

NO. 22-009

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-103 Zone, 931 McClure Street District, and to rezone land known as 931 McClure Street from the R-K Zone, Medium Density Attached Dwelling District to the R-103 Zone, 931 McClure 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. 1262)”.
- 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:

“3.137 R-103, 931 McClure Street District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.136 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 931 McClure Street, legally described as PID: 008-666-954, Lot 1189, Victoria City and shown hatched on the attached map, is removed from the R-K Zone, Medium Density Attached Dwelling District, and placed in the R-103 Zone, 931 McClure Street District.

READ A FIRST TIME the **13th** day of **January** 2022

READ A SECOND TIME the **13th** day of **January** 2022

Public hearing held on the day of 2022

READ A THIRD TIME the day of 2022

ADOPTED on the day of 2022

CITY CLERK

MAYOR



PART 3.137 – R-103 Zone, 931 MCLCURE STREET DISTRICT**3.137.1 Permitted Uses**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-K Zone, Medium Density Attached Dwelling District, subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw
- b. Multiple dwelling

3.137.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.137.4, the following amenity contributions must be provided prior to the issuance of a building permit:
 - i. \$7470.11 must be provided to the Local Amenities Fund , as adjusted pursuant to subsection (b); and
 - ii. a housing agreement to ensure that the owner will not take any steps to prevent an owner from renting a dwelling unit within a multiple dwelling to a non-owner under the terms of a tenancy agreement.
- b. The amenity contribution in the amount of \$7,470.11 shall be adjusted annually on January 1 commencing on the second calendar year following the year Bylaw No. 21-093 is adopted and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 3.137.2, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.137.3 Lot Area

- a. Lot area (minimum) 690m²
- b. Lot width (minimum) 15m average lot width

3.137.4 Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 3.137.2 (maximum) 0.6:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.137.2 (maximum) 1.38:1

3.137.5 Height, Storeys

- a. Principal building height (maximum) 13.5m
- b. Storeys (maximum) 4

PART 3.137 – R-103 Zone, 931 MCLCURE STREET DISTRICT**3.137.6 Setbacks, Projections**

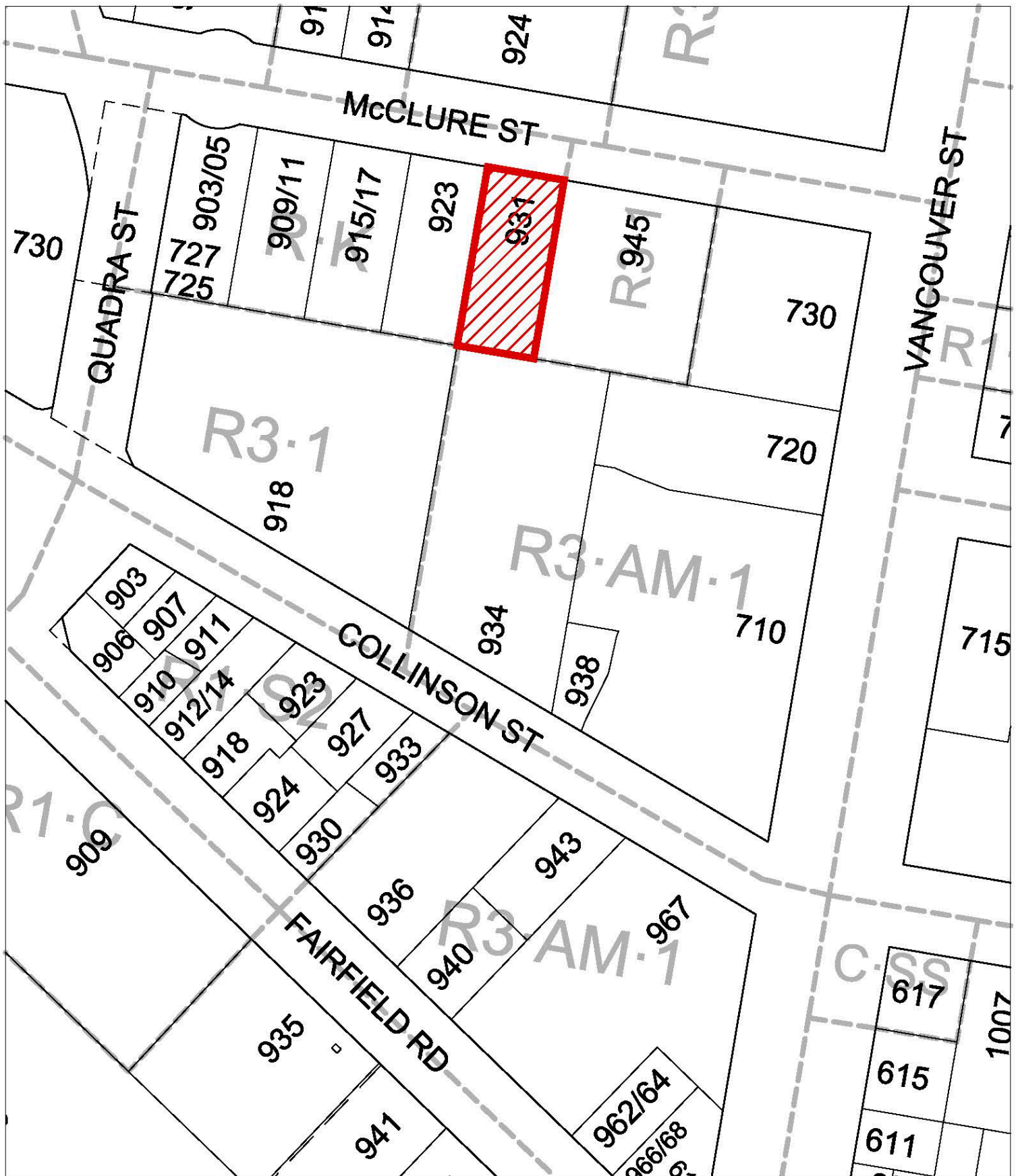
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| a. <u>Front yard setback</u> (minimum) | 5.0m |
| b. <u>Rear yard setback</u> (minimum) | 4.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 2.0m |

3.137.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 60% |
| b. <u>Open site space</u> (minimum) | 30% |

3.137.8 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



931 McClure Street
Rezoning No.00669

