

NO. 19-006

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R3-P Zone, Multiple Dwelling Parry Street District, and to rezone land known as 430 Parry Street from the R-2 Zone, Two Family Dwelling District to the R3-P Zone, Multiple Dwelling Parry Street 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. 1174)”.
- 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:

“3.124 R3-P Zone, Multiple Dwelling Parry Street District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.123
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 430 Parry Street, legally described as PID: 000-459-267, Lot 16 of
Lots 1779, 1780 and 1781, Victoria City, Plan 175, and shown hatched on the attached
map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R3-
P Zone, Multiple Dwelling Parry Street 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 3.124 – R3-P ZONE, MULTIPLE DWELLING PARRY STREET DISTRICT**3.124.1 Permitted Uses in this Zone**

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

- a. 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
- b. Multiple dwelling

3.124.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.124.4 the following monetary contributions, as adjusted pursuant to Part 3.124.2 b., must be provided as a community amenity:
 - \$18,563.45 to the Local Amenities Reserve Fund, reserved for amenities in James Bay.
- b. The amenity contributions identified in Part 3.124.2 a. shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 19-006 is adopted and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 3.124.2 b. “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.124.3 Lot Area

- | | |
|-------------------------------|---------------------------------|
| a) <u>Lot area</u> (minimum) | 650.00m ² |
| b) <u>Lot width</u> (minimum) | 15.00m average <u>lot</u> width |

3.124.4 Floor Space Ratio

- | | |
|--|--------|
| a. <u>Floor space ratio</u> (maximum) where the community amenity has not been provided pursuant to Part 3.124.2 | 1.5:1 |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to Part 3.124.2 | 1.75:1 |

3.124.5 Height

- | | |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 15.5m |
|---|-------|

PART 3.124 – R3-P ZONE, MULTIPLE DWELLING PARRY STREET DISTRICT**3.124.6 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> | 1.6m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 4.0m |
| c. <u>Side yard setback</u> (north) (minimum) | 2.0m |
| d. <u>Side yard setback</u> (south) (minimum) | 2.25m |
| e. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a setback (maximum) | 1.5m |

3.124.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage (maximum)</u> | 60% |
| b. <u>Open site space (minimum)</u> | 20% |

3.124.8 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|--|
| c. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| d. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

