

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 the 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	13th	day of	May	2021
READ A SECOND TIME the	13th	day of	May	2021
RESCINDED SECOND READING the	9th	day of	December	2021
AMENDED the	9th	day of	December	2021
READ A SECOND TIME the	9th	day of	December	2021
Public hearing held on the		day of		2021
READ A THIRD TIME the		day of		2021
ADOPTED on the		day of		2021

CITY CLERK

MAYOR

PART 3.135 – R-101 ZONE, NIAGARA STREET MULTIPLE DWELLING 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

3.135.2 Lot Area, Site Area Per Unit, Lot Width

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

3.135.3 Floor Area, Floor Space Ratio

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

3.135.4 Height, Storeys, Roof Decks

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

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
whichever is greater |
| | 3.0m for one side yard when the
lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |

PART 3.135 – R-101 ZONE, NIAGARA STREET MULTIPLE DWELLING DISTRICT

3.135.6 Site Coverage

- a. Site Coverage (maximum) 40%

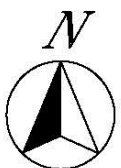
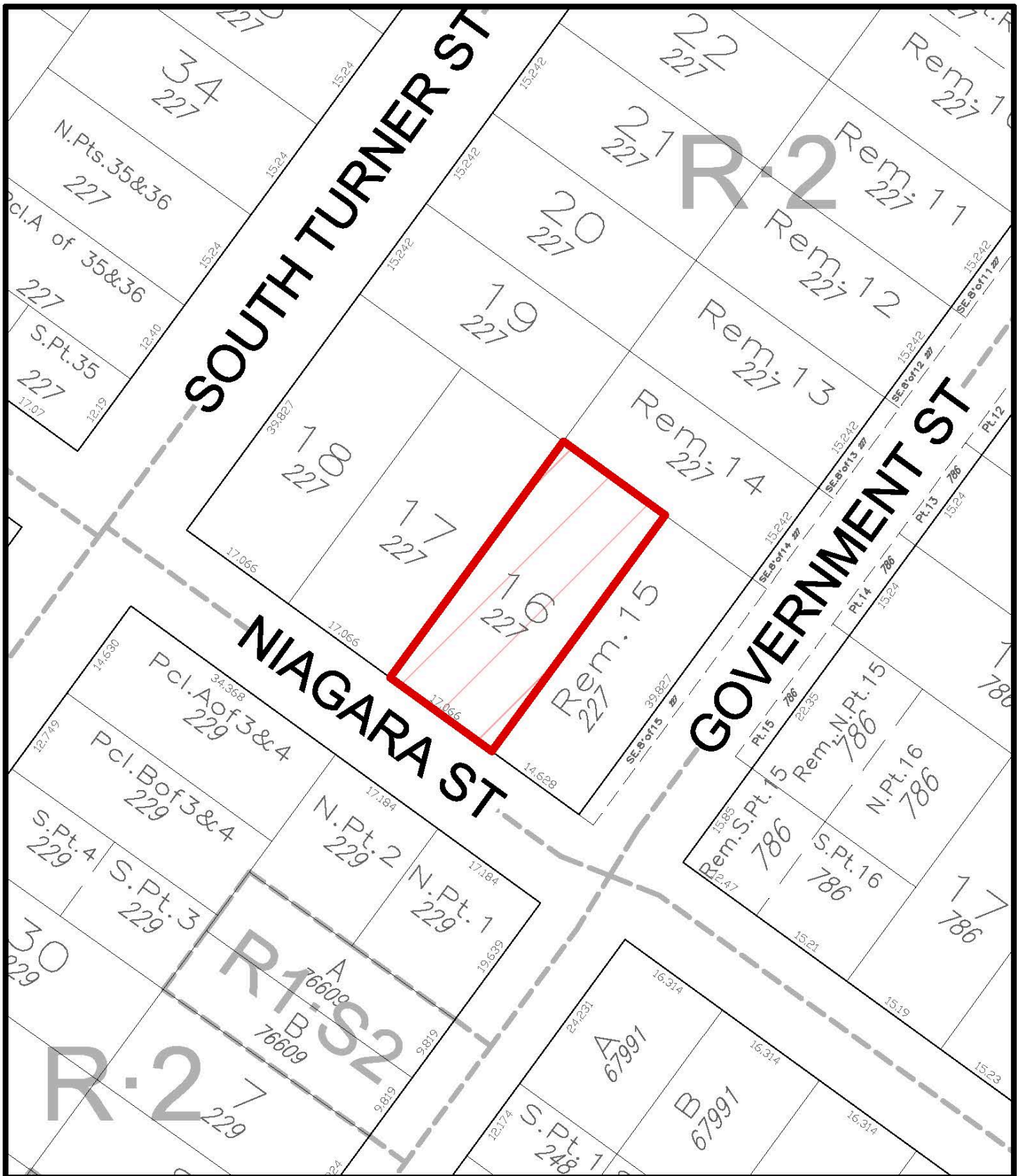
3.135.7 Outdoor Features

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

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part
- b. Multiple dwelling (minimum) 1 space per dwelling unit
- c. Bicycle parking (minimum) Subject to the regulations in Schedule “C”



580/82 Niagara Street
Rezoning No.00721

