

NO. 18-004

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-85 Zone, Douglas Street Motel Conversion District, and to rezone land known as 3025 Douglas Street from the T-1 Zone, Limited Transient Accommodation to the R-85 Zone, Douglas Street Motel Conversion 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.1134)”.
- 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:  
  
“Part 3.115 R-85 Zone, Douglas Street Motel Conversion District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.114 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 3025 Douglas Street, legally described as Lot A, Section 4, Victoria District, Plan 13004 and shown hatched on the attached map, is removed from the T-1 Zone, Limited Transient Accommodation, and placed in the R-85 Zone, Douglas Street Motel Conversion District.

READ A FIRST TIME the                    **28<sup>th</sup>**    day of                    **June**                    2018

READ A SECOND TIME the                    **28<sup>th</sup>**    day of                    **June**                    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 3.115 – R-85 ZONE, DOUGLAS STREET MOTEL CONVERSION DISTRICT**

## **3.115.1 Permitted Uses in this Zone**

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

- a. Offices
- b. In a Building constructed before 1959:
  - (1) Multiple dwelling
  - (2) Commercial storage of vehicles in the basement level

## **3.115.2 Lot Area**

- a. Lot area (minimum) 1710m<sup>2</sup>

## **3.115.3 Floor Space Ratio**

- Floor space ratio (maximum) 0.8:1

## **3.115.4 Height, Storeys**

- a. Principal building height (maximum) 8.2m
- b. Storeys (maximum) 2

## **3.115.5 Setbacks**

- a. Front yard setback (minimum) 7.50m
- b. Rear yard setback (minimum) 4m
- c. Side yard setback from interior lot lines (minimum) 4m
- d. Side yard setback on a flanking street for a corner lot (minimum) 4m

## **3.116.6 Site Coverage, Open Site Space**

- a. Site Coverage (maximum) 30%
- b. Open site space (minimum) 30%

**PART 3.115 – R-85 ZONE, DOUGLAS STREET MOTEL CONVERSION  
DISTRICT**

**3.116.7 Vehicle and Bicycle Parking**

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



3025 Douglas Street  
Rezoning No.00562

