NO. 19-080

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-K-P2 Zone, Pembroke Multiple Dwelling 2 District, and to rezone land known as 945 Pembroke Street from the R-2 Zone, Two-Family Dwelling District, to the R-K-P2 Zone, Pembroke Multiple Dwelling 2 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. 1199)".

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:

"3.128 R-K-P2 Zone, Pembroke Multiple Dwelling 2 District"

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.127 the provisions contained in Schedule 1 of this Bylaw.

4 The land known as 945 Pembroke Street, legally described as PID: 027-278-972, Lot A Suburban Lot 6 Victoria City Plan VIP83933 and shown hatched on the attached map, is removed from the R-2 Zone, Two-Family Dwelling District, and placed in the R-K-P2 Zone, Pembroke Multiple Dwelling 2 District.

READ A FIRST TIME the	day of	2019
READ A SECOND TIME the	day of	2019
Public hearing held on the	day of	2019
READ A THIRD TIME the	day of	2019
ADOPTED on the	day of	2019

CITY CLERK MAYOR

PART 3.128 – R-K-P2 ZONE, PEMBROKE MULTIPLE DWELLING 2 DISTRICT

3.128.1 Permitted Uses in this Zone

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

a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw

b. Uses permitted in the R-2 Zone, Two-Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw

c. Multiple dwelling, subject to the regulations in this Part

d. Home occupation subject to the regulations in Schedule "D"

3.128.2 General Regulations

a. No more than two multiple dwelling buildings may be sited on a lot

b. Separation distance between two multiple dwelling buildings (minimum) — 3.40m

3.128.2 Lot Area

Lot area (minimum) — 1060m^2

3.128.3 Floor Space Ratio

Floor space ratio (maximum) — 0.87:1

3.128.4 Height

Building height (maximum) — 9.71m

3.128.5 Setbacks, Projections

a. Front yard setback (minimum) — 5.65m

Except for the following maximum projections into the setback:

- Steps — 2.55m

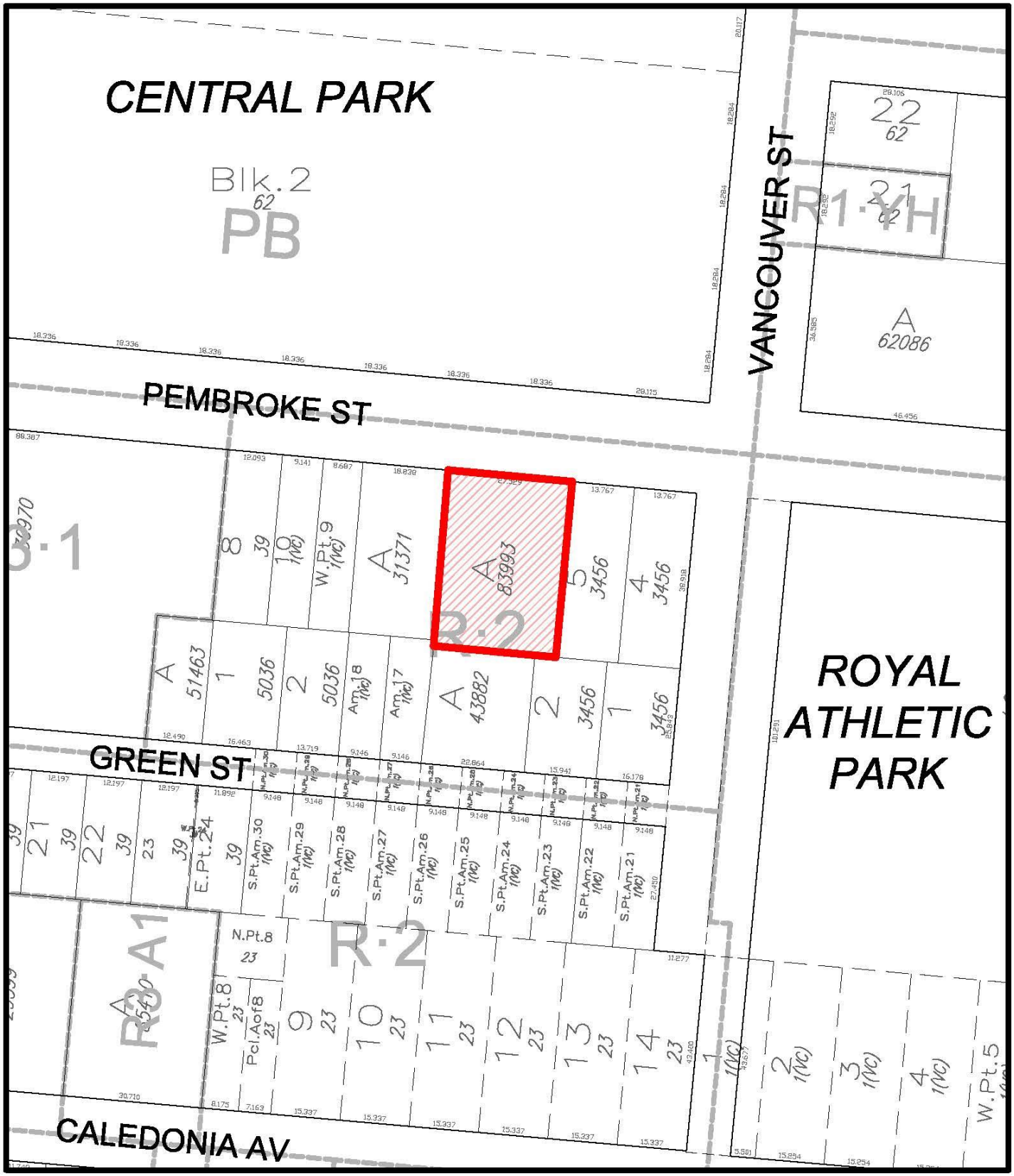
b. Rear yard setback (minimum) — 12.79m

c. Side yard setback (minimum) — 2.17m

PART 3.128 – R-K-P2 ZONE, PEMBROKE MULTIPLE DWELLING 2 DISTRICT

3.128.6 Site Coverage, Open Site Space	
a. Site Coverage (maximum)	36%
b. Open site space (minimum)	32%

3.128.7 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”



N

945 Pembroke Street
Rezoning No.00642

CITY OF VICTORIA