

NO. 20-005

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-96 Zone, Elford Residential District, and to rezone land known as 1442 Elford Street from the R1-B Zone, Single Family Dwelling District, to the R-96 Zone, Elford 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. 1212)”.
- 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:

“3.130 R-96, Elford Residential District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.129 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1442 Elford Street, legally described as PID: 009-001-956, Lot 19, Section 74, Victoria District, Plan 490, and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-96 Zone, Elford Residential District.

READ A FIRST TIME the **23rd** day of **January** 2020

READ A SECOND TIME the **23rd** day of **January** 2020

Public hearing held on the day of 2020

READ A THIRD TIME the day of 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

PART 3.130 – R-96 ZONE, ELFORD DWELLING DISTRICT**3.130.1 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. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.130.2 Lot Area

<u>Lot area</u> (minimum)	500m ²
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3.130.3 Floor Space Ratio

<u>Floor space ratio</u> (maximum)	0.6:1
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3.130.4 Height

Principal <u>building height</u> (maximum)	9.5m
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3.130.5 Setbacks

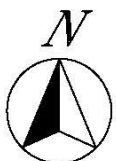
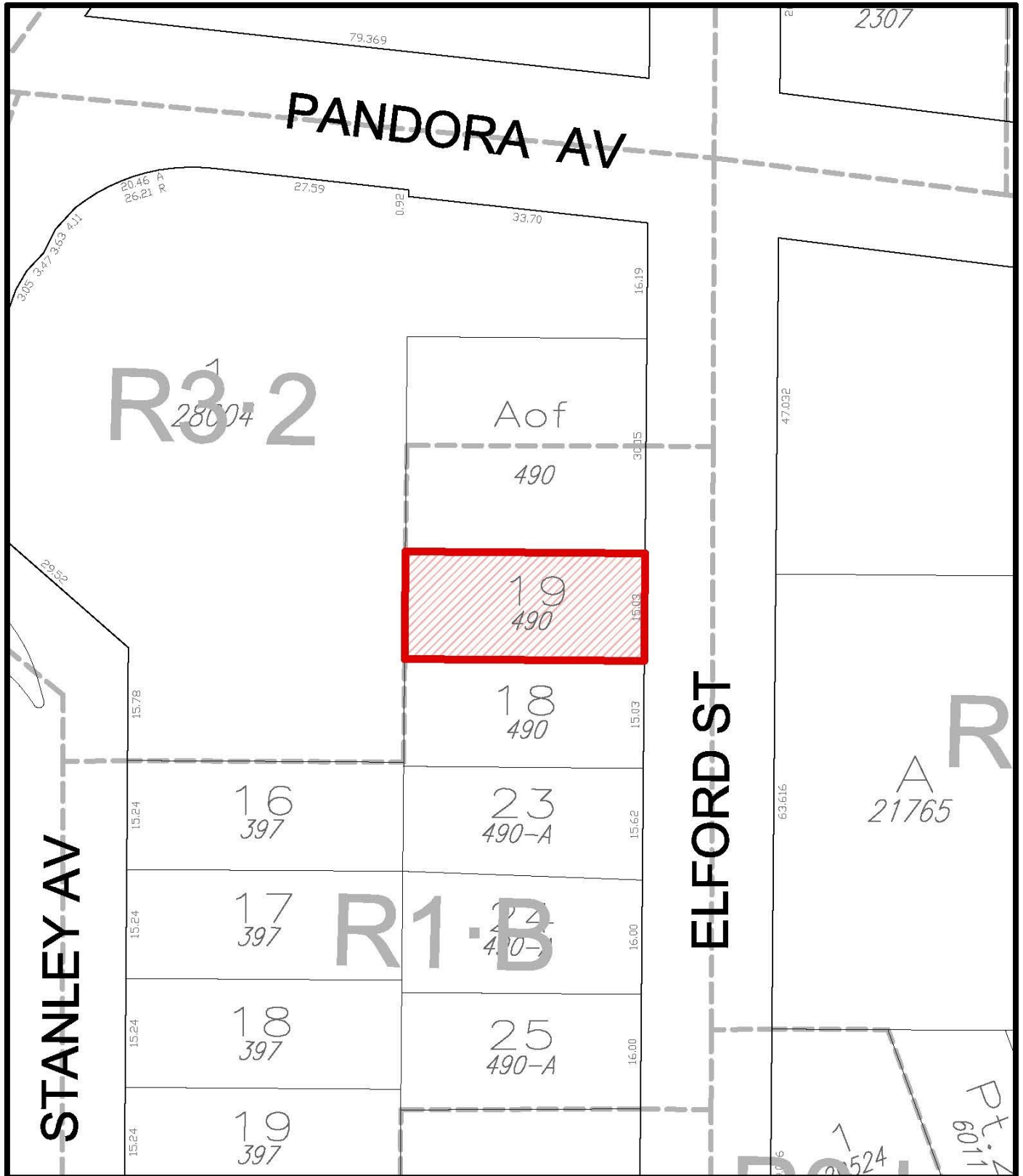
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|---|-------|
| a. <u>Front yard setback</u> (minimum) | 5m |
| b. <u>Rear yard setback</u> (minimum) | 11.5m |
| c. <u>Side yard setback</u> (north) (minimum) | 1.5m |
| d. <u>Side yard setback</u> (south) (minimum) | 4m |

3.130.6 Site Coverage

<u>Site Coverage</u> (maximum)	27%
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PART 3.130 – R-96 ZONE, ELFORD DWELLING DISTRICT**3.130.7 Vehicle and Bicycle Parking**

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|---|--|
| a. <u>Vehicle parking</u> for a <u>multiple dwelling</u> (minimum) | 5 parking spaces |
| b. Minimum width of vehicular parking landscaping strip along rear property line (minimum) | 0.6m |
| c. Minimum width of vehicular parking landscaping strip along the side property lines (minimum) | 0.3m |
| d. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



1442 Elford Street
Rezoning No.00703

