

NO. 15-080

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RK-28 Zone, Fernwood Multiple Dwelling District, and to rezone land known as 2542 Fernwood Road from the R-2 Zone, Two Family Dwelling District to the RK-28 Zone, Fernwood 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. 1052)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 2 – ATTACHED DWELLING ZONES by adding the following words:

“2.140 RK-28, Fernwood Multiple Dwelling District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.139 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2542 Fernwood Road, legally described as Lot 1, Block 12, Section 48, Victoria District, Plan 858 and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the RK-28 Zone, Fernwood Multiple Dwelling District.

READ A FIRST TIME the	day of	2015
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READ A SECOND TIME the	day of	2015
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Public hearing held on the	day of	2015
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READ A THIRD TIME the	day of	2015
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ADOPTED on the	day of	2015
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ACTING CORPORATE ADMINISTRATOR

MAYOR

PART 2.140 – RK-28 ZONE, FERNWOOD MULTIPLE DWELLING DISTRICT**2.140.1 Permitted Uses in this Zone**

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

- a. All of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone;
- b. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone;
- c. Ground-oriented multiple dwelling

In this Part, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, at least two thirds of which have individual and direct access to the ground.

2.140.2 Lot Area, Lot Width

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|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 599m ² |
| b. <u>Lot width</u> (minimum) | 15m |

2.140.3 Floor Space Ratio

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|------------------------------------|-------|
| <u>Floor space ratio</u> (maximum) | 0.6:1 |
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2.140.4 Height, Storeys

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| a. Principal <u>building height</u> (maximum) | 8.50m |
| b. <u>Storeys</u> (maximum) | 2 |

2.140.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 8.80m |
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Except for the following maximum projections into the setback:

- | | |
|---|-------|
| • Steps less than 1.8m in <u>height</u> | 2.55m |
| • porch | 0.60m |

- | | |
|--|-------|
| b. <u>Rear yard setback</u> (minimum) | 5.30m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 2.00m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 2.55m |

Except for the following maximum projections into the setback:

- | | |
|--|-------|
| • Steps less than 0.60m in <u>height</u> | 1.50m |
| • Porch | 0.85m |

PART 2.140 – RK-28 ZONE, FERNWOOD MULTIPLE DWELLING DISTRICT**2.140.6 Site Coverage, Open Site Space**

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 38% |
| b. <u>Open site space</u> (minimum) | 50% |

2.140.7 Vehicle and Bicycle Parking

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| a. Parking is subject to the regulations in Schedule “C”, except as otherwise specified by the regulations in this Part 2.140 | |
| b. vehicle parking for <u>ground-oriented multiple dwelling</u> containing not more than three <u>self-contained dwelling units</u> | 2 parking spaces |



2542 Fernwood Road
Rezoning No. 00482
Bylaw No. 15-080

Rezone from R-2 Zone, Two Family Dwelling District
to RK-28 Zone, Fernwood Multiple Dwelling District

