

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-91 Zone, North Park Residential District, and to rezone land known as 1046 and 1048 North Park Street from the CR-NP Zone, North Park Commercial Residential District to the R-91 Zone, North Park Residential 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. 1171)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

“3.123 R-91 North Park Residential District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.122 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1046 and 1048 North Park Street, legally described as PID: 009-325-590 The Westerly 24 Feet of Lot 24, Suburban Lot 13, Victoria City, Plan 26; and, PID: 001-893-769 The Easterly 26 Feet of Lot 24, Suburban Lot 13, Victoria City, Plan 26, and shown hatched on the attached map, is removed from the CR-NP Zone, North Park Commercial Residential District, and placed in the R-91 Zone, North Park Residential District.

READ A FIRST TIME the	8th	day of	November	2018
READ A SECOND TIME the	8th	day of	November	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 3.123 – R-91 ZONE, NORTH PARK RESIDENTIAL DISTRICT**3.123.1 Permitted Uses in this Zone**

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

- a. Rest home – Class C
- b. Home occupation subject to the regulations in Schedule “D”

3.123.2 Lot Area

<u>Lot area</u> (minimum)	654m ²
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3.123.3 Floor Area, Floor Space Ratio

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|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 1253m ² |
| b. <u>Floor space ratio</u> (maximum) | 1.91:1 |

3.123.4 Height

Principal <u>building height</u> (maximum)	12.7m
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3.123.5 Setbacks, Projections

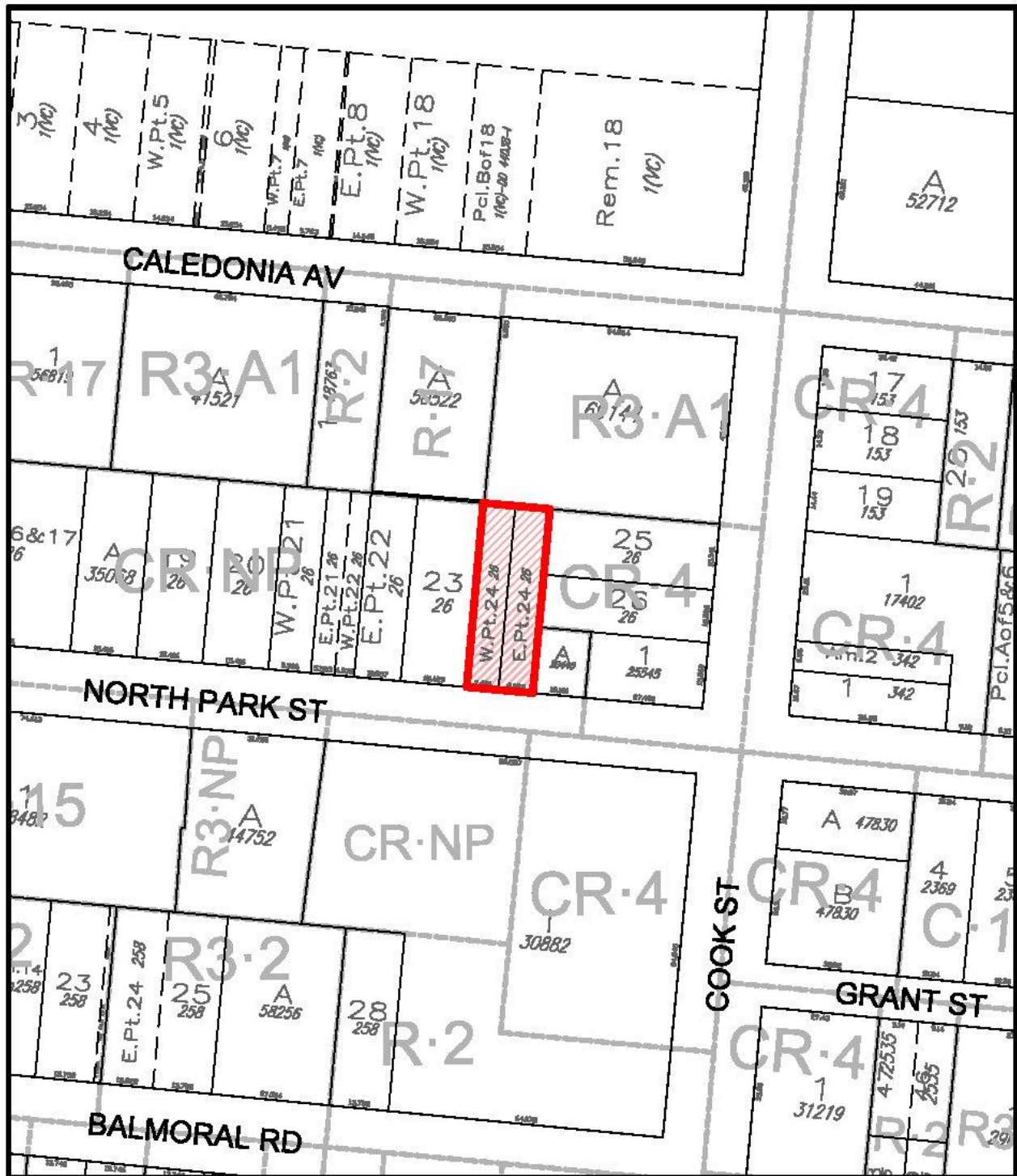
- | | |
|---|-------|
| a. <u>Front yard setback</u> (minimum) | 0.40m |
| b. <u>Rear yard setback</u> for a <u>building</u> (minimum) | 6.40m |
| c. <u>Rear yard setback</u> for a trellis (minimum) | 0.40m |
| d. <u>Side yard setback</u> (east) (minimum) | 0.00m |
| e. <u>Side yard setback</u> (west) (minimum) | 2.40m |

3.123.6 Site Coverage

<u>Site Coverage</u> (maximum)	64%
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3.123.7 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



1046 and 1048 North Park Avenue
Rezoning No.00632

