

NO. 18-028

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R3-G-QV Zone, Garden Apartment (Quadra Villa) District, and to rezone land known as 2813 - 2887 Quadra Street and 2814 - 2890 Fifth Street from the R3-G Zone, Garden Apartment District to the R3-G-QV Zone, Garden Apartment (Quadra Villa) 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. 1144)”.
- 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:

“3.118 R3-G-QV Garden Apartment (Quadra Villa) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.117 the provisions contained in Schedule 1 of this Bylaw.
- 4 The portion of the land known as 2813 - 2887 Quadra Street and 2814 - 2890 Fifth Street, legally described as PID 003-551-784, Lot 1, Section 5, Victoria District, Plan 20678, and shown hatched on the attached map, is removed from the R3-G Zone, Garden Apartment District and placed in the R3-G-QV Zone, Garden Apartment (Quadra Villa) District.

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	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 3.118 – R3-G-V ZONE, GARDEN APARTMENT (QUADRA VILLA) DISTRICT**3.118.1 Permitted Uses in this Zone**

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

- a. Multiple dwelling
- b. Multiple dwelling accessory use
- c. Accessory building, subject to the regulations in Schedule “F”, except as otherwise specified by the regulations in this Part

3.118.2 Lot Area

- a. Lot area (minimum) 7700m²

3.118.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 5700m²
- b. Floor area for a self-contained dwelling unit within a multiple dwelling (minimum) 75m²
- c. Total floor area of all accessory buildings combined (maximum) 40m²
- d. Floor space ratio (maximum) 0.75 to 1

3.118.4 Number of Buildings, Dwelling Units

- a. Number of self-contained dwelling units on a lot (maximum) 64
- b. Number of multiple dwellings on a lot (maximum) 2
- c. Number of accessory buildings (maximum) 4

3.118.5 Height, Storeys

- a. Principal building height (maximum) 8.5m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

PART 3.118 – R3-G-V ZONE, GARDEN APARTMENT (QUADRA VILLA) DISTRICT**3.118.6 Setbacks**

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|--|-------|
| a. <u>Front yard setback</u> Quadra Street (minimum) | 3.02m |
| b. <u>Rear yard setback</u> Fifth Street (minimum) | 3.02m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.25m |
| d. Flanking street <u>setback</u> Topaz Avenue (minimum) | 4.28m |

3.118.7 Site Coverage, Open Site Space

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|---|-----|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 40% |
| c. <u>Accessory buildings</u> shall not be located in a <u>front yard</u> (Quadra Street) or in a <u>rear yard</u> (Fifth Street) | |

3.118.8 Vehicle and Bicycle Parking

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|--------------------|--|
| a. Vehicle parking | Subject to the regulations in Schedule "C", except as otherwise specified by the regulations in this Section |
| b. Bicycle parking | Subject to the regulations in Schedule "C" |

The following regulations apply only to buildings constructed prior to 2017:

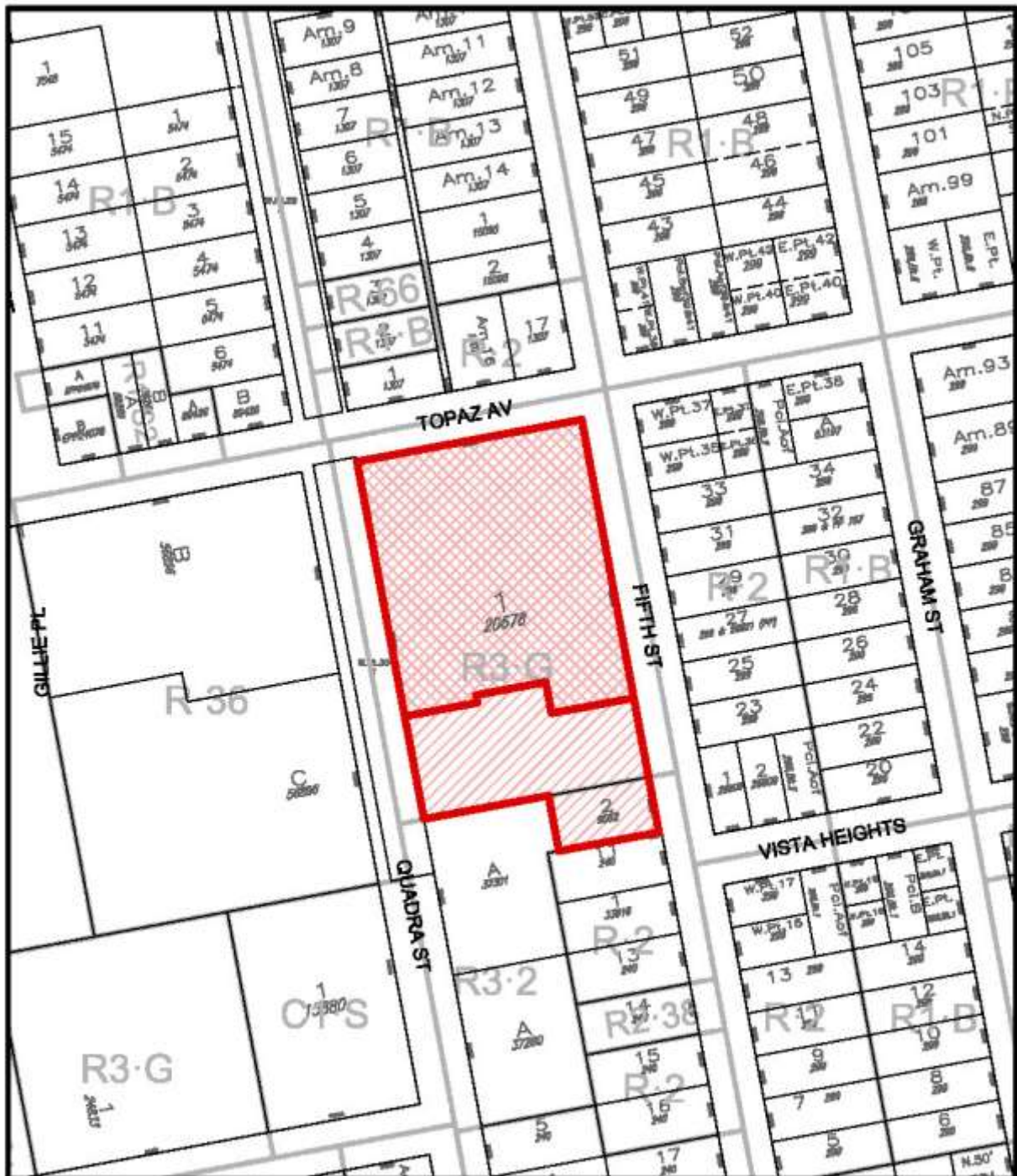
- | | |
|--|--------------|
| c. Vehicle parking spaces on a <u>lot</u> (minimum) | 37 |
| d. Notwithstanding subsection (c), a maximum of 21 parking spaces may be provided on an adjacent <u>lot</u> from the <u>lot</u> to which <u>buildings</u> the parking spaces appertain to, provided that: | |
| i. the adjacent <u>lot</u> on which the 21 parking spaces are located is in the R-87 Zone, Fifth Street Multiple Dwelling District; | |
| ii. an easement is registered against title to the <u>lot</u> on which the 21 parking spaces are located and title to the appurtenant <u>lot</u> , providing for such parking requirements and access; and | |
| iii. a covenant is registered on title in favour of the City restricting the use of the easement area on the servient tenement to parking purposes for as long as the provisions of this subsection have application to the dominant tenement. | |
| e. Visitor parking stalls | Not required |

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

Schedule 1

PART 3.118 – R3-G-V ZONE, GARDEN APARTMENT (QUADRA VILLA) DISTRICT

- | | | |
|----|--|--------------|
| f. | Parking stall distance from Topaz Avenue (minimum) | 0.6m |
| g. | Bicycle parking, Class 1 | Not required |
| h. | Bicycle parking, Class 2 (minimum) | 16 spaces |



2813 - 2887 Quadra Street,
2814 - 2890 Fifth Street & 2780/82 Fifth Street
Rezoning No.00549

