

NO. 21-028

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-101 Zone, Niagara Street Multiple Dwelling District, and to rezone land known as 580-582 Niagara from the R-2 Zone, Two Family Dwelling District, to the R-101 Zone, Niagara 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. 1251)”.
- 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:  
  
“3.135 R-101 Zone, Niagara Street Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.134 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 580-582 Niagara Street, legally described as PID: 000-003-671, Lot 16, Beckley Farm, Victoria City, Plan 227, and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R-101 Zone, Niagara Street Multiple Dwelling District.

READ A FIRST TIME the	day of	2021
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READ A SECOND TIME the	day of	2021
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Public hearing held on the	day of	2021
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READ A THIRD TIME the	day of	2021
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ADOPTED on the	day of	2021
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CITY CLERK

MAYOR

**PART 3.135 – R-101 ZONE, NIAGARA STREET DISTRICT****3.135.1 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
- c. Public Building
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

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

- a. Lot area (minimum) 679m<sup>2</sup>
- b. Site area for each dwelling unit (minimum) 169m<sup>2</sup>
- c. Lot width (minimum) 17m average lot width

**3.135.3 Floor Area, Floor Space Ratio**

- a. Total floor area (maximum) 318.52m<sup>2</sup>
- b. Floor space ratio (maximum) 0.47:1

**3.135.4 Height, Storeys, Roof Decks**

- a. Principal building height (maximum) 7.6m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

**PART 3.135 – R-101 ZONE, NIAGARA STREET DISTRICT****3.135.5 Setbacks, Projections**

- |  |   |
|--|---|
| a. <u>Front yard setback</u> (minimum)                               | 7.5m  |
| Except for the following maximum projections into the setback:       |   |
| • Steps less than 1.7m in <u>height</u>                              | 2.5m  |
| • porch  | 1.5m  |
| b. <u>Rear yard setback</u> (minimum)                                | 13.0m   |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the lot width<br>whichever is greater<br><br>3.0m for one side yard when the<br>lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)                      | 4.5m  |

**3.135.6 Site Coverage**

- |                                   |     |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
|-----------------------------------|-----|

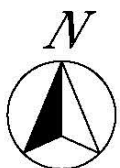
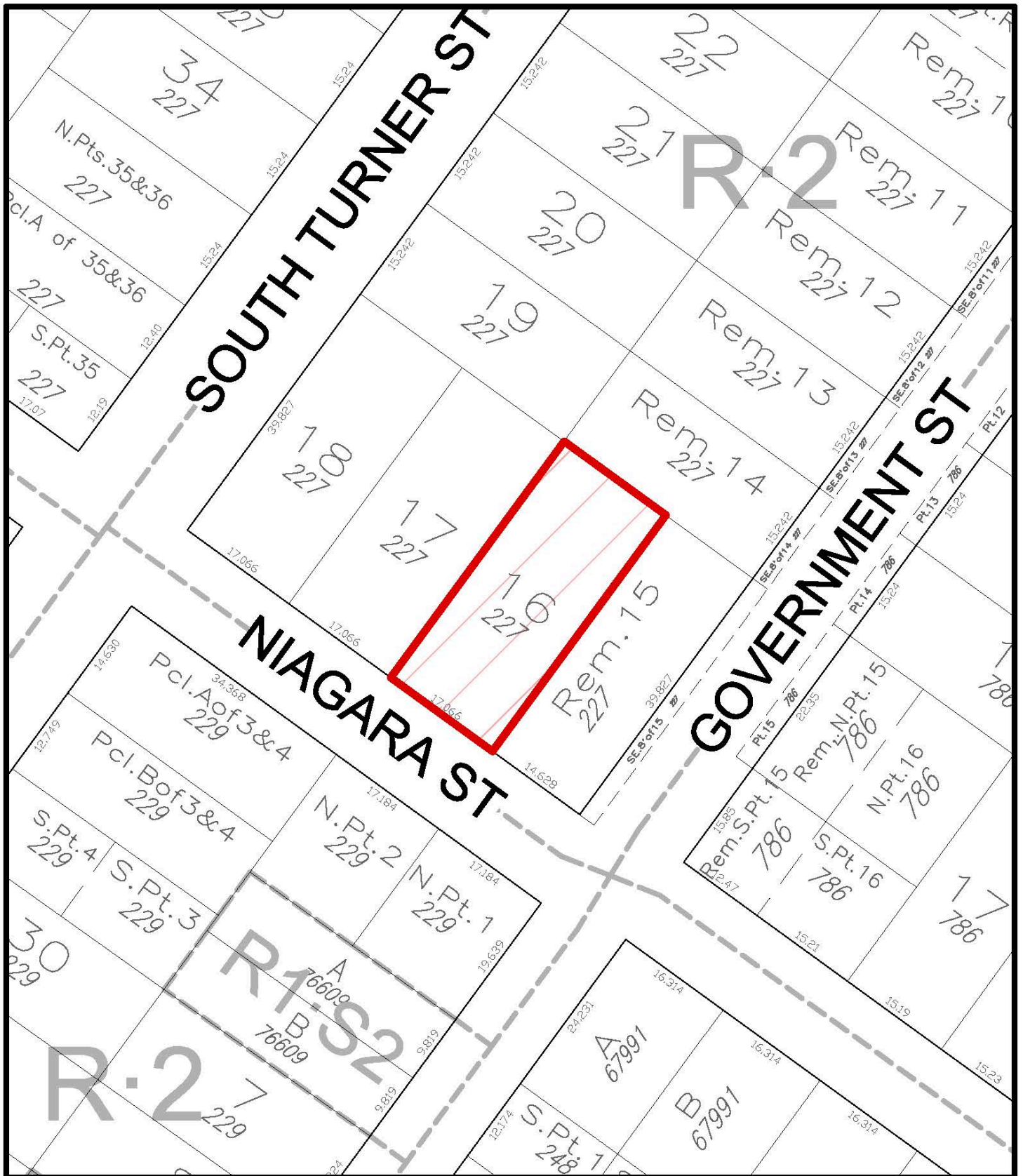
**3.135.7 Outdoor Features**

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.

**3.135.8 Vehicle and Bicycle Parking**

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|-------------------------------------|---|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in<br>Schedule "C" |
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580/82 Niagara Street  
Rezoning No.00721

