NO. 24-012

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the M2-E Zone, Employment-Residential District, and to rezone land known as 480 & 492 Esquimalt Road from the M-1 Zone, Limited Light Industrial District to the M2-E Zone, Employment-Residential District.

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

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1326)".
- 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:

"7.68 M2-E, Employment-Residential District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.67 the provisions contained in Schedule 1 of this Bylaw.
- The following lands, shown hatched on the attached map, are removed from the M-1 Zone, Limited Light Industrial District, and placed in the M2-E Zone, Employment-Residential District:

PID: 032-087-861 Lot A, Section 31, Esquimalt District, Plan EPP132813

5 The Zoning Regulation Bylaw is further amended by adding to Schedule N – Residential Rental Tenure Properties, the lands described in section 4.

READ A FIRST TIME the	25 th	day of	April	2024
READ A SECOND TIME the	25 th	day of	April	2024
READ A THIRD TIME the	25 th	day of	April	2024
ADOPTED on the		day of		2024

CITY CLERK

MAYOR

Schedule 1

PART 7.68 – M2-E ZONE, EMPLOYMENT-RESIDENTIAL DISTRICT

7.68.1 Definition

In this Zone, "live-work unit" means a <u>self-contained dwelling unit</u> that is combined with a commercial space which is limited to one of the following commercial uses:

- a. Bakery
- b. Limited light industry, including testing, servicing and repair, but excluding manufacturing, processing, or assembly
- c. Medical office
- d. Office
- e. Personal services
- f. Professional services
- g. Restaurant
- h. Retail
- School
- i. Studio

7.68.2 Permitted Uses in this Zone

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

- a. Bakery
- b. Club
- c. Dry cleaner
- d. High tech
- e. Home occupation subject to the regulations in Schedule "D"
- f. Limited light industries, including testing, servicing and repair, but excluding manufacturing, processing, or assembly
- g. Live-work unit
- h. Mail order business
- i. Medical office
- Multiple dwelling
- k. Office
- I. Personal service
- m. Printing and publishing
- n. Professional service
- o. Restaurant
- p. Retail
- q. School
- r. Studio
- s. Veterinary hospital, provided that all runs are totally enclosed within a building

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Schedule 1 PART 7.68 – M2-E ZONE, EMPLOYMENT-RESIDENTIAL DISTRICT

7.68.3 Siting of Uses

- a. Commercial uses, including commercial uses located within a live-work unit, must not be located above the <u>first storey</u>
- b. Residential uses or <u>home occupation</u> must not be located at or below the <u>first storey</u>

7.68.4	Lot Area			
a.	Lot area (minimum)	2000m ²		
b.	<u>Lot</u> width (minimum)	40m		
7.68.5 Floor Area, Floor Space Ratio				
a.	Total floor area (maximum)	6590m ²		
b.	Floor space ratio (maximum)	3.0:1		
7.68.6 Height, Storeys				
a.	Principal <u>building</u> <u>height</u> (maximum)	23.20m		
b.	Storeys (maximum)	6		
7.68.7 Setbacks, Projections				
a.	Front yard setback (minimum)	2.8m		
b.	Rear yard setback (minimum)	3.0m		
C.	Side yard setback from interior lot lines (minimum)	4.0m		
d.	Side yard setback on a flanking street for a corner lot (minimum)	3.8m		
7.68.8 Site Coverage, Open Site Space				
a.	Site Coverage (maximum)	65%		
b.	Open site space (minimum)	35%		

Words that are <u>underlined</u> see definitions in Schedule "A" of the Zoning Regulation Bylaw

Schedule 1 PART 7.68 – M2-E ZONE, EMPLOYMENT-RESIDENTIAL DISTRICT

7.68.9 Vehicle and Bicycle Parking

a. Vehicle and bicycle parking (minimum)

Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part

b. Live-work unit (minimum)

Subject to the regulations in Schedule "C" except the number of vehicle spaces and bicycle parking spaces shall be calculated as per the multiple dwelling – apartment Class of

Use in Schedule "C"







