

NO. 23-094

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-114 Zone, 1326 Pandora Street District, and to rezone land known as (1326 Pandora Avenue) from the R-2 Zone, Two Family Dwelling District to the R-114 Zone, 1326 Pandora Street District.

The Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1323)”.
- 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:

“3.153 R-114 1326 Pandora Street District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.152 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1326 Pandora Street, legally described as PID: 008-123-331 Lot 11, Spring Ridge, Victoria, Plan 991 and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R-114 Zone 1326 Pandora Street District.

READ A FIRST TIME the **23rd** day of **November** 2023

READ A SECOND TIME the **23rd** day of **November** 2023

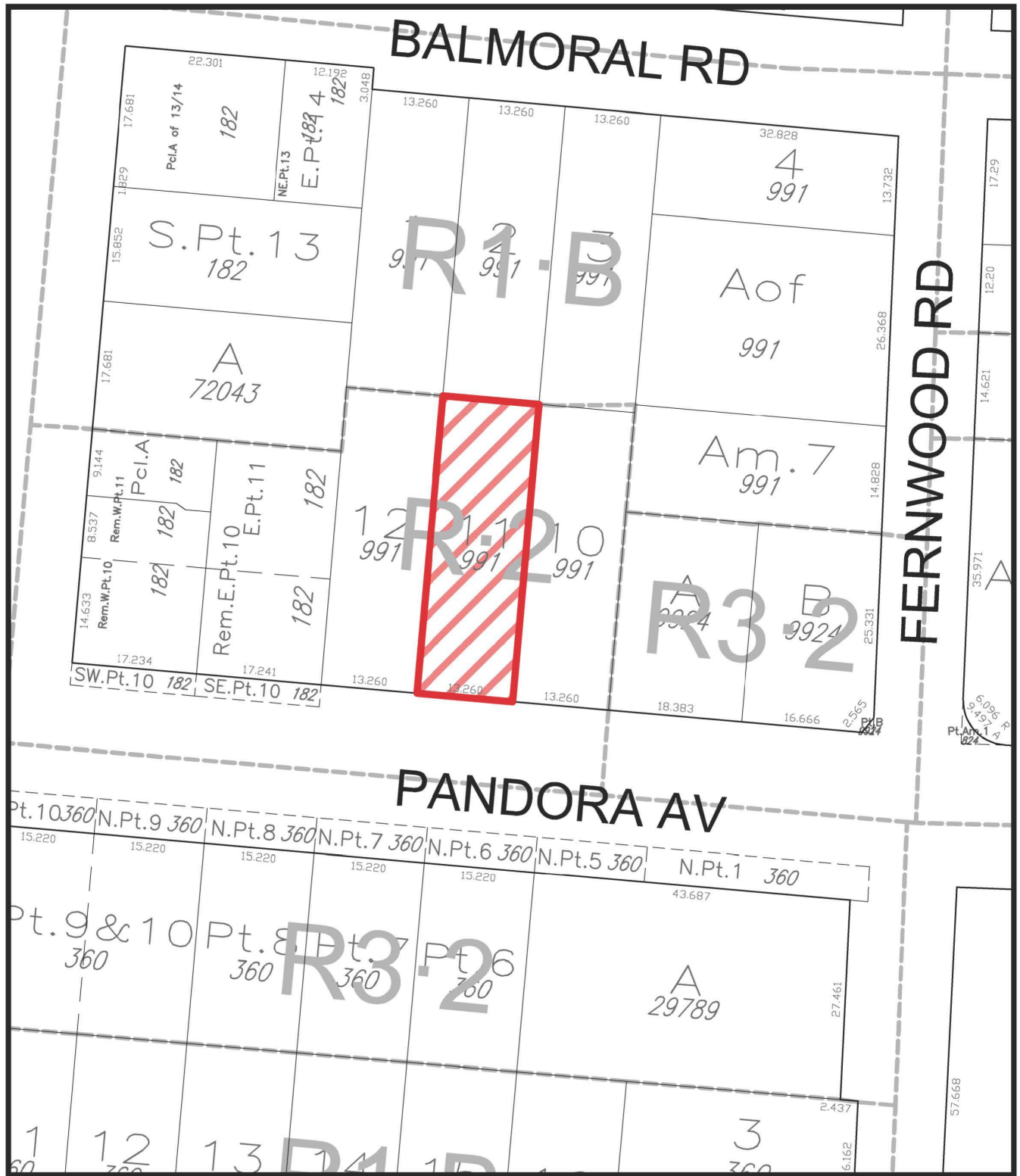
Public hearing held on the day of 2023

READ A THIRD TIME the day of 2023

ADOPTED on the day of 2023

CITY CLERK

MAYOR



1326 Pandora Avenue
Rezoning No.00767



PART 3.153 – R-114 ZONE, 1326 PANDORA STREET DISTRICT**3.153.1 Permitted Uses in this Zone**

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

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”
- d. Garage sales limited to no more than 2 in any year

3.153.2 Site Area, Lot Area

- | | |
|-------------------------------|----------------------------------|
| a. <u>Site area</u> (minimum) | 545m ² |
| b. <u>Lot width</u> (minimum) | 15.00 m average <u>lot width</u> |

3.153.3 Floor Area, Floor Space Ratio

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

3.153.4 Height, Storeys, Roof Decks

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|---|---|
| a. Principal <u>building height</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u>
7.6m in <u>height</u> and 1½ <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| b. <u>Roof deck</u> | Not permitted |

3.153.5 Setbacks, Projections

- | | |
|--|--|
| a. <u>Front yard setback</u> (minimum) | 7.50m |
| b. <u>Rear yard setback</u> (minimum) | 14.41m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot width</u> whichever is greater
3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

PART 3.153 – R-114 ZONE, 1326 PANDORA STREET DISTRICT

3.153.6 Site Coverage, Open Site Space

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|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum) | 40.00% |
| b. <u>Open site space</u> (minimum) | 30.00% |

3.153.7 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" |