

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

1. Permitted Uses	
a. Accessory Building b. Assembly c. Civic Facility d. Food and Beverage Service e. Heritage Conserving Infill f. Home Occupation	g. Personal Service h. Residential i. Retail Trade j. Utility
1.1 Location and Siting of Uses and Structures	
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 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				
	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	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

Part 4 - Zones

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

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
a. Front Lot Line Setback – Minimum	4.0m	4.0m	i. For Corner Lots : A. 2.0m to a maximum distance of 15.0m from the Flanking Street Lot Line B. 4.0m after the first 15.0m from the Flanking Street Lot Line ii. 4.0m for all other Lots	4.0m
b. Flanking Street Lot Line Setback – Minimum	4.0m	4.0m	2.0m	4.0m
c. Side Lot Line Setback – Minimum	1.5m	i. 2.0m for one Side Yard when there is no flanking street ii. 3.0m for all other Side Lot	i. 4.0m to a Primary Façade ii. 1.5m to all other façades	i. 7.5m to a Primary Façade up to 4 Storeys ii. 9.0m to a Primary Façade above

Part 4 - Zones

		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.

Part 4 - Zones

6. Lot Coverage and Open Space				
	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				
	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			
	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