

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	11 th	day of	July	2019
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READ A SECOND TIME the	11 th	day of	July	2019
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Public hearing held on the		day of		2019
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READ A THIRD TIME the		day of		2019
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ADOPTED on the		day of		2019
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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) 1060m²

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**

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| a. <u>Site Coverage</u> (maximum) | 36% |
| b. <u>Open site space</u> (minimum) | 32% |

3.128.7 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

Blk. 2
62
PB

PEMBROKE ST

VANCOUVER ST

10-291

**ROYAL
ATHLETIC
PARK**

CALEDONIA AV



945 Pembroke Street
Rezoning No.00642

