#### NO. 18-013

#### A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-86 Zone, Ground-Oriented Dwelling May Street District, and to rezone land known as 1417 May Street from the R1-B Zone, Single Family Dwelling District to the R-86 Zone, Ground-Oriented Dwelling May 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. 1139)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 3 MULTIPLE DWELLING ZONES</u> by adding the following words:
  - "3.116 R-86 Zone, Ground-Oriented Dwelling May Street District"
- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.115 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 1417 May Street, legally described as PID 009-137-581, Lot 4, Block D, Fairfield Farm Estate, Victoria City, Plan 340 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-86 Zone, Ground-Oriented Dwelling May Street District.

READ A FIRST TIME the	24 <sup>th</sup>	day of	May	2018
READ A SECOND TIME the	24 <sup>th</sup>	day of	Мау	2018
Public hearing held on the	14 <sup>th</sup>	day of	June	2018
Further public hearing held on the		day of		2019
READ A THIRD TIME the		day of		2019
ADOPTED on the		day of		2019

## Schedule 1 PART 3.116 – R-86 ZONE, GROUND-ORIENTED MAY STREET DISTRICT

#### 3.116.1 Definitions

In this Part, "ground-oriented multiple dwelling" means a <u>building</u> containing three or more <u>self-contained dwelling units</u>, at least half of which have individual and direct access to the ground.

#### 3.116.2 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. Ground-oriented multiple dwelling, subject to the regulations contained in this Part.
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory Buildings subject to the regulations in Schedule "F"

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a.	Lot area (minimum)	920.00m <sup>2</sup>

b. Lot width (minimum) 15.00m average lot width

#### 3.116.4 Floor Area, Floor Space Ratio

a. Floor space ratio (maximum) 0.33:1

#### 3.116.5 Height, Storeys

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а.	FILICIDAL	building height	ппахінічні	,	8.30m

b. Storeys (maximum) 2

c. Roof deck Not permitted

#### 3.116.6 Setbacks, Projections

a.	Front yard setback	(minimum)	6.00m
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b. Rear yard setback (minimum) 31.00m

c. Side yard setback - from east interior lot line (minimum) 3.00m

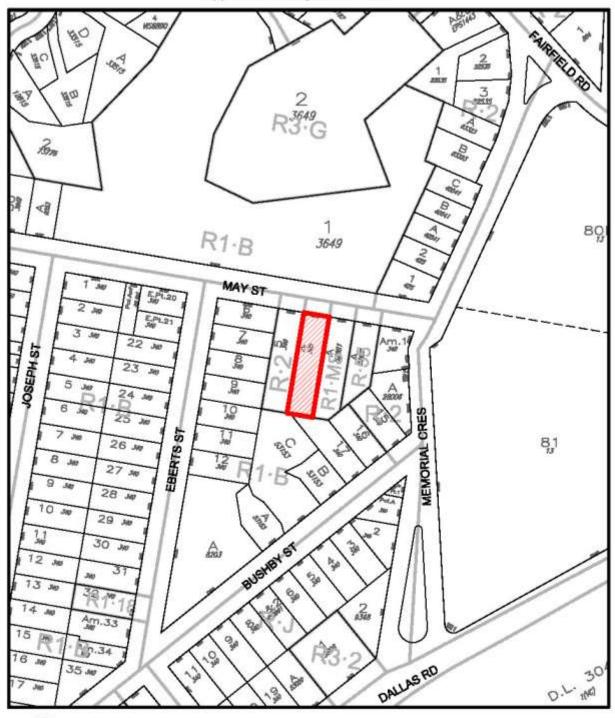
d. <u>Side yard setback</u> – from west interior <u>lot line</u> (minimum) 2.70m

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

# Schedule 1 PART 3.116 – R-86 ZONE, GROUND-ORIENTED MAY STREET DISTRICT

3.116.7 Site Coverage, Open Site Space			
a. Site coverage (maximum)	31.00%		
b. Open site space (minimum)	45.00%		
3.116.8 Vehicle and Bicycle Parking			
a. <u>Vehicle parking</u> (minimum)	Subject to the regulations in Schedule "C"		
b. Bicycle parking (minimum)	Subject to the regulations in Schedule "C"		

### Appendix 1 to Bylaw No. 16-





1417 May Street Rezoning No.00556

