

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-88 Zone, Niagara & Thetis Multiple Dwelling District, and to rezone land known as 672 Niagara Street from the R3-2 Zone, Multiple Dwelling District to the R-88 Zone, Niagara & Thetis 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. 1164)”.
- 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:

“3.120 R-88, Niagara & Thetis Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.120 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 672 Niagara Street, legally described as Lot 35, Beckley Farm, Victoria City, Plan 231, PID: 009-214-178, and shown hatched on the attached map, is removed from the R3-2 Zone, Multiple Dwelling District, and placed in the R-88 Zone, Niagara & Thetis Multiple Dwelling 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 3.120 – R-88 ZONE, NIAGARA & THETIS MULTIPLE DWELLING DISTRICT

### 3.120.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Multiple Dwelling

### 3.120.2 Lot Area

- |                              |                   |
|------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 550m <sup>2</sup> |
|------------------------------|-------------------|

### 3.120.3 Floor Area, Floor Space Ratio

- |                                       |                   |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum)  | 580m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 1.05:1            |

### 3.120.4 Height

- |   |     |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 10m |
| b. <u>Storeys</u> (maximum)                   | 3   |

### 3.120.5 Setbacks, Projections

- |  |      |
|--|------|
| a. <u>Front yard setback</u> (minimum)                               | 5.0m |
| Except for the following maximum projections into the setback:       |      |
| • Steps less than 1.7m in <u>height</u>                              | 3.1m |
| b. <u>Rear yard setback</u> (minimum)                                | 5.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 3.0m |
| d. <u>Side yard setback</u> on a flanking street (minimum)           | 1.5m |

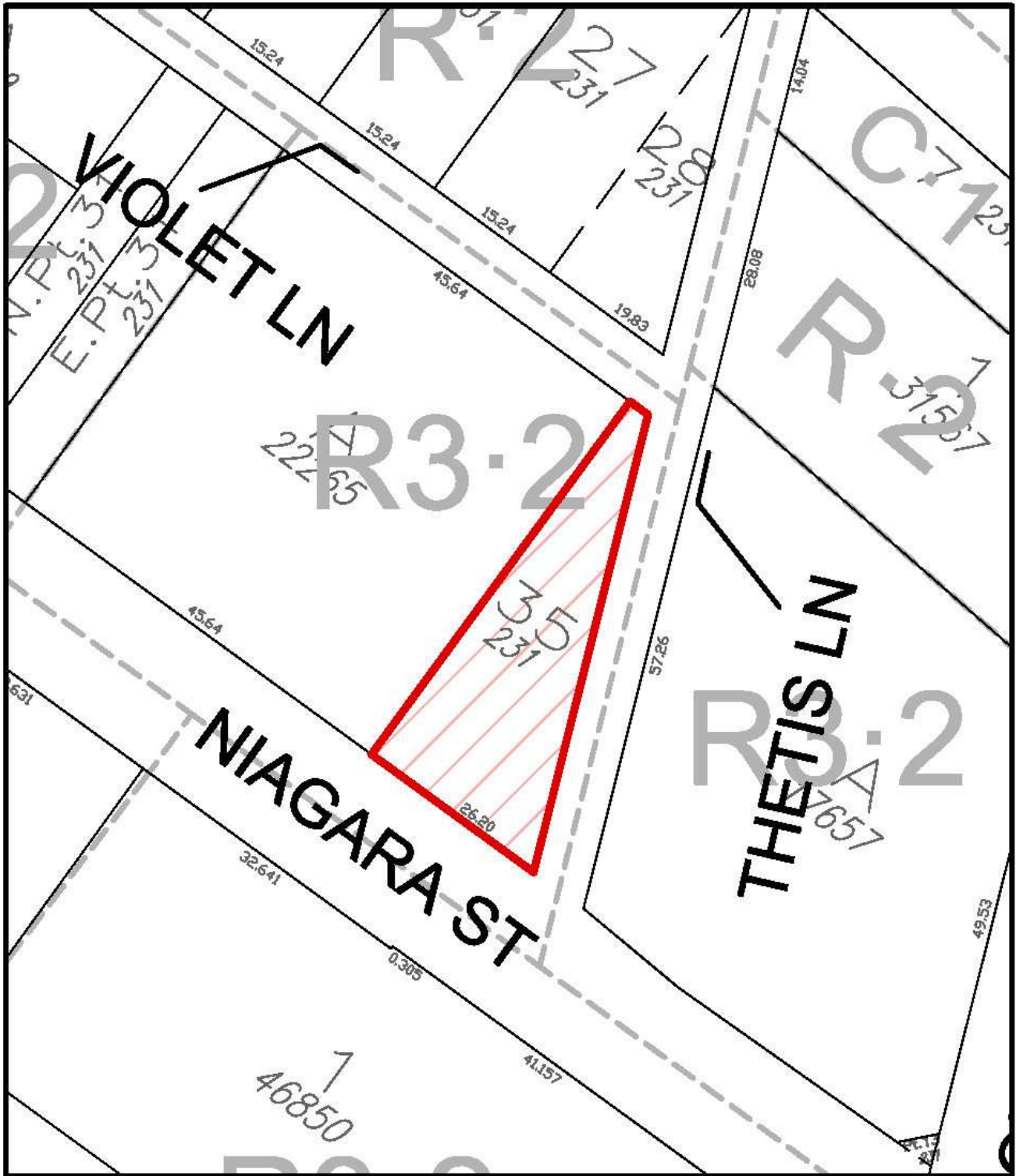
**PART 3.120 – R-88 ZONE, NIAGARA & THETIS MULTIPLE DWELLING DISTRICT**

**3.120.6 Site Coverage, Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 30% |

**3.120.7 Vehicle and Bicycle Parking**

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



672 Niagara Street  
Rezoning No.00609

