

Subject Property Map:  
1253 Lyall Street





1246  
1250

504

Lyll St

Admirals Rd

1303

1311

1307

492

1253

1251

1249

1247

488

491

1232

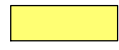
1228

484

1238  
487

### Legend

 Subject Property

 Low Density Residential

 Townhouse Residential

 Institutional

0 5 10 20 30 40 50 Meters

Proposed Land Use Designation Map:  
1253 Lyall Street



P-1

1246 1250

RM-2

504

Lyll St

Admirals Rd

1311

1307

1303

CD-62

492

RS-6

1253

1251

1249

RS-1

1247

RD-4

491

RD-1 1232

RD-2

1238 487

RD-3

### Legend



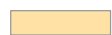
Subject Property



CD Zones *Comprehensive Development District*



P-1 *Public/ Institutional*



RD-1 *Two Family Residential*



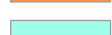
RD-2 *Two Family Small Lot Residential*



RD-3 *Two Family/ Single Family Residential*



RD-4 *Two Family DADU Residential*



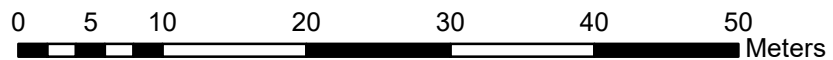
RM-2 *Multiple Family Residential*



RS-1 *Single Family Residential*



RS-6 *Single Family DADU Residential*



Zoning Map:  
1253 Lyll Street

## **DIVISION 1 - RESIDENTIAL ZONES**

### **34. SINGLE FAMILY RESIDENTIAL [RS-1]**

The intent of this Zone is to accommodate Single Family Dwellings on individual Parcels of land.

#### **(1) Permitted Uses**

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6
- (d) Boarding: subject to the requirements of Section 30.3
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw
- (f) Group Children's Day Care Centre, located at Lot 16, Section 10, Esquimalt District, Plan 3060 [PID 001-543-547] [846 Phoenix Street]. ***[Amendment, 2018, Bylaw No. 2938]***

#### **(2) Parcel Size**

The minimum Parcel Size for Parcels created by subdivision shall be 530.0 square metres.

#### **(3) Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 16 metres measured at the Front Building Line.

#### **(4) Floor Area Ratio**

(a) The Floor Area Ratio shall not exceed 0.35.

(b) Notwithstanding Section (4) (a) the Floor Area Ratio for the Group Children's Day Care Centre shall not exceed 0.50. ***[Amendment, 2018, Bylaw No. 2938]***

#### **(5) Floor Area**

The minimum Floor Area for the First Storey of a Principal Building shall be 88 square metres.

#### **(6) Building Height**

(a) No Principal Building shall exceed a Height of 7.3 metres.

(b) No Accessory Building shall exceed a Height of 3.6 metres.

#### **(7) Building Width**

The minimum width for any Single Family Dwelling shall be 7 metres.

#### **(8) Lot Coverage**

(a) All Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of a Parcel.

- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of Parcel.

(9) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(10) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(11) **Off Street Parking**

- (a) Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended).
- (b) Notwithstanding Section 11(a) No parking space need be provided for a Group Children's Day Care Centre. ***[Amendment, 2018, Bylaw No. 2938]***