

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-87 Zone, Fifth Street Multiple Dwelling District, and to rezone land known as the parking lot for 2813-2887 Quadra Street and 2814-2890 Fifth Street from the R3-G Zone, Garden Apartment District to the R-87 Zone, Fifth Street Multiple Dwelling District and to rezone land known as 2780/82 Fifth Street from the R-2 Zone, Two Family Dwelling District to the R-87 Zone, Fifth Street Multiple 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. 1145)”.
- 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:

“3.119 R-87 Fifth Street Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.118 the provisions contained in Schedule 1 of this Bylaw.
- 4 The portion of land known as the parking lot for 2813-2887 Quadra Street and 2814-2890 Fifth Street, legally described as PID 003-551-784, Lot 1, Section 5, Victoria District, Plan 20678 as shown hatched on the attached map, is removed from the R3-G Zone, Garden Apartment District, and placed in the R-87 Zone, Fifth Street Multiple Dwelling District.
- 5 The land known as 2780/82 Fifth Street and legally described as PID 005-515-840, Lot 2, Section 5, Victoria District, Plan 9052 as shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R-87 Zone, Fifth Street Multiple Dwelling District.

READ A FIRST TIME the	day of	2018
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READ A SECOND TIME the	day of	2018
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Public hearing held on the	day of	2018
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READ A THIRD TIME the	day of	2018
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ADOPTED on the	day of	2018
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CITY CLERK

MAYOR

PART 3.119 – R-87 ZONE, FIFTH STREET MULTIPLE DWELLING DISTRICT**3.119.1 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
- d. Two family dwellings, subject to the regulations set out in Part 2.1

3.119.2 Lot Area

- a. Lot area (minimum) 3500m²

3.119.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1982m²
- b. Floor space ratio (maximum) 0.6 to 1
- c. Total floor area of all accessory buildings combined (maximum) 45m²

3.119.4 Number of Buildings

- a. Number of multiple dwellings on a lot (maximum) 3
- b. Number of accessory buildings (maximum) 1

3.119.5 Height, Storeys

- a. Principal building height (maximum) 11.15m
- b. Storeys (maximum) 3
- c. Roof deck Not permitted

PART 3.119 – R-87 ZONE, FIFTH STREET MULTIPLE DWELLING DISTRICT**3.119.6 Setbacks, Projections**

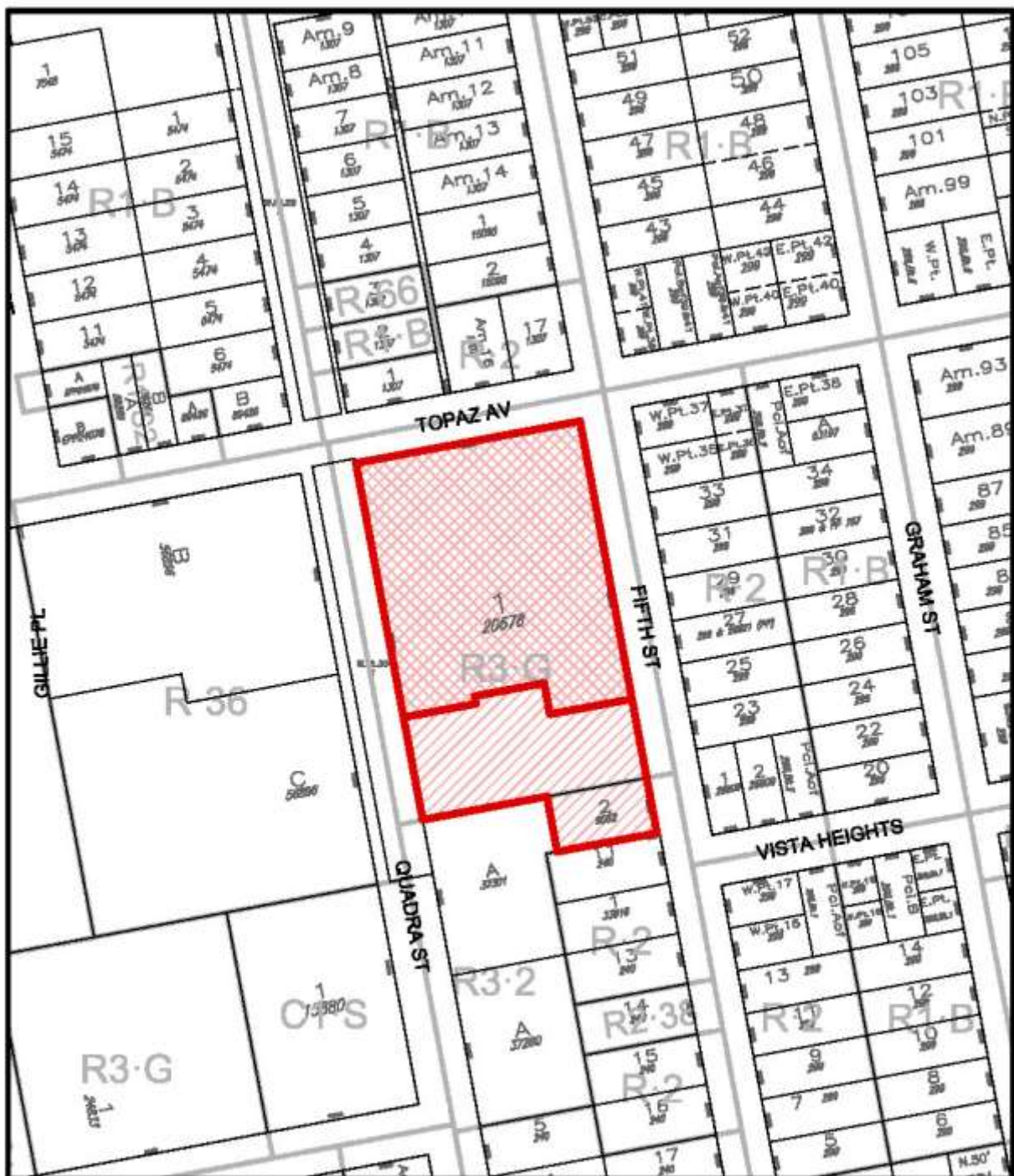
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|---|---|
| a. <u>Front yard setback</u> Quadra Street (minimum) | 3.5m, except <u>balconies</u> may project to within 1.85m of a <u>street boundary</u> |
| b. <u>Rear yard setback</u> Fifth Street (minimum) | 2.5m |
| c. <u>Side yard setback</u> from interior <u>lot line</u> south (minimum) | 2.85m |
| d. <u>Side yard setback</u> from interior <u>lot line</u> north (minimum) | 1.0m |

3.119.7 Site Coverage, Open Site Space

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|---|-----|
| a. <u>Site coverage</u> (maximum) | 31% |
| b. <u>Open site space</u> (minimum) | 18% |
| c. <u>Accessory buildings</u> may not be located in the <u>front yard</u> (Quadra Street) or in the <u>rear yard</u> (Fifth Street) | |

3.119.8 Vehicle and Bicycle Parking

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|--------------------|--|
| a. Vehicle parking | Subject to the regulations in Schedule "C" |
| b. Bicycle parking | Subject to the regulations in Schedule "C" |



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

