

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)”.
- 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:

“3.116 R-86 Zone, Ground-Oriented Dwelling May Street District”
- 3 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.
- 4 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	24th	day of	May	2018
READ A SECOND TIME the	24th	day of	May	2018
Public hearing held on the	14th	day of	June	2018
Further public hearing held on the	28th	day of	March	2019
READ A THIRD TIME the	28th	day of	March	2019
ADOPTED on the		day of		2019

CITY CLERK

MAYOR

PART 3.116 – R-86 ZONE, GROUND-ORIENTED MAY STREET DISTRICT**3.116.1 Definitions**

In this Part, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, 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”

3.116.3 Lot Area

- a. Lot area (minimum) 920.00m²
- 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

- a. Principal building height (maximum) 8.30m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

3.116.6 Setbacks, Projections

- a. Front yard setback (minimum) 6.00m
- b. Rear yard setback (minimum) 31.00m
- c. Side yard setback – from east interior lot line (minimum) 3.00m
- d. Side yard setback – from west interior lot line (minimum) 2.70m

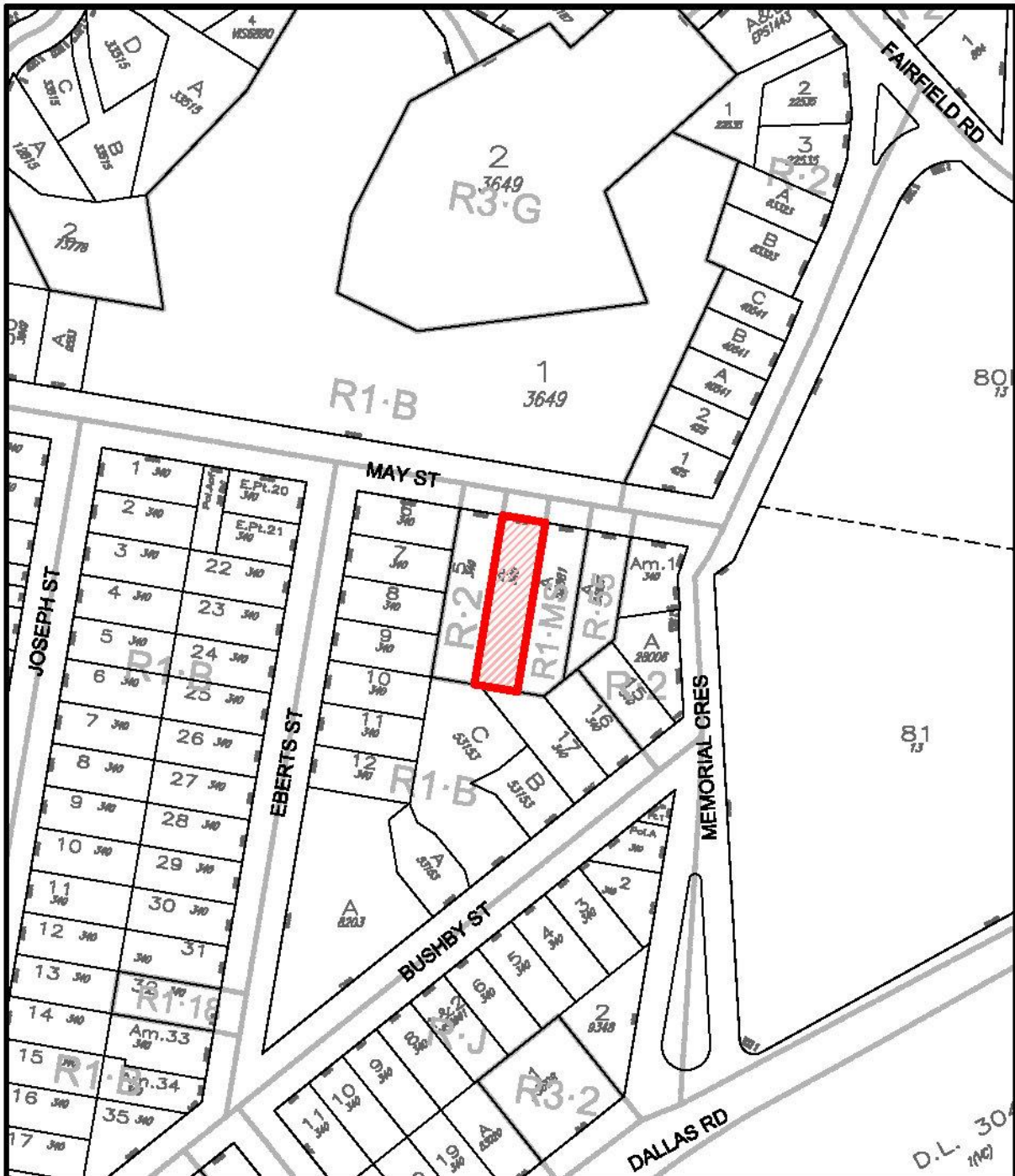
PART 3.116 – R-86 ZONE, GROUND-ORIENTED MAY STREET DISTRICT**3.116.7 Site Coverage, Open Site Space**

- | | |
|-------------------------------------|--------|
| a. <u>Site coverage</u> (maximum) | 31.00% |
| b. <u>Open site space</u> (minimum) | 45.00% |

3.116.8 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| 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

