

NO. 21-001

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-49 Zone, Fernwood Conversion District, and to rezone land known as 1913 and 1915 Fernwood Road from the R-2 Zone, Two Family Dwelling District to the R1-49 Zone, Fernwood Conversion District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

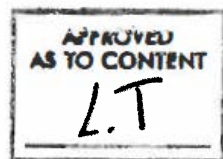
- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1241)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – Detached Dwelling Zones by adding the following words:

“1.150 R1-49, Fernwood Conversion District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.149 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1913 and 1915 Fernwood Road, legally described as PID: 006-005-268 Lot 26, Section 75, Victoria District, Plan 951, and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R1-49 Zone, Fernwood Conversion District.

READ A FIRST TIME the	day of	2021
READ A SECOND TIME the	day of	2021
Public hearing held on the	day of	2021
READ A THIRD TIME the	day of	2021
ADOPTED on the	day of	2021

CITY CLERK

MAYOR



PART 1.150 – R1-49 ZONE, FERNWOOD CONVERSION DISTRICT**1.150.1 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
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

1.150.2 Lot Area

- | | |
|------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 447m ² |
|------------------------------|-------------------|

1.150.3 Floor Space Ratio

- | | |
|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 0.68:1 |
|---------------------------------------|--------|

1.150.4 Height

- | | |
|---|------|
| a. Principal <u>building height</u> (maximum) | 9.4m |
|---|------|

1.150.5 Setbacks, Projections

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 4.10m |
|--|-------|

Except for the following maximum projections into the setback:

- steps 1.70m

- | | |
|---------------------------------------|-------|
| b. <u>Rear yard setback</u> (minimum) | 11.7m |
|---------------------------------------|-------|

Except for the following maximum projection into the setback:

- deck 1.55m

- | | |
|---|------|
| c. <u>Side yard setback</u> (north) (minimum) | 1.5m |
|---|------|

- | | |
|---|------|
| d. <u>Side yard setback</u> (south) (minimum) | 3.2m |
|---|------|

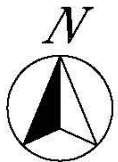
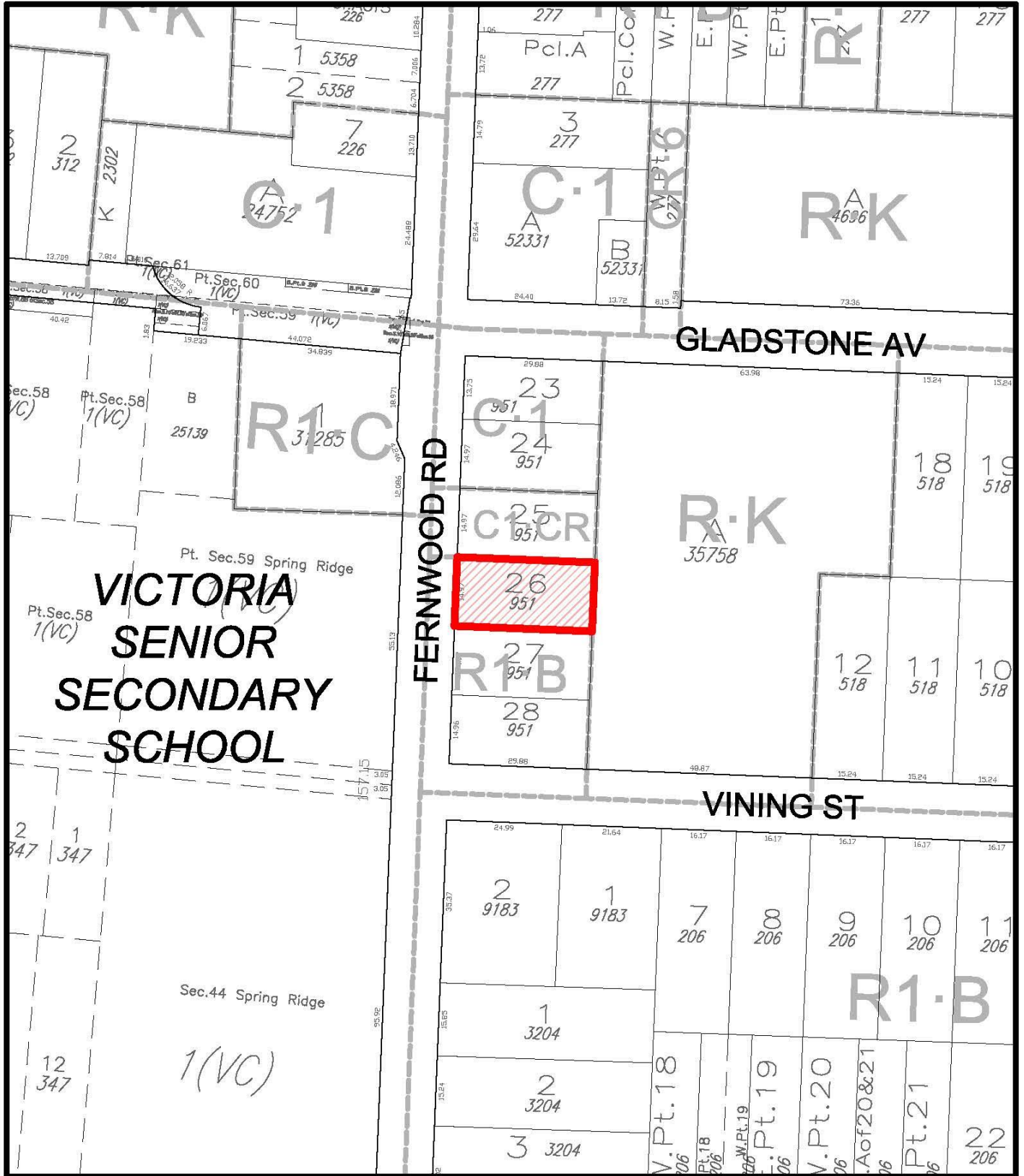
1.150.6 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 28% |
| b. <u>Open site space</u> (minimum) | 31% |

PART 1.150 – R1-49 ZONE, FERNWOOD CONVERSION DISTRICT

1.150.7 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" |



1913 and 1915 Fernwood Road
Rezoning No.00626

