

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-93 Zone, Cook Street Multiple Dwelling District, and the R-94 Zone, Cook Street Residential District, and to rezone land known as 2220 Cook Street from the R-2 Zone, Two Family Dwelling District, to the R-93 Zone, Cook Street Multiple Dwelling District, on the north portion of the property and to the R-94 Zone, Cook Street Residential District, on the south portion of the property.

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. 1194)”.
- 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:

“3.126 R-93 Zone, Cook Street Multiple Dwelling District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.125 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2220 Cook Street, legally described as PID: 004-016-998, Amended Lot 12 (DD 889311), Block 6, Section 3, Victoria District, Plan 62, and shown diagonally hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R-93 Zone, Cook Street Multiple Dwelling District.
- 5 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:

“3.127 R-94 Zone, Cook Street Residential District”

- 6 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.126
the provisions contained in Schedule 2 of this Bylaw.
- 7 The land known as 2220 Cook Street, legally described as PID: 004-016-998, Amended
Lot 12 (DD 889311), Block 6, Section 3, Victoria District, Plan 62, and shown cross hatched
on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and
placed in the R-94 Zone, Cook Street 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

MAYOR

PART 3.126 – R-93 ZONE, COOK STREET MULTIPLE DWELLING DISTRICT**3.126.1 Permitted Uses in this Zone**

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

- a. 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
- b. Multiple dwelling

3.126.2 Lot Area

- a. Lot area (minimum) 455m²
- b. Lot width (minimum) 21m

3.126.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 380.40m²
- b. Floor space ratio (maximum) 0.83:1

3.126.4 Height, Storeys

- a. Principal building height (maximum) 9.84m
- b. Storeys (maximum) 3

3.126.5 Setbacks, Projections

- a. Front yard setback (minimum) 4.91m
- b. Rear yard setback (minimum) 3.0m
- c. Side yard setback from interior lot lines (minimum) 3.0m
- d. Side yard setback on a flanking street for a corner lot (minimum) 6.15m

3.126.6 Site Coverage, Open Site Space

- a. Site coverage (maximum) 40%
- b. Open site space (minimum) 30%

PART 3.126 – R-93 ZONE, COOK STREET MULTIPLE DWELLING DISTRICT

3.126.7 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” |

PART 3.127 – R-94 ZONE, COOK STREET RESIDENTIAL DISTRICT**3.127.1 Permitted Uses in this Zone**

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

- c. 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
- d. Multiple dwelling

3.127.2 Lot Area

- c. Lot area (minimum) 325m²
- d. Lot width (minimum) 15m

3.127.3 Floor Area, Floor Space Ratio

- c. Total floor area (maximum) 252m²
- d. Floor space ratio (maximum) 0.74:1

3.127.4 Height, Storeys

- c. Principal building height (maximum) 9.20m
- d. Storeys (maximum) 3

3.127.5 Setbacks, Projections

- e. Front yard setback (minimum) 7.0m
Except for the following maximum projections into the setback:
 - Steps 0.50m
- f. Rear yard setback (minimum) 3.0m
- g. Side yard setback from interior lot lines (minimum) 2.25m
Except for the following maximum projections into the setback:
 - Steps 0.25m
- h. Combined side yard setback (minimum) 5.25m

PART 3.127 – R-94 ZONE, COOK STREET RESIDENTIAL DISTRICT**3.127.6 Site Coverage, Open Site Space**

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|-------------------------------------|-----|
| c. <u>Site Coverage</u> (maximum) | 30% |
| d. <u>Open site space</u> (minimum) | 40% |

3.127.7 Vehicle and Bicycle Parking

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

