

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-98 Zone, Dallas Road Multiple Dwelling District, and to rezone land known as 334 Dallas Road from the R-2 Zone, Two Family Dwelling District, to the R-98 Zone, Dallas Road 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. 1229)”.
- 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:

“3.132 R-98 Dallas Road Multiple Dwelling District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.131 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 334 Dallas Road, legally described as PID 009-174-320, Lot 4, Beckley Farm, Victoria City, Plan 293 and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R-98 Zone, Dallas Road Multiple Dwelling District.

READ A FIRST TIME the	day of	2020
READ A SECOND TIME the	day of	2020
Public hearing held on the	day of	2020
READ A THIRD TIME the	day of	2020
ADOPTED on the	day of	2020

CITY CLERK

MAYOR

**PART 3.132 – R-98 ZONE, DALLAS ROAD MULTIPLE DWELLING DISTRICT****3.132.1 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, subject to the regulations set out in this Part

**3.132.2 Lot Area, Site Area Per Unit, Lot Width**

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|---|------------------------------|
| a. <u>Lot area</u> (minimum)                                | 665m <sup>2</sup>            |
| b. <u>Site area</u> for each <u>dwelling unit</u> (minimum) | 220m <sup>2</sup>            |
| c. <u>Lot width</u> (minimum)                               | 15m average <u>lot width</u> |

**3.132.3 Floor Area, Floor Space Ratio**

- |   |                   |
|---|-------------------|
| a. Floor <u>area</u> for the first and second storeys combined (maximum)              | 339m <sup>2</sup> |
| b. Total floor <u>area</u> of all levels combined including <u>basement</u> (maximum) | 492m <sup>2</sup> |
| c. <u>Floor space ratio</u> (maximum)   | 0.51:1            |

**3.132.4 Height, Storeys, Roof Decks**

- |   |               |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.6 m         |
| b. <u>Storeys</u> (maximum)                   | 2             |
| c. <u>Roof deck</u>                           | Not permitted |

**PART 3.132 – R-98 ZONE, DALLAS ROAD MULTIPLE DWELLING DISTRICT****3.132.5 Setbacks, Projections**

- |  |      |
|--|------|
| a. <u>Front yard setback</u> (minimum) | 7.5m |
|--|------|

Except for the following maximum projections into the setback:

- |   |       |
|---|-------|
| • steps   | 1.5m  |
| b. <u>Rear yard setback</u> (minimum)                                       | 13.0m |
| c. <u>Side yard setback</u> (east) from interior <u>lot lines</u> (minimum) | 1.8m  |
| d. <u>Side yard setback</u> (west) from interior <u>lot lines</u> (minimum) | 3.3m  |
| e. Separation space between buildings ( <u>minimum</u> )                    | 5.0m  |

**3.132.6 Site Coverage, Open Site Space**

- |  |     |
|--|-----|
| a. <u>Site Coverage</u> (maximum)              | 35% |
| b. <u>Open site space</u> (minimum)            | 50% |
| c. <u>Open site space, rear yard</u> (minimum) | 33% |

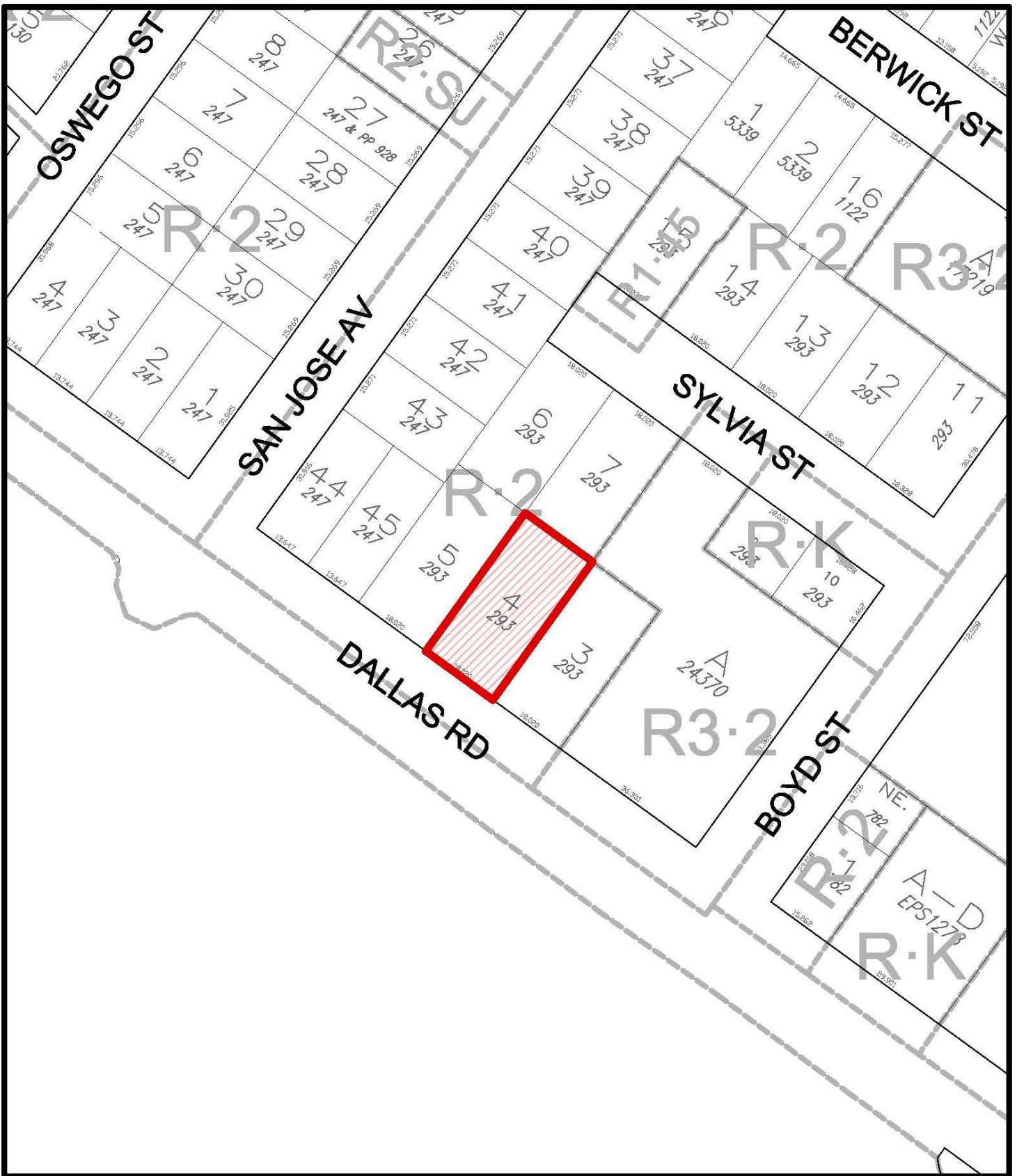
**3.132.7 Outdoor Features**

The setbacks set out in Section 3.132.5 apply to outdoor features as though they are buildings.

Outdoor features shall not exceed a height of 3.5m from natural grade or finished grade, whichever is lower.

**3.132.8 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" |



334 Dallas Road  
Rezoning No.00674

