

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-104 Zone, Menzies Street Multiple Dwelling District, and to rezone land known as 111 Croft Street, 110 Menzies Street, 450 Niagara Street and 456/458 Niagara Street, Victoria, BC from the R3-1 and R3-2 Zone, Multiple Dwelling District and the R-K Zone, Medium Density Attached Dwelling District, to the R-104 Zone, Menzies Street Multiple Dwelling District.

The Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1269)”.
- 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:

“3.139 R-104 Menzies Street Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.138 the provisions contained in Schedule 1 of this Bylaw.
- 4 The following lands, shown hatched on the attached map, are removed from their respective zones and placed in R-104 Zone, Menzies Street Multiple Dwelling District:
 - (a) 111 Croft Street and 110 Menzies Street
PID: 002-779-854
LOT 1 BECKLEY FARM VICTORIA CITY PLAN 26482
Former zone: R3-1 and R3-2 Zone, Multiple Dwelling District;
 - (b) 450 Niagara Street
PID: 000-006-912
LOT 6, SECTION 14, BECKLEY FARM, VICTORIA CITY, PLAN 871
Former zone: R-K Zone, Medium Density Attached Dwelling District; and
 - (c) 456/458 Niagara Street
PID: 000-123-048
LOT 5 BECKLEY FARM VICTORIA CITY PLAN 871
Former zone: R-K Zone, Medium Density Attached Dwelling District.
- 5 The Zoning Regulation Bylaw is further amended by adding to Schedule N – Residential Rental Tenure Properties, the lands described in section 4.

READ A FIRST TIME the	10th	day of	March	2022
READ A SECOND TIME the	10th	day of	March	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 3.139 – R-104 ZONE, MENZIES STREET MULTIPLE DWELLING DISTRICT

3.139.1 Permitted Uses in this Zone

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

- a. Single family dwelling, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Multiple dwelling, subject to the regulations set out in this Part
- d. Accessory Building, subject to the regulations in Schedule “F”
- e. Home occupation, subject to the regulations in Schedule “D”
- f. Public Building, subject to the regulations set out in this Part

3.139.2 Lot Area

- | | |
|------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 920m ² |
|------------------------------|-------------------|

3.139.3 Community Amenities

- a. As a condition of additional density pursuant to Part 3.139.4, a monetary contribution of \$75,000 must be provided to the Victoria Housing Reserve Fund prior to issuance of a Building Permit.
- b. Until the amenity contribution identified in Part 3.139.3 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #22-007 is adopted and each year thereafter, by adding to the base contribution amount in Part 3.139.3 a. an amount calculated by multiplying that 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 3.139.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.139.4 Floor Area, Floor Space Ratio

- | | |
|--|----------------------|
| a. <u>Total floor area</u> (maximum) | 11,130m ² |
| b. <u>Floor space ratio</u> where the amenity has not been provided pursuant to Part 3.139.3 (maximum) | 1.6:1 |
| c. <u>Floor space ratio</u> where the amenity has been provided pursuant to Part 3.139.3 (maximum) | 2.15:1 |

PART 3.139 – R-104 ZONE, MENZIES STREET MULTIPLE DWELLING DISTRICT

3.139.5 Height, Storeys

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|---|-----|
| a. Principal <u>building height</u> (maximum) | 20m |
| b. <u>Storeys</u> (maximum) | 6 |

3.139.6 Setbacks, Projections

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|--|------|
| a. <u>Front yard setback</u> (minimum) | 7.0m |
| b. <u>Rear yard setback</u> (minimum) | 7.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 7.0m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 7.0m |

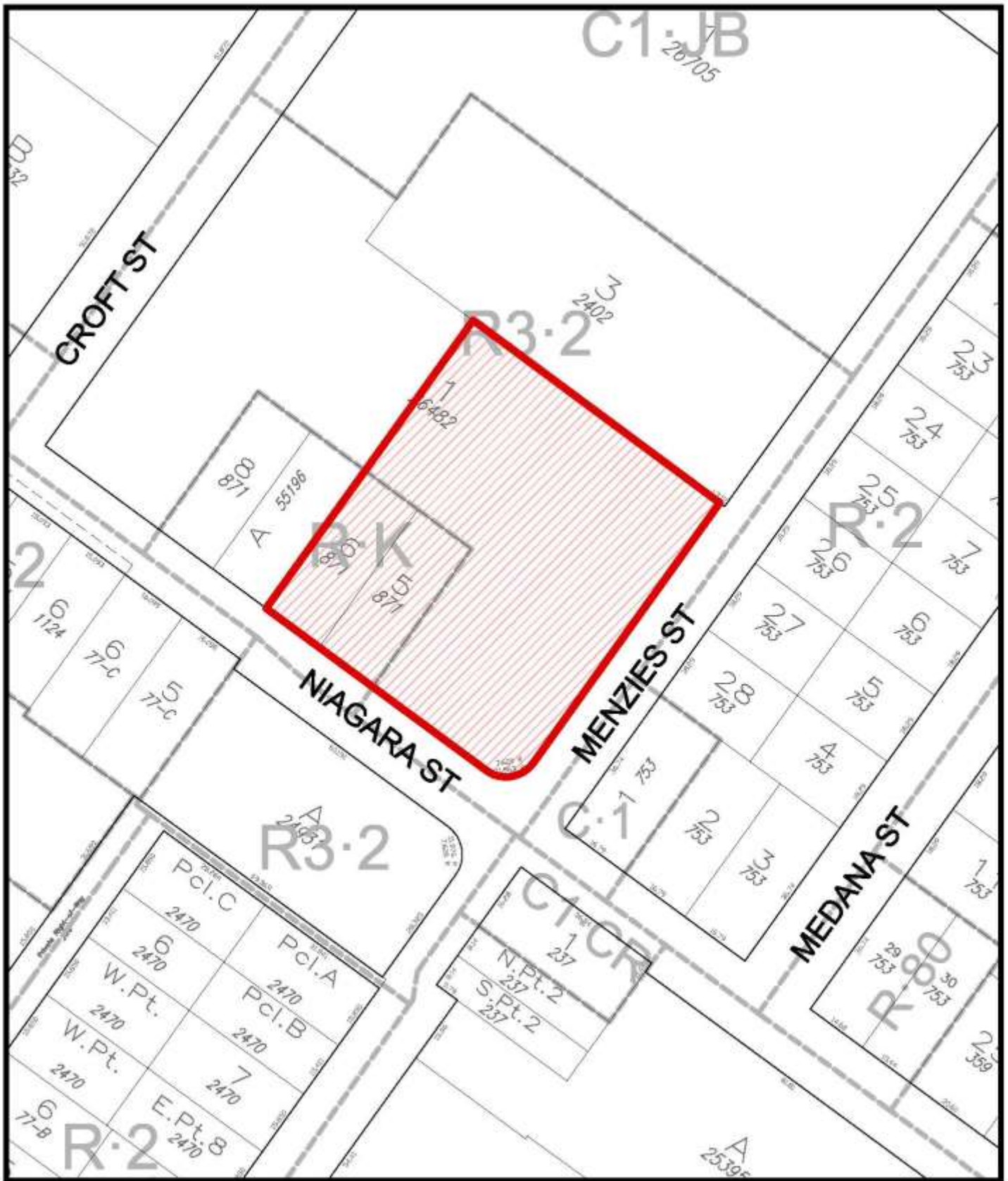
3.139.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 56% |
| b. <u>Open site space</u> (minimum) | 44% |

3.139.8 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" |

[NOTE: Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]



110-122 Menzies Street 450-458 Niagara Street
Rezoning No.00742

