

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the M2-SE Zone, Songhees Employment-Residential, and to rezone land known as 1055 Alston Street from the M2-S Zone, Songhees Light Industrial District to the M2-SE Zone, Songhees Employment-Residential District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1345)”.
- 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:

“7.69 M2-SE, Songhees Employment-Residential District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.68 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1055 Alston Street, legally described as PID: 002-094-550, Lot 105, District Lot 119, Esquimalt District, Plan 3237 Included Within Plan 4010, and shown hatched on the attached map, is removed from the M2-S Zone, Songhees Light Industrial District, and placed in the M2-SE Zone, Songhees Employment-Residential.

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 7.69 – M2-SE ZONE, SONGHEES EMPLOYMENT-RESIDENTIAL**7.69.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the M2-S Zone, Songhees Light Industrial District, subject to the regulations set out in Part 7.16 of the Zoning Regulation Bylaw
- b. Multiple dwelling

7.69.2 Lot Area

- a. Lot area (minimum) 1400m²

7.69.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 3385m²
- b. Floor space ratio (maximum) 2.4:1

7.69.4 Height, Storeys

- a. Principal building height (maximum) 21.5m
- b. Storeys (maximum) 5

7.69.5 Setbacks, Projections

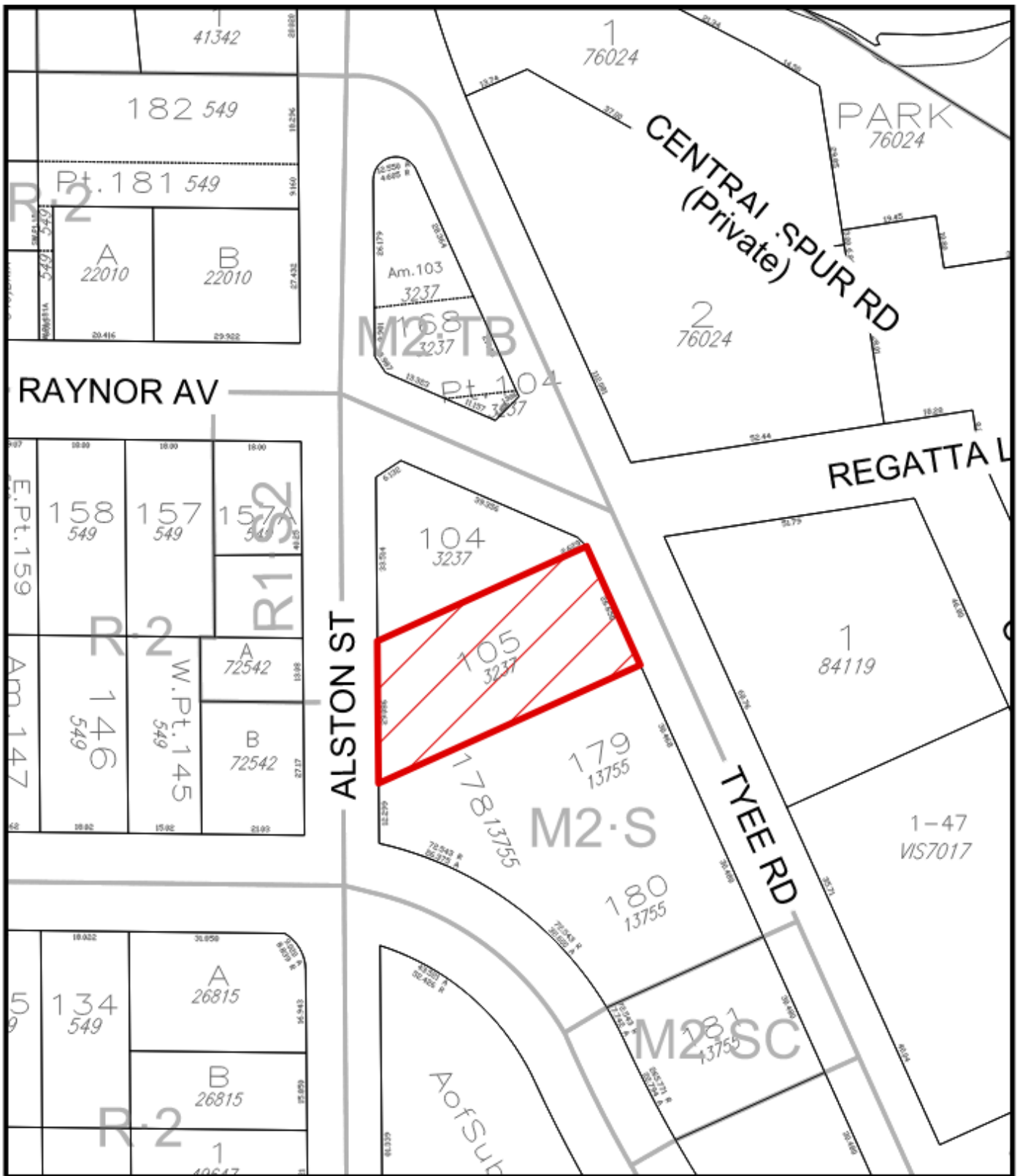
- a. Front yard setback (minimum) 3.0m
- b. Rear yard setback (minimum) 2.88m
- c. Side yard setback from interior lot lines (minimum) 0m

7.69.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 80%
- b. Open site space (minimum) 11%

7.69.7 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"



1055 Alston Street
Rezoning No.00851

