

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-112 Zone, Multiple Dwelling Meares District and to rezone land known as 1039 and 1043 Meares Street from the R3-1 Zone, Multiple Dwelling District to the R-112 Zone, Multiple Dwelling Meares District.

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

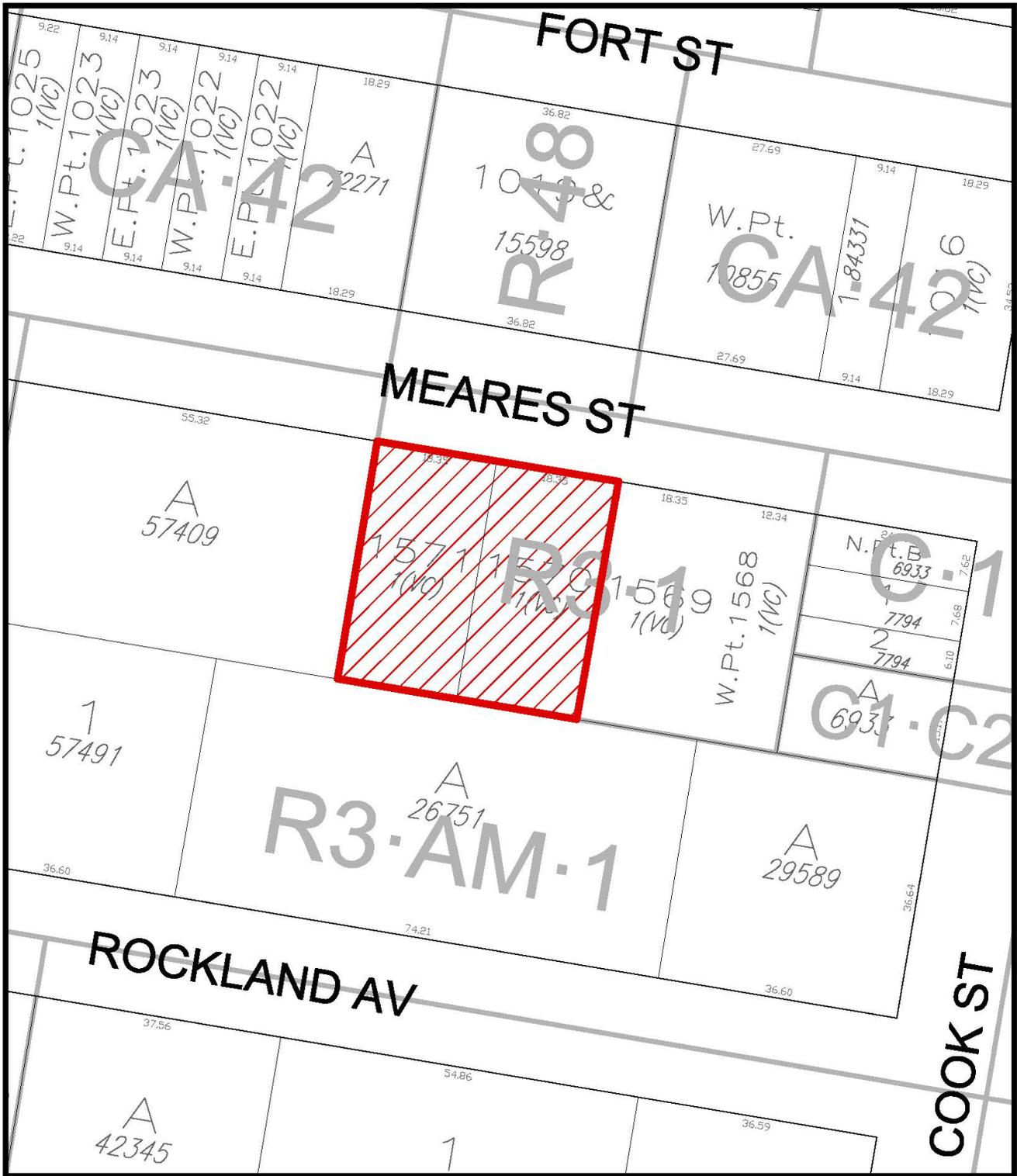
- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1317)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – Multiple Dwelling Zones by adding the following words:

“3.151 R-112 Multiple Dwelling Meares District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.150 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1039 and 1043 Meares Street, legally described as PID: 009-396-730 Lot 1571, Victoria City and PID: 009-396-721 Lot 1570, Victoria City and shown hatched on the attached map, is removed from the R3-1 Zone, Multiple Dwelling District, and placed in the R-112 Zone, Multiple Dwelling Meares District.

READ A FIRST TIME the	02	day of	November	2023
READ A SECOND TIME the	02	day of	November	2023
Public hearing held on the	23	day of	November	2023
READ A THIRD TIME the	23	day of	November	2023
ADOPTED on the		day of		2023

CITY CLERK

MAYOR



1039 & 1043 Meares Street
 Rezoning No.00827



PART 3.151 – R-112 ZONE, MULTIPLE DWELLING MEARES DISTRICT

3.151.1 Definitions

In this Zone, “live-work” means a self-contained dwelling unit combined with commercial space, which is limited to one of the following commercial uses:

- i. coffee shop;
- ii. financial service;
- iii. retail;
- iv. making, processing, and assembly of products on a small scale;
- v. artist studio;
- vi. offices;
- vii. personal and professional services;
- viii. high tech.

3.151.2 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. Live-work

3.151.3 Siting

- a. Live-work uses are not permitted above the first storey of a building.

3.151.4 Lot Area

- a. Lot area (minimum) 1350m²

PART 3.151 – R-112 ZONE, MULTIPLE DWELLING MEARES DISTRICT

3.151.5 Floor Area, Floor Space Ratio

- a. Total floor area per dwelling unit (minimum) 33m²
- b. Total floor area (maximum) 3365m²
- c. Floor space ratio where the amenities have been provided pursuant to section 3.151.6.a (maximum) 2.49:1
- d. Floor space ratio where the amenities have not been provided pursuant to section 3.151.6.a (maximum) as follows:

<u>Storeys</u>	<u>Floor Space Ratio</u>
1	0.3:1.0
2	0.6:1.0
3	0.9:1.0
4	1.2:1.0
5	1.2:1.0
6	1.2:1.0

3.151.6 Community Amenities

- a. As a condition of additional density pursuant to Part 3.151.5, the following amenities must be provided as community amenities:
 - i. a monetary contribution of \$82,600 towards the Downtown Core Area Public Realm Improvement Fund, and
 - ii. a monetary contribution of \$35,400 towards the Victoria Housing Reserve Fund.
- b. Until the amenity contributions identified in Part 3.151.6.a. are paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 23-083 is adopted and each year thereafter, by adding to the base contribution amounts in 3.151.6.a. an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.

For the purposes of this Part 3.151.6.a. “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

PART 3.151 – R-112 ZONE, MULTIPLE DWELLING MEARES DISTRICT

3.151.7 Height, Storeys

- a. Building height (maximum) 22.5m
- b. Storeys (maximum)
 - i without roof deck 6
 - ii with roof deck 7

3.151.8 Setbacks

- a. Street boundary setback (minimum) 13.50m
- b. Rear yard setback (minimum) 11.35m
- c. Side yard setback from interior lot lines (minimum) 11.35m

3.151.9 Site Coverage, Open Site Space

a. The site coverage of a multiple dwelling shall not exceed the percentage that corresponds to the number of storeys in the multiple dwelling, as follows:

<u>Storeys</u>	<u>Maximum Site Coverage</u>
1	30%
2	30%
3	30%
4	30%
5	24%
6	20 %

- b. Open site space (minimum) 30%

3.151.10 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”.
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”.