)	30%	

#### Schedule 1

## PART 2.162 – RT-1 ZONE, TRADITIONAL RESIDENTIAL (KIPLING) ATTACHED DWELLING DISTRICT

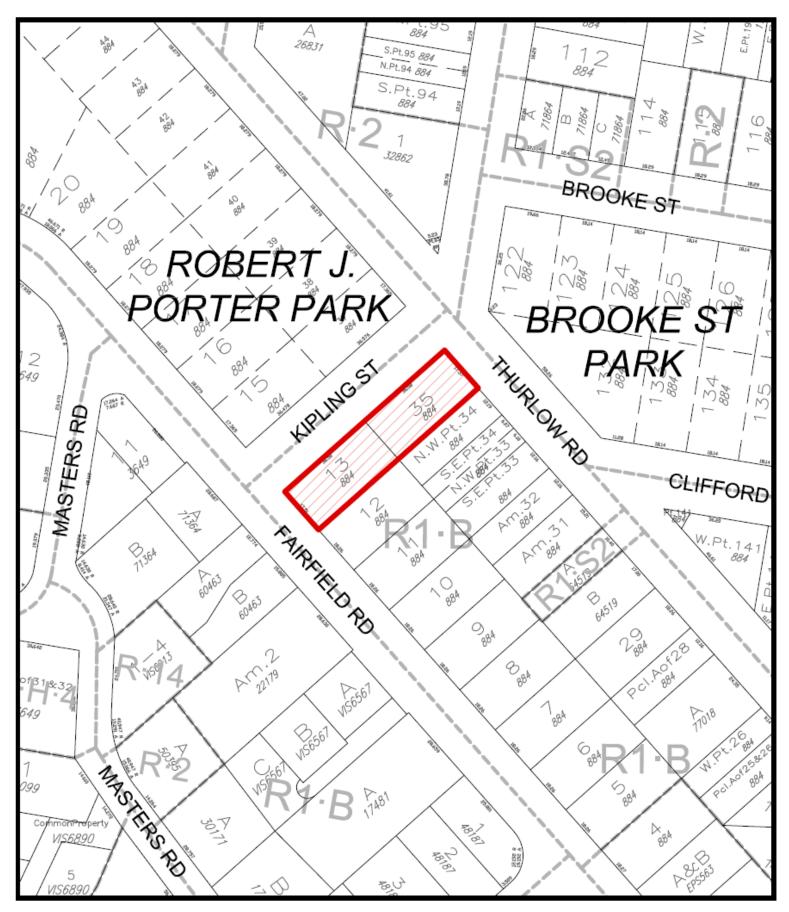
### 2.162.10 Vehicle and Bicycle Parking

a. Vehicle parking (minimum) Subject to the regulations in

Schedule "C"

b. Bicycle parking (minimum) Subject to the regulations in

Schedule "C"





1400 Fairfield Road & 349 Kipling Street Rezoning No.00702

