

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)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of
Schedule “B” under the caption PART 3.106 by adding the following words:
- “3.106 R-82, Caledonia Multiple Dwelling District”.
- 3 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.
- 4 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 day of 2016

READ A SECOND TIME the _____ day of _____ 2016

Public hearing held on the _____ day of _____ 2016

READ A THIRD TIME the _____ day of _____ 2016

ADOPTED on the _____ day of _____ 2016

CORPORATE ADMINISTRATOR

MAYOR

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

3.106.2 Lot Area – Multiple Dwelling

<u>Lot area</u> (minimum)	600m ²
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3.106.3 Floor Area, Floor Space Ratio – Multiple Dwelling

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| a. <u>Total floor area</u> (maximum) | 520m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.87:1 |

3.106.4 Height, Storeys – Multiple Dwelling

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| a. Principal <u>building height</u> (maximum) | 9.25m |
| b. <u>Storeys</u> (maximum) | 3.5 |

3.106.5 Setbacks, Projections – Multiple Dwelling

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| a. <u>Front yard setback</u> (minimum) | 3.9m |
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Except for the following maximum projections into the setback:

- Steps less than 2.7m in height 2.0m

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| b. <u>Rear yard setback</u> (minimum) | 20m |
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Except for the following maximum projections into the setback:

- Steps less than 2.7m in height 2.0m

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| c. East <u>side yard setback</u> from interior <u>lot line</u> (minimum) | 1.3m |
| d. West <u>side yard setback</u> from interior <u>lot line</u> (minimum) | 2.6m |
| e. Combined <u>side yard setbacks</u> (minimum) | 3.9m |

PART 3.106 – R-82 ZONE, CALEDONIA MULTIPLE DWELLING DISTRICT**3.106.6 Site Coverage, Open Site Space – Multiple Dwelling**

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| a. <u>Site Coverage</u> (maximum) | 32% |
| b. <u>Open site space</u> (minimum) | 36% |

3.106.7 Vehicle and Bicycle Parking – Multiple Dwelling

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| a. <u>Vehicle parking</u> (minimum) | 1 space per multiple dwelling unit |
| b. <u>Visitor parking</u> (minimum) | 0 |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |