NO. 19-065

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RK-F Zone, Fairfield Road Ground-Oriented Dwelling District, and to rezone land known as 1712 & 1720 Fairfield Road from the R1-G Zone, Gonzales Single Family Dwelling District, to the RK-F Zone, Fairfield Road Ground-Oriented Dwelling 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. 1193)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 2 ATTACHED DWELLING ZONES by adding the following words:

"2.151 RK-F Zone, Fairfield Road Ground-Oriented Dwelling District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.150 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 1712 Fairfield Road, legally described as PID: 009-221-832, Lot 4, Section 68, Victoria District, Plan 290, Except the South Easterly 10.84 Feet Thereof As Shown On Said Plan and Except Parcel A (DD 53931I) Thereof, and PID: 009-221-875, Parcel A (DD 53931I) of Lot 4, Section 68, Victoria District, Plan 290, and shown hatched on the attached map, is removed from the R1-G Zone, Single Family Dwelling District, and placed in the RK-F Zone, Fairfield Road Ground-Oriented Dwelling District.
- The land known as 1720 Fairfield Road, legally described as PID: 005-024-994, Lot 6, Section 68, Victoria District, Plan 1834 and shown hatched on the attached map, is removed from the R1-G Zone, Single Family Dwelling District, and placed in the RK-F Zone, Fairfield Road Ground-Oriented Dwelling 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

Schedule 1

PART 2.151 – RK-F ZONE, FAIRFIELD ROAD GROUND-ORIENTED DWELLING DISTRICT

2.151.1 Definitions

In this Part, "ground-oriented multiple dwelling" means a <u>building</u> used or designed as three or more <u>self-contained dwelling units</u>, each having direct access to the outside at <u>grade</u> level.

2.151.2 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw
- b. Ground-oriented multiple dwelling
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory Buildings subject to the regulations in Schedule "F"

a. Floor space ratio (maximum) 0.85:1

2.151.5 Height, Storeys

			11.20m
		(maximum	

b. Storeys (maximum) 2.5

2.151.6 Setbacks, Projections

a.	Front yard	l setback	(minimum) ·	1.8	31	n	٦

b. Rear yard setback (minimum) 6.0m

c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) 3.0m

d. Exterior stairs may project into a <u>side yard setback</u> 1.5m (maximum)

2.151.7 Site Coverage, Open Site Space

a.	Site Coverage	(maxımum)	60%
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b. Open site space (minimum) 35%

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Schedule 1

PART 2.151 – RK-F ZONE, FAIRFIELD ROAD GROUND-ORIENTED **DWELLING DISTRICT**

2.151.8 Vehicle and Bicycle Parking

Subject to the regulations in a. Vehicle parking (minimum)

Schedule "C"

Subject to the regulations in Schedule "C" b. Bicycle parking (minimum)





1712 - 1720 Fairfield Road Rezoning No.00618 Development Permit No.000519

