

NO. 18-001

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RK-M Zone, Montreal Street Ground-Oriented Dwelling District, and to rezone land known as 71 -75 Montreal Street from the R-2 Zone, Two Family 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. 1133)
- 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:

“RK-M Zone, Montreal Street Ground-Oriented Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.145 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 71-75 Montreal Street, legally described as LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 5273 and LOT 2, BECKLEY FARM, VICTORIA CITY, PLAN 5273 and shown hatched on the attached map, is removed from the R-2 Zone, Two Family District, and placed in the RK-M Zone, Montreal Street Ground-Oriented Dwelling District.

READ A FIRST TIME the	12th	day of	April	2018
READ A SECOND TIME the	12th	day of	April	2018
Public hearing held on the		day of		2018
READ A THIRD TIME the		day of		2018
ADOPTED on the		day of		2018

CITY CLERK

MAYOR

PART 2.146 – RK-M ZONE, Montreal Street Ground-Oriented Dwelling District**2.146.1 Definitions**

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

2.146.1 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 to 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 to that zone;
- c. Ground-oriented multiple dwelling, subject to the regulations contained in this Part.

2.146.2 Lot Area

- | | |
|-------------------------------|------------------------------|
| a. <u>Lot area</u> (minimum) | 925m ² |
| b. <u>Lot width</u> (minimum) | 30m average <u>lot</u> width |

2.146.3 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum) | 855m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.92:1 |

2.146.4 Height, Storeys

- | | |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.60m |
| b. <u>Storeys</u> (maximum) | 2 |
| c. <u>Roof deck</u> | Not permitted |

PART 2.146 – RK-M ZONE, Montreal Street Ground-Oriented Dwelling District**2.146.5 Setbacks, Projections**

- | | |
|---|--------|
| a. <u>Setback</u> (Montreal Street) (minimum) | 2.59 m |
| except for the following maximum projections into the <u>setback</u> : | |
| • <u>Steps</u> | 2.0 m |
| • <u>Porch</u> | 1.6 m |
| b. <u>Setback</u> (lane-east) (minimum) | 0.0 m |
| c. <u>Interior yard setback</u> (south) (minimum) | 0.0 m |
| d. <u>Setback</u> (Niagara Street) (minimum) | 2.4 m |
| • <u>Steps</u> | 2.0 m |
| • <u>Bike Storage</u> | 1.0 m |
| • <u>Porch</u> | 0.8 m |
| e. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 1.5 m |

2.146.6 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 73% |
| b. <u>Open site space</u> (minimum) | 14% |

2.146.7 Vehicle and Bicycle Parking

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|---|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part |
| b. Vehicle parking for a <u>ground-oriented multiple dwelling</u> (minimum) | 1.0 space per <u>dwelling unit</u> |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

