

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-90 Zone, Quadra Street Multiple Dwelling District, and to rezone land known as 505, 517, 519/521 Quadra Street and 931 Convent Place from the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District, the R3-A1 Zone, Low Profile Multiple Dwelling District and the R-K Zone, Medium Density Attached Dwelling District to the R-90 Zone, Quadra 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. 1170)”.
- 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:

“3.122 R-90, Quadra Street Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.121 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 505 Quadra Street, legally described as PID: 000-057-070, Lot 1, of Lot 1695, Victoria City, Plan 18620 and shown hatched on the map attached as Schedule 2, is removed from the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District, and placed in the R-90 Zone, Quadra Street Multiple Dwelling District.
- 5 The land known as 517 Quadra Street, legally described as PID: 009-397-531, The Southerly 60 Feet of that Part of Parcel A (DD 38048I) of Lot 1695, Victoria City Lying North of a Boundary Parallel to the North Boundary Thereof at a Distance of 120 Feet Therefrom, Except the Easterly 45 Feet Thereof and shown hatched on the map attached as Schedule 2, is removed from the R3-A1 Zone, Low Profile Multiple Dwelling District, and placed in the R-90 Zone, Quadra Street Multiple Dwelling District.
- 6 The land known as 519/521 Quadra Street, legally described as PID: 008-315-957, That Part of Parcel A (DD38048I) of Lot 1695, Victoria City, Lying North of Boundary Extending Parallel to North Boundary of Said Parcel at a Distance of 120 Feet Therefrom, Except the East 45 Feet Thereof and Except That Part of the Southerly 60 Feet Thereof Not Included in the Said East 45 Feet and shown hatched on the map attached as Schedule 2, is removed from the R3-A1 Zone, Low Profile Multiple Dwelling District, and placed in the R-90 Zone, Quadra Street Multiple Dwelling District.
- 7 The land known as 931 Convent Place, legally described as PID: 009-425-675, The Easterly 45 Feet of the Northerly 120 feet of Parcel A (DD 51711I) of Lot 1695, Victoria City and shown hatched on the map attached as Schedule 2, is removed from the R-K Zone, Medium Density Attached Dwelling District, and placed in the R-90 Zone, Quadra Street Multiple Dwelling District.

READ A FIRST TIME the day of 2019

READ A SECOND TIME the day of 2019

Public hearing held on the day of 2019

READ A THIRD TIME the day of 2019

ADOPTED on the day of 2019

CITY CLERK

MAYOR

PART 3.122 – R-90 ZONE, QUADRA STREET MULTIPLE DWELLING DISTRICT**3.122.1 Definitions**

In this Zone:

- a. “Rooftop structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.

3.122.1 Permitted Uses in this Zone

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

- a. Attached dwelling, subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”

3.122.2 Lot Area

- a. Lot area (minimum) 3730m²

3.122.3 Floor Space Ratio

- a. Floor space ratio (maximum) 1.9:1

3.122.4 Height, Storeys

- a. Principal building geodetic height (maximum) 27.45m
- b. Rooftop structures may project into height (maximum) 5.0m
- c. Storeys (maximum) excluding any rooftop structure 6

PART 3.122 – R-90 ZONE, QUADRA STREET MULTIPLE DWELLING DISTRICT**3.122.5 Setbacks, Projections**

- a. Quadra Street setback (minimum)
 - i. first and second storeys of a building 3.0m
 - ii. third storey of a building 5.0m
 - iii. fourth and fifth storeys of a building 7.0m
 - iv. sixth storey of a building 9.0m
- b. Setback from an internal boundary (minimum)
 - i. below the first storey of a building 1.5m
 - ii. first and second storeys of a building 4.8m
 - iii. third, fourth and fifth storeys of a building 5.7m
 - iv. sixth storey of a building 7.8m
- c. Convent Place setback (minimum)
 - i. below the third storey of a building 3.0m
 - ii. third, fourth and fifth storeys of a building 20.0m
 - iii. sixth storey of a building 23.0m
- d. Southgate Street setback (minimum)
 - i. below the fourth storey of a building 2.9m
 - ii. fourth and fifth storeys of a building 4.8m
 - iii. sixth storey of a building 6.6m
- e. Any balcony or privacy screen may project into a setback (maximum) 2.0m
- f. Any eave may project into a setback (maximum) 0.75m
- g. Rooftop structures setback (minimum) 3.0m from the outer edge of the roof

3.122.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 73.3%
- b. Open site space (minimum) 26.7%

PART 3.122 – R-90 ZONE, QUADRA STREET MULTIPLE DWELLING DISTRICT

3.122.7 Vehicle and Bicycle Parking

- a. Subject to the regulations in Schedule “C”

