

NO. 18-095

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-89 Zone, Gorge Road Multiple Dwelling District, and to rezone land known as 210 Gorge Road from the T-1 Zone, Limited Transient Accommodation District to the R-89 Zone, Gorge Road Multiple Dwelling District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1167)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – 3.120 by adding the following words:

“3.121, R-89, Gorge Road Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.120 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 210 Gorge Road, legally described as PID: 000-947-130, Lot 5, Section 10, Victoria District, Plan 389 and shown hatched on the attached map, is removed from the T-1 Zone, Limited Transient Accommodation District, and placed in the R-89 Zone, Gorge Road Multiple Dwelling District.

READ A FIRST TIME the	20th	day of	September	2018
READ A SECOND TIME the	20th	day of	September	2018
Public hearing held on the		day of		2018
READ A THIRD TIME the		day of		2018
ADOPTED on the		day of		2018

CITY CLERK

MAYOR

PART 3.121 – R-89 ZONE, GORGE ROAD MULTIPLE DWELLING DISTRICT**3.121.1 Permitted Uses in this Zone**

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

- a. Multiple Dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

3.121.2 Lot Area

Lot area (minimum) 1980m²

3.121.3 Floor Space Ratio

Floor space ratio (maximum) 1.87:1

3.121.4 Height, Storeys

Principal building height (maximum) 17.30m

3.121.5 Setbacks, Projections

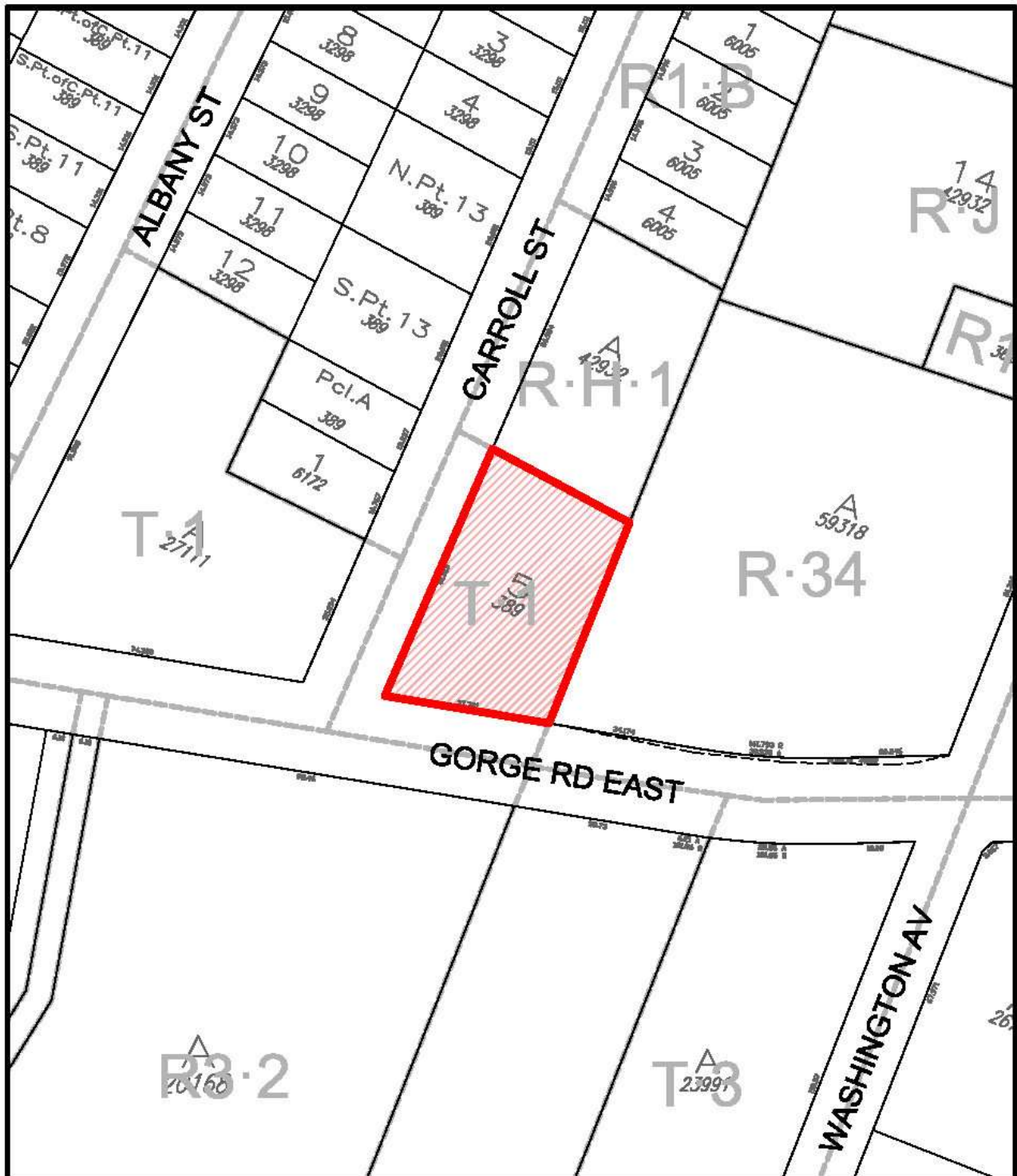
- a. Gorge Road setback (minimum) 5.80m
- b. North side yard setback (minimum) 2.90m
- c. Carroll Street setback (minimum) 4.30m
- d. A portion of the principal building within 19.50m from Gorge Road can have a side yard setback of 1.5m from the easterly property line. All other portions of the principal building must have a minimum side yard setback of 6.0m from the easterly property line.

3.121.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 52%
- b. Open site space (minimum) 33%

3.121.7 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”



210 Gorge Road East
Rezoning No.00620

