NO. 16-029

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-82 Zone, Caledonia Multiple Dwelling District, and to rezone land known as 1146 Caledonia Avenue from the R-2 Zone, Two Family Dwelling District to the R-82 Zone, Caledonia Multiple Dwelling 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. 1063)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 3.106</u> by adding the following words:
 - "3.106 R-82, Caledonia Multiple Dwelling District".
- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.105 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 1146 Caledonia Avenue, legally described as Lot 11, Suburban Lot 17, Victoria City, Plan 153 and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R-82 Zone, Caledonia Multiple Dwelling District.

READ A FIRST TIME the	25 th	day of	February	2016
READ A SECOND TIME the	25 th	day of	February	2016
Public hearing held on the		day of		2016
READ A THIRD TIME the		day of		2016
ADOPTED on the		day of		2016

Schedule 1 PART 3.106 – R-82 ZONE, CALEDONIA MULTIPLE DWELLING DISTRICT

3.106.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. 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
- c. Multiple Dwelling

.106	5.2 Lot Area – Multiple Dwelling	
	Lot area (minimum)	600m ²
3.106	5.3 Floor Area, Floor Space Ratio – Multiple Dwelling	
a.	Total floor area (maximum)	520m ²
b.	Floor space ratio (maximum)	0.87:1
3.106	.4 Height, Storeys – Multiple Dwelling	
a.	Principal <u>building</u> <u>height</u> (maximum)	9.25m
	Storeys (maximum) .5 Setbacks, Projections – Multiple Dwelling	3.5
3.106	.5 Setbacks, Projections – Multiple Dwelling	
3.106		3.5 3.9m
3.106	.5 Setbacks, Projections – Multiple Dwelling Front yard setback (minimum) Except for the following maximum projections into the	
3.106	.5 Setbacks, Projections – Multiple Dwelling Front yard setback (minimum) Except for the following maximum projections into the setback:	3.9m
a.	.5 Setbacks, Projections – Multiple Dwelling Front yard setback (minimum) Except for the following maximum projections into the setback: • Steps less than 2.7m in height	3.9m 2.0m
a.	Front yard setback (minimum) Except for the following maximum projections into the setback: • Steps less than 2.7m in height Rear yard setback (minimum) Except for the following maximum projections into the	3.9m 2.0m
a.	Front yard setback (minimum) Except for the following maximum projections into the setback: • Steps less than 2.7m in height Rear yard setback (minimum) Except for the following maximum projections into the setback:	3.9m 2.0m 20m

3.9m

e. Combined side yard setbacks (minimum)

Schedule 1 PART 3.106 – R-82 ZONE, CALEDONIA MULTIPLE DWELLING DISTRICT

a. <u>Site Coverage</u> (maximum)	32%
b. Open site space (minimum)	36%
106.7 Vehicle and Bicycle Parking – M	fultiple Dwelling
a. <u>Vehicle parking</u> (minimum)	
a. <u>Vehicle parking</u> (minimum) b. <u>Visitor parking</u> (minimum)	1 space per multiple dwelling

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