

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 PART 3 – MULTIPLE DWELLING ZONES 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 **13th** day of **June** 2019

READ A SECOND TIME the **13th** day of **June** 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 3.125 – 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. Home occupation subject to the regulations in Schedule “D” of Zoning Regulation Bylaw (No. 80-159)
- d. Accessory Buildings subject to the regulations in Schedule “F” of Zoning Regulation Bylaw (No. 80-159)

3.125.2 Lot Area

- a. Lot area (minimum) 1006m²

3.125.3 Floor Space Ratio

- a. Floor space ratio (maximum) 1.31:1

3.125.4 Height of Principal Building

- a. Building height within 15.70m of Caledonia Avenue (maximum) 8.15m
- b. Building height, 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. Side yard setback (east) within 15.70m of Caledonia Avenue (minimum) 1.35m
- d. Side yard setback (east), other than in c. above (minimum) 3.08m
- e. Side yard setback (west) (minimum) 3.08m

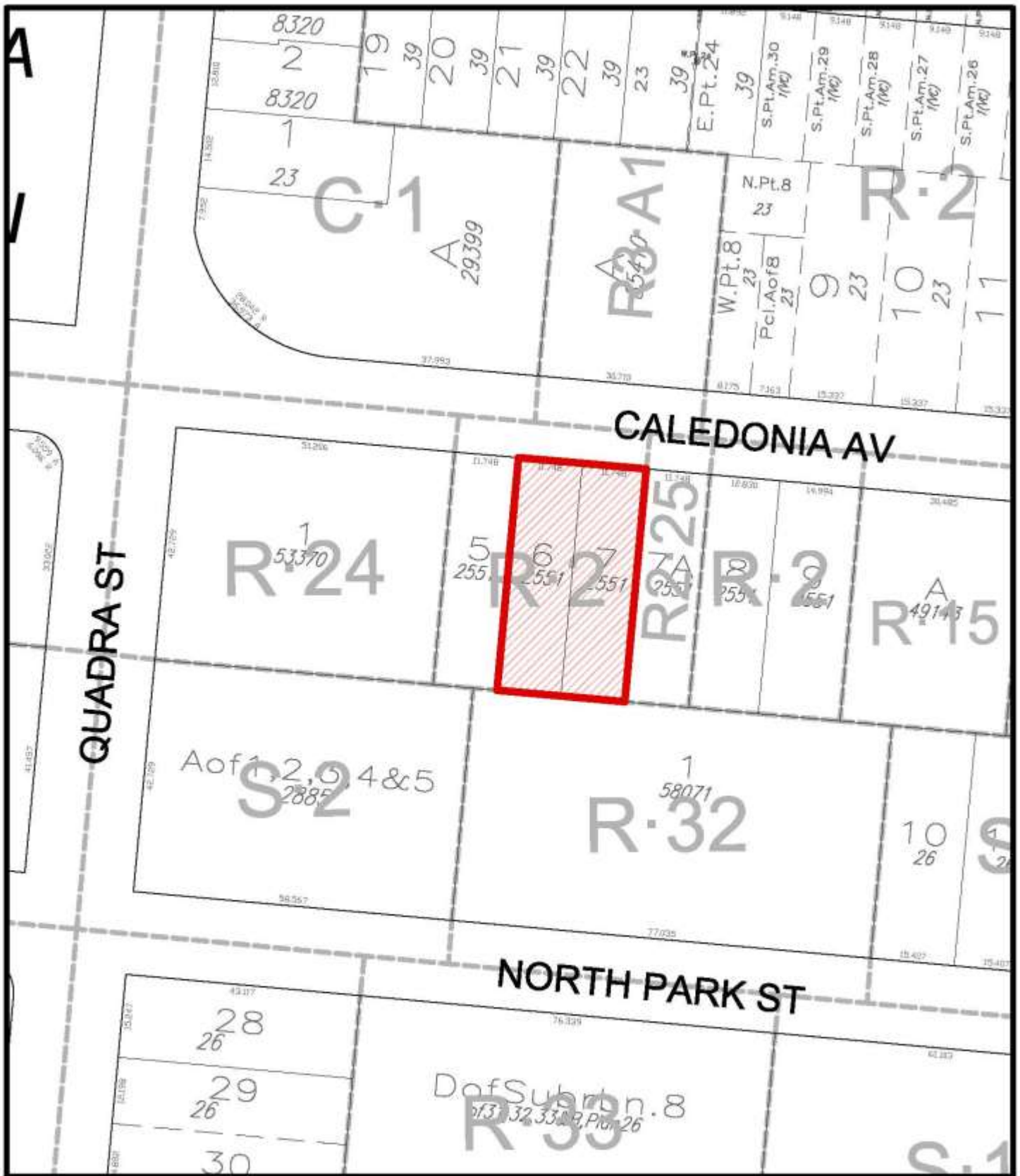
3.125.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 48%
- b. Open site space (minimum) 39%

PART 3.125 – R-92 ZONE, CALEDONIA RESIDENTIAL DISTRICT

3.125.7 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (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) |



919 and 923 Caledonia Avenue
Rezoning No.00622

