

NO. 24-010

# A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-116 Zone, 880 Pandora Avenue District, and to rezone land known as 854/858 and 880 Pandora Avenue from the CA-1 Zone, Pandora Avenue Special Commercial District to the R-116 Zone, 880 Pandora Avenue 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. 1329)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of  
Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the  
following words:

“3.155 R-116 880 Pandora Avenue District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.154  
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 854/858 and 880 Pandora Avenue from, legally described as
- (a) PID: 004-520-271 LOT 2, SUBURBAN LOT 5, VICTORIA, PLAN 15680
- (b) PID: 004-314-867 LOT A, SUBURBAN LOT 5, VICTORIA, PLAN 14906

and shown hatched on the attached map, is removed from the CA-1 Zone, Pandora Avenue Special Commercial District, and placed in the R-116 Zone, 880 Pandora Avenue District.

READ A FIRST TIME the day of 2024

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2024

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2024

ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

CITY CLERK

MAYOR

Approved as to content + map review: Geordie Gordon, Mar 27, 2024  
Approved as to form: LS name and date

**PART 3.155 – R-116 ZONE, 880 PANDORA AVENUE DISTRICT****3.155.1 Permitted Uses in this Zone**

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

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”
- d. Office
- e. Professional services
- f. Retail store
- g. Restaurant
- h. Theatre
- i. Club
- j. High Tech
- k. Cultural Facility
- l. Personal services
- m. Medical office
- n. Financial service
- o. Laundrette

**3.155.2 Siting of Permitted Uses**

- a. The uses listed in Part 3.155.1(d) to (o) must not be located above the first storey of a building.

**3.155.3 Lot Area**

- b. Lot area (minimum) 2,165m<sup>2</sup>

**3.155.4 Height, Storeys**

- a. Principal building height (maximum) 65.00m
- b. Storeys (maximum) 20
- c. Projections into height (maximum):
  - i. Parapets 1.0m

**PART 3.155 – R-116 ZONE, 880 PANDORA AVENUE DISTRICT****3.155.5 Community Amenities**

- a. As a condition of additional density pursuant to Part 3.155.6 the following community amenities must be provided:
  - i. All dwelling units must be secured through a legal agreement as rental tenure in perpetuity

**3.155.6 Floor Space Ratio**

- a. Floor space ratio (maximum) 4.5:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.155.5 (maximum) 6.13:1

**3.155.7 Setbacks, Projections**

- a. Front yard setback (minimum) 0.0m
- b. Rear yard setback (minimum)
  - i. For any portion of a building with an exterior wall up to 5.0m in height: 2.20m
  - ii. For any portion of a building with an exterior wall greater than 5.0m and up to 18.0m in height: 8.0m
  - iii. For any portion of a building with an exterior wall greater than 18.0m in height: 10.0m
- c. West side yard setback from interior lot lines (minimum)
  - i. For any portion of a building with an exterior wall up to 18.0m in height: 3.0m
  - ii. For any portion of a building with an exterior wall greater than 18.0m in height: 10.0m
- d. East side yard setback from interior lot lines (minimum)
  - i. For any portion of a building with an exterior wall up to 18.0m in height: 3.0m
  - ii. For any portion of a building with an exterior wall greater than 18.0m in height: 10.0m
- e. Any balcony or deck that faces a street boundary may project into a setback (maximum) 2.0m

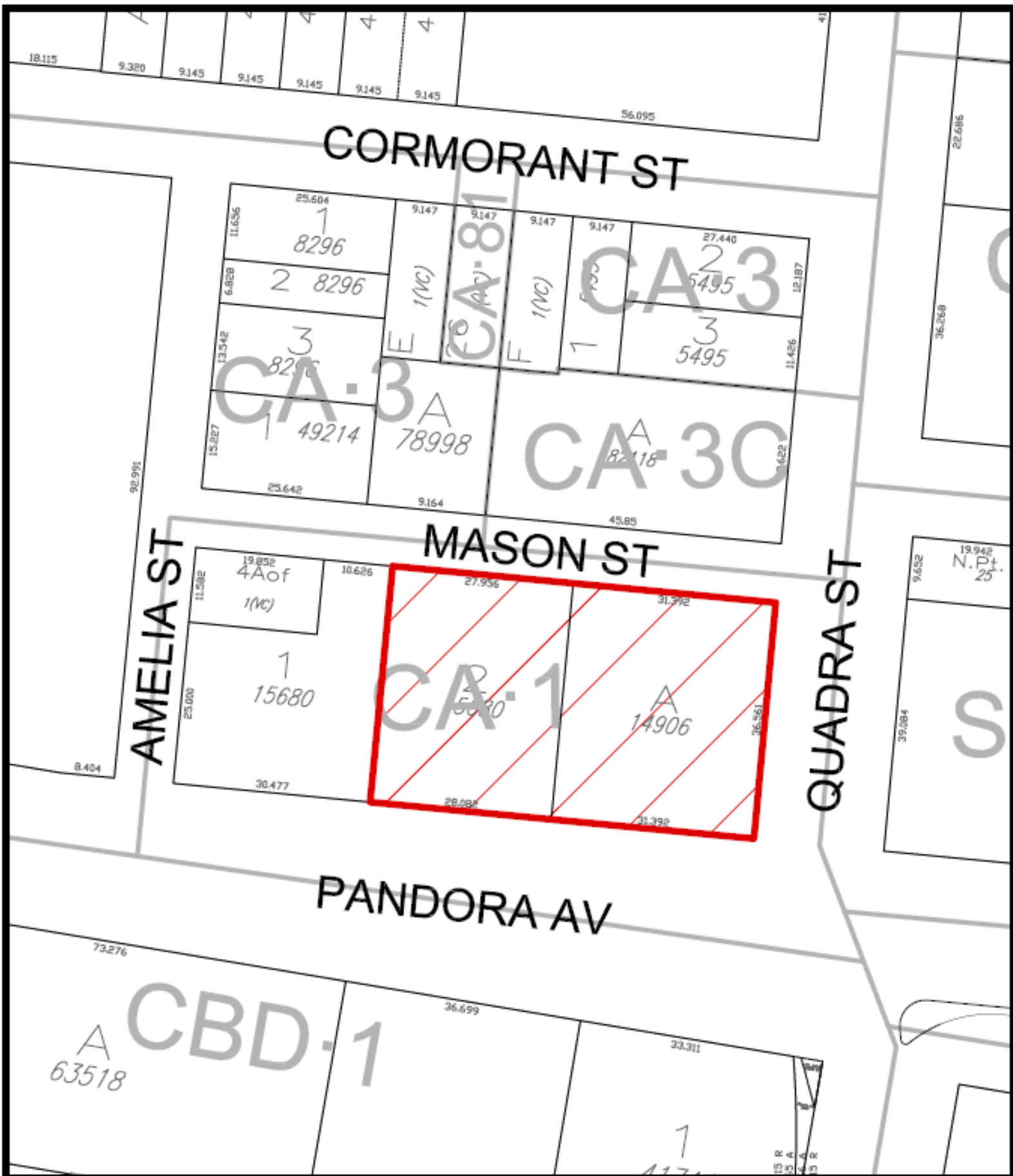
**PART 3.155 – R-116 ZONE, 880 PANDORA AVENUE DISTRICT**

**3.155.8 Site Coverage, Open Site Space**

- |                                   |     |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 91% |
|-----------------------------------|-----|

**3.155.9 Vehicle and Bicycle Parking**

- |                                     |   |
|-------------------------------------|---|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in<br>Schedule “C” |
| b. Bicycle parking (minimum)        | Subject to the regulations in<br>Schedule “C” |



854, 858 & 880 Pandora Avenue  
Rezoning No.00849

