

4.1 General Residential District – 1 Zone (GRD-1)

| 1. Permitted Uses | |
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| <ul style="list-style-type: none"> a. Accessory Building b. Assembly c. Civic Facility d. Food and Beverage Service e. Heritage Conserving Infill f. Home Occupation | <ul style="list-style-type: none"> g. Personal Service h. Residential i. Retail Trade j. Utility |
| 1.1 Location and Siting of Uses and Structures | |
| <ul style="list-style-type: none"> a. Non-residential uses are only permitted in the First Storey of Buildings where more than 50% of the Building Floor Area is occupied by Dwelling Units, and <ul style="list-style-type: none"> i. on Lots located directly adjacent to a Street designated as a Transit Priority Network; ii. on a Lot directly adjacent to a Lot zoned Local Village District – 1 Zone (LVD-1), Community Village District – 1 Zone (CVD-1) or Town Centre District – 1 Zone (TDC-1); or, iii. on a Corner Lot. b. More than one Building is permitted on a Lot. c. On a Waterfront Lot, no Building or portion of a Building, shall be placed or erected more than 36.5m from the Front Lot Line of that Lot. | |

| 2. Density of Development | | | | |
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| | Lots with less than three Dwelling Units | Lots with Heritage Conserving Infill | Lots where the principal Building is 3 Storeys or less with three or more Dwelling Units | Lots where the principal Building is greater than 3 Storeys with three or more Dwelling Units |
| a. Density of Development – Maximum | 0.5:1 | 1.6:1 | 1.6:1, subject to Schedule C Schedule C – Density Benefits | 1.6:1, subject to Schedule C |

| 3. Height | | | | |
|---|---|--|--|--|
| | Buildings with less than three Dwelling Units | Heritage Conserving Infill | For Buildings 3 Storeys or less with three or more Dwelling Units | For Buildings greater than 3 Storeys with three or more Dwelling Units |
| a. Height – Maximum – subject to subsection c. | 7.6m | Greater of 7.6m or 80% of the Height of the Heritage Designated Building | 12.0m | <ul style="list-style-type: none"> i. 14m for Buildings up to 4 Storeys ii. 17m for Buildings over 4 Storeys and up to 5 Storeys iii. 20.5m and 6 Storeys for |

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| | | | | <p>all other Buildings not located in the 200m Tier of a Transit Oriented Area</p> <p>iv. 32m and 10 Storeys for Buildings located in the 200m Tier of a Transit Oriented Area</p> |
| <p>b. Projections into Height:</p> <p>i. Rooftop Structures</p> | 1.0m | 3.0m | 3.0m | 3.0m |
| <p>c. Buildings greater than four Storeys are only permitted on: Lots located within a Priority Growth Area or a Transit Oriented Area.</p> | | | | |

4. Setbacks and Projections

| | Buildings with less than three Dwelling Units | Heritage Conserving Infill | For Buildings 3 Storeys or less with three or more Dwelling Units | For Buildings greater than 3 Storeys with three or more Dwelling Units |
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| <p>a. Front Lot Line Setback – Minimum</p> | 4.0m | 4.0m | <p>i. For Corner Lots:</p> <p>A. 2.0m to a maximum distance of 15.0m from the Flanking Street Lot Line</p> <p>B. 4.0m after the first 15.0m from the Flanking Street Lot Line</p> <p>ii. 4.0m for all other Lots</p> | 4.0m |
| <p>b. Flanking Street Lot Line Setback – Minimum</p> | 4.0m | 4.0m | 2.0m | 4.0m |
| <p>c. Side Lot Line Setback – Minimum</p> | 1.5m | <p>i. 2.0m for one Side Yard when there is no flanking street</p> <p>ii. 3.0m for all other Side Lot</p> | <p>i. 4.0m to a Primary Façade</p> <p>ii. 1.5m to all other façades</p> | <p>i. 7.5m to a Primary Façade up to 4 Storeys</p> <p>ii. 9.0m to a Primary Façade above</p> |

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| | | Lines | | 4 Storeys iii. 1.5m to all other façades up to 4 Storeys iv. 3.0m to all other façades above 4 Storeys |
| d. Rear Lot Line Setback – Minimum | 6.0m | 5.0m | i. 5.0m for Corner Lots ii. 8.0m for all other Lots | 8.0m or 25% of Lot Depth , whichever is greater |
| e. Projections into Setbacks – Maximum: | | | | |
| i. Balconies , porches, cornices, guardrails, fin walls, slab edges, window overhangs, entry canopies and sunscreens associated with a Building containing Dwelling Units . | 2.0m | | | |
| ii. Steps associated with a Building containing Dwelling Units . | 4.0m | | | |
| iii. Eaves | 0.75m | | | |
| f. Underground parkades cannot project more than 1.0m into the Front Lot Line Setback and no more than 2.1m into the Rear Lot Line Setback . | | | | |

5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

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| 6. Lot Coverage and Open Space | | | | |
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| | Buildings with less than three Dwelling Units | Heritage Conserving Infill | For Buildings 3 Storeys or less with three or more Dwelling Units | For Buildings greater than 3 Storeys with three or more Dwelling Units |
| a. Lot Coverage – Maximum | 40% | 50% | 45% | 55% |
| b. Open Lot Space – Minimum | 30% | 30% | 30% | 30% |
| c. Landscape Area – Minimum | 35m ² | 35m ² | i. 6% of Lot Area or 35m ² , whichever is greater, for Lot sizes up to 612m ² ii. 10% of Lot Area for all other Lots | 10% of Lot Area |

| 7. Lot Dimension and Area | | | | |
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| | Buildings with less than three Dwelling Units | Heritage Conserving Infill | For Buildings 3 Storeys or less with three or more Dwelling Units | For Buildings greater than 3 Storeys with three or more Dwelling Units |
| a. Lot Area – Minimum | 460m ² | N/A | 360m ² | 540m ² |
| b. Street Frontage – Minimum | 10.0m | 10.0m | 10.0m | i. 15.0m for Buildings up to 4 Storeys ii. 30.0m for Buildings up to 5 Storeys iii. 36.0m for Buildings greater than 5 Storeys |

| 8. Site Specific Regulations | | | |
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| | Column A | Column B | Column C |
| | Civic and Legal Address | Regulations | Conditions |
| 1. | 968 Balmoral Road 1708 Vancouver Street Lot 1, Suburban Lot 9, Victoria, Plan 36186 | a. Financial Service is a permitted use | |
| 2. | 670 Battery Street Lot 3, Beckley Farm, Victoria, Plan 228 | a. Bed and Breakfast is a permitted use | i. Not more than three Guest Bedrooms on one Lot may be used for Bed and Breakfast |