### NO. 19-061

### A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-92 Zone, Caledonia Residential District, and to rezone land known as 919 and 923 Caledonia Avenue from the R-2 Zone, Two Family Dwelling District to the R-92 Zone, Caledonia 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. 1192)".
- 2 Bylaw No. 19-061, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 3 – MULTIPLE DWELLING ZONES</u> by adding the following words:

"Part 3.125 R-92 Zone, Caledonia Residential District"

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.124 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 919 Caledonia Street, legally described as PID: 006-335-357, Lot 6, Suburban Lot 7, Victoria City, Plan 2551 and PID: 003-373-711, Lot 7, Suburban Lot 7, Victoria City, Plan 2551 shown hatched on the attached map, are removed from the R-2 Zone, Two Family Dwelling District, and placed in the R-92 Zone, Caledonia Residential 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

# Schedule 1 PART 3.125 – R-92 ZONE, CALEDONIA RESIDENTIAL DISTRICT

# 3.125.1 Permitted Uses in this Zone

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

- a. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone
- b. Multiple dwelling
- c. <u>Home occupation</u> subject to the regulations in Schedule "D" of Zoning Regulation Bylaw (No. 80-159)
- d. <u>Accessory Buildings</u> subject to the regulations in Schedule "F" of Zoning Regulation Bylaw (No. 80-159)

### 3.125.2 Lot Area

a. Lot area (minimum)

### 3.125.3 Floor Space Ratio

a. Floor space ratio (maximum)

1.31:1

3.08m

1006m<sup>2</sup>

# 3.125.4 Height of Principal Building

- a. <u>Building height</u> within 15.70m of Caledonia Avenue 8.15m (maximum)
- b. <u>Building height</u>, other than in a. above (maximum) 14.20m

# 3.125.5 Setbacks

a.	Front yard setback (minimum)	4.95m
b.	Rear yard setback (minimum)	3m
C.	<u>Side vard setback</u> (east) within 15.70m of Caledonia Avenue (minimum)	1.35m
d.	<u>Side yard setback</u> (east), other than in c. above (minimum)	3.08m

e. <u>Side yard setback</u> (west) (minimum)

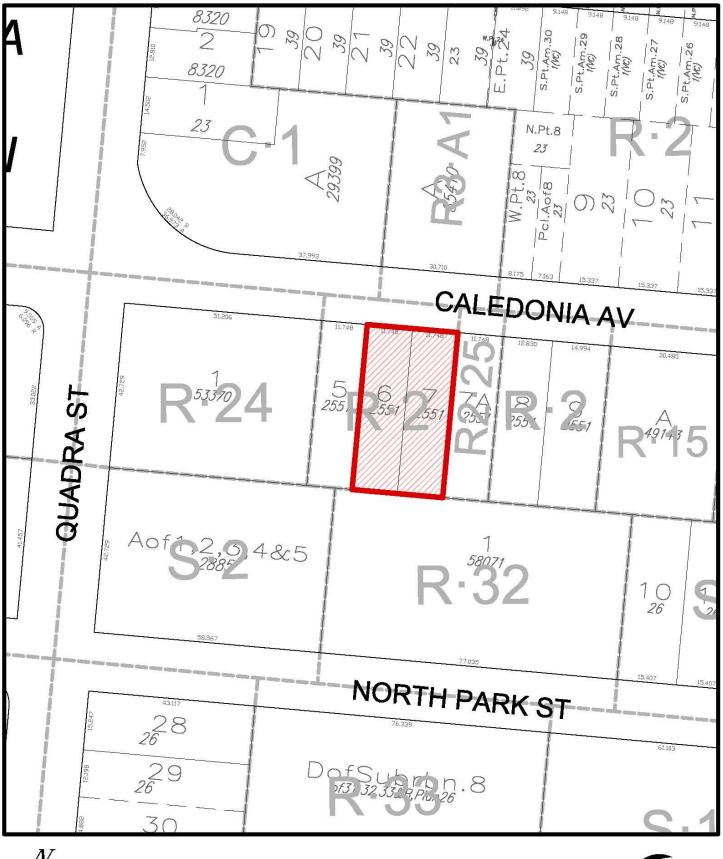
# 3.125.6 Site Coverage, Open Site Space a. Site Coverage (maximum) 48% b. Open site space (minimum) 39%

Words that are <u>underlined</u> see definitions in Schedule "A" of the Zoning Regulation Bylaw

# Schedule 1 PART 3.125 – R-92 ZONE, CALEDONIA RESIDENTIAL DISTRICT

# 3.125.7 Vehicle and Bicycle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" of Zoning Regulation Bylaw (No. 80-159) b. Bicycle parking (minimum) Subject to the regulations in Schedule "C" of Zoning Regulation Bylaw (No. 80-159)

Words that are <u>underlined</u> see definitions in Schedule "A" of the Zoning Regulation Bylaw



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919 and 923 Caledonia Avenue Rezoning No.00622

