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)".

2 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"

3 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.

4 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.

5 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	**25th**	day of	**July**	2019.
READ A SECOND TIME the	**25th**	day of	**July**	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 2.151 – RK-F ZONE, FAIRFIELD ROAD GROUND-ORIENTED DWELLING DISTRICT

2.151.1 Definitions

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

2.151.4 Floor Area, Floor Space Ratio

a. Floor space ratio (maximum)	0.85:1

2.151.5 Height, Storeys

a. Principal building height (maximum)	11.20m
b. Storeys (maximum)	2.5

2.151.6 Setbacks, Projections

a. Front yard setback (minimum)	1.8m
b. Rear yard setback (minimum)	6.0m
c. Side yard setback from interior lot lines (minimum)	3.0m
d. Exterior stairs may project into a side yard setback (maximum)	1.5m

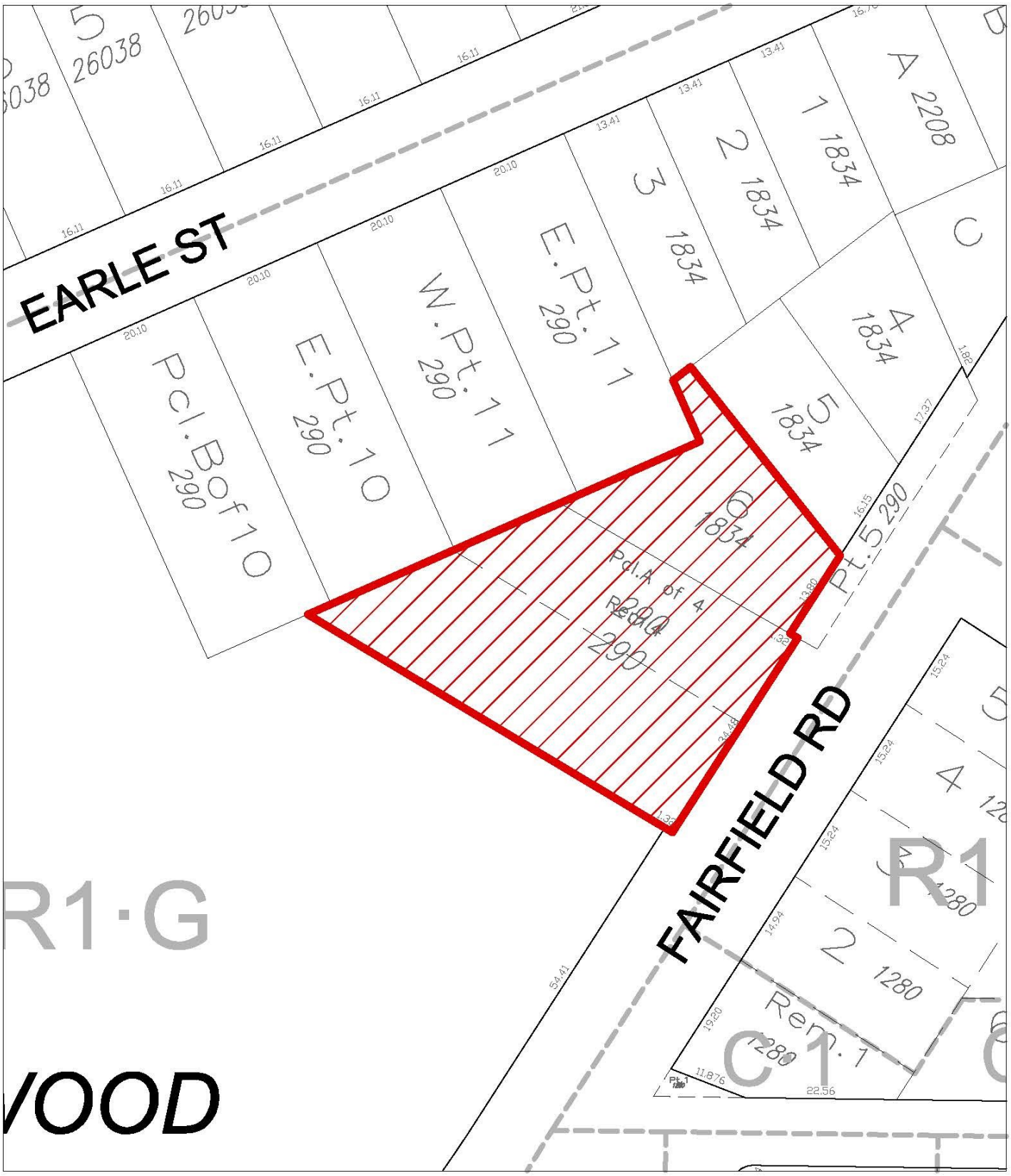
2.151.7 Site Coverage, Open Site Space

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

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

2.151.8 Vehicle and Bicycle Parking

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



N

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

CITY OF VICTORIA