

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-84 Zone, Mount Edwards Court Residential District, and to rezone land known as 1002 Vancouver Street from the R-K Zone, Medium Density Attached Dwelling District to the R-84 Zone, Mount Edwards Court Residential 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. 1114)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in the Table of Contents of Schedule "B" under the caption PART 3 – Multiple Dwelling Zones by adding the following words:

"3.114 R-84, Mount Edwards Court Residential District"
 - (b) in the Definitions of Schedule "A" by adding the following words after "Rest home – Class B:"

"Rest home - Class C" means a facility in which food, lodging and support are provided with or without charge to more than twenty persons, other than members of the operator's family, who, on account of age, infirmity or their physical, mental or psychiatric condition, are given personal care or life skills support, but does not include a facility in which persons are detained as prisoners pursuant to judicial process.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.113 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1002 Vancouver Street, legally described as Lot 1, Victoria City, Plan 35568 and shown hatched on the attached map forming part of this Bylaw as Appendix 1, is removed from the R-K Zone, Medium Density Attached Dwelling District, and placed in the R-84 Zone, Mount Edwards Court Residential District.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

PART R.84 ZONE – MOUNT EDWARDS COURT RESIDENTIAL DISTRICT**3.114.1 Permitted Uses in this Zone**

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

- a. Uses permitted in subsections 1(a)-(d) of the R-K Zone, Medium Density Attached Dwelling District (Part 2.3), subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Public Building
- d. Rest home – Class C
- e. Hospitals
- f. Nursing homes
- g. Home occupation subject to the regulations in Schedule “D”
- h. Accessory Buildings subject to the regulations in Schedule “F”

3.114.2 Lot Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 2900m ² |
|------------------------------|--------------------|

3.114.3 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 3525m ² |
| b. <u>Floor space ratio</u> (maximum) | 1.2:1 |

3.114.4 Height, Storeys

- | | |
|---|--------|
| a. Principal <u>building height</u> (maximum) | 12.30m |
| b. <u>Storeys</u> (maximum) | 3 |

3.114.5 Setbacks, Projections

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 3.70m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 2.0m in <u>height</u> | 3.70m |
| b. <u>Rear yard setback</u> (minimum) | 6.65m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 3.20m |

PART R.84 ZONE – MOUNT EDWARDS COURT RESIDENTIAL DISTRICT

- d. Side yard setback on a flanking street for a corner lot 5.40m
(minimum)

Except for the following maximum projections into the setback

- Landing less than 2.0m in height 1.40m
- Steps less than 2.0m in height 3.40m

3.114.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 43%

3.114.7 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"

