

# A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the M2-E Zone, Employment-Residential District, and to rezone land known as 480 & 492 Esquimalt Road from the M-1 Zone, Limited Light Industrial District to the M2-E Zone, Employment-Residential 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. 1326)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of  
Schedule “B” under the caption PART 7 – Industrial and Service Zones by adding the  
following words:
- “7.68 M2-E, Employment-Residential District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.67 the  
provisions contained in Schedule 1 of this Bylaw.
- 4 The following lands, shown hatched on the attached map, are removed from the M-1 Zone,  
Limited Light Industrial District, and placed in the M2-E Zone, Employment-Residential  
District:
- PID: 032-087-861  
Lot A, Section 31, Esquimalt District, Plan EPP132813
- 5 The Zoning Regulation Bylaw is further amended by adding to Schedule N – Residential  
Rental Tenure Properties, the lands described in section 4.

READ A FIRST TIME the day of 2024

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2024

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2024

ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

CITY CLERK

MAYOR

**PART 7.68 – M2-E ZONE, EMPLOYMENT-RESIDENTIAL DISTRICT****7.68.1 Definition**

In this Zone, “live-work unit” means a self-contained dwelling unit that is combined with a commercial space which is limited to one of the following commercial uses:

- a. Bakery
- b. Limited light industry, including testing, servicing and repair, but excluding manufacturing, processing, or assembly
- c. Medical office
- d. Office
- e. Personal services
- f. Professional services
- g. Restaurant
- h. Retail
- i. School
- j. Studio

**7.68.2 Permitted Uses in this Zone**

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

- a. Bakery
- b. Club
- c. Dry cleaner
- d. High tech
- e. Home occupation subject to the regulations in Schedule “D”
- f. Limited light industries, including testing, servicing and repair, but excluding manufacturing, processing, or assembly
- g. Live-work unit
- h. Mail order business
- i. Medical office
- j. Multiple dwelling
- k. Office
- l. Personal service
- m. Printing and publishing
- n. Professional service
- o. Restaurant
- p. Retail
- q. School
- r. Studio
- s. Veterinary hospital, provided that all runs are totally enclosed within a building

**PART 7.68 – M2-E ZONE, EMPLOYMENT-RESIDENTIAL DISTRICT****7.68.3 Siting of Uses**

- a. Commercial uses, including commercial uses located within a live-work unit, must not be located above the first storey
- b. Residential uses or home occupation must not be located at or below the first storey

**7.68.4 Lot Area**

- a. Lot area (minimum) 2000m<sup>2</sup>
- b. Lot width (minimum) 40m

**7.68.5 Floor Area, Floor Space Ratio**

- a. Total floor area (maximum) 6590m<sup>2</sup>
- b. Floor space ratio (maximum) 3.0:1

**7.68.6 Height, Storeys**

- a. Principal building height (maximum) 23.20m
- b. Storeys (maximum) 6

**7.68.7 Setbacks, Projections**

- a. Front yard setback (minimum) 2.8m
- b. Rear yard setback (minimum) 3.0m
- c. Side yard setback from interior lot lines (minimum) 4.0m
- d. Side yard setback on a flanking street for a corner lot (minimum) 3.8m

**7.68.8 Site Coverage, Open Site Space**

- a. Site Coverage (maximum) 65%
- b. Open site space (minimum) 35%

**PART 7.68 – M2-E ZONE, EMPLOYMENT-RESIDENTIAL DISTRICT**

**7.68.9 Vehicle and Bicycle Parking**

- a. Vehicle and bicycle parking (minimum)

Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part

- b. Live-work unit (minimum)

Subject to the regulations in Schedule “C” except the number of vehicle spaces and bicycle parking spaces shall be calculated as per the multiple dwelling – apartment Class of Use in Schedule “C”

