

NO. 22-031

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-105 Zone, Multiple Dwelling (1125 Fort Street) District, and to rezone land known as 1125 Fort Street from the R3-1 Zone, Multiple Dwelling District, to the R-105 Zone, Multiple Dwelling (1125 Fort Street) District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1273), 22-031”.
- 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:

“3.140 R-105 Multiple Dwelling (1125 Fort Street) District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.139 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1125 Fort Street, legally described as PID: 009-394-311, The Easterly 20 Feet of Lot 1112, Victoria City, Except the Northerly 8 Feet Thereof and PID 009-394-338 The Westerly 20 feet of Lot 1111, Victoria City Except the Northerly 8 Feet Thereof and shown hatched on the attached map, is removed from the R3-1 Zone, Multiple Dwelling District, and placed in the R-105 Zone, Multiple Dwelling (1125 Fort Street) District.

READ A FIRST TIME the                    **26<sup>th</sup>**    day of                    **May**                    2022

READ A SECOND TIME the                    **26<sup>th</sup>**    day of                    **May**                    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 3.140 – R-105 ZONE, MULTIPLE DWELLING (1125 FORT STREET) DISTRICT**

## **3.140.1 Permitted Uses in this Zone**

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

- a. Multiple dwelling
- b. Public Building
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

## **3.140.2 Lot Area**

- a. Lot area (minimum) 420m<sup>2</sup>

## **3.140.3 Floor Space Ratio**

- a. Floor space ratio (maximum) 1.92:1

## **3.140.4 Height, Storeys**

- a. Principal building height (maximum) 12.5m
- b. Storeys (maximum) 4

## **3.140.5 Setbacks, Projections**

- a. Setback from the street boundary on Fort Street (minimum) 2.5  
Except for the following maximum projections into the setback:
  - Steps 2.1m
- b. Setback from the street boundary on Meares Street (minimum) 1.74m
- c. Side yard setbacks (minimum) 0.0m

## **3.140.6 Site Coverage, Open Site Space**

- a. Site Coverage (maximum) 81%
- b. Open site space (minimum) 16%

**PART 3.140 – R-105 ZONE, MULTIPLE DWELLING (1125 FORT STREET)  
DISTRICT**

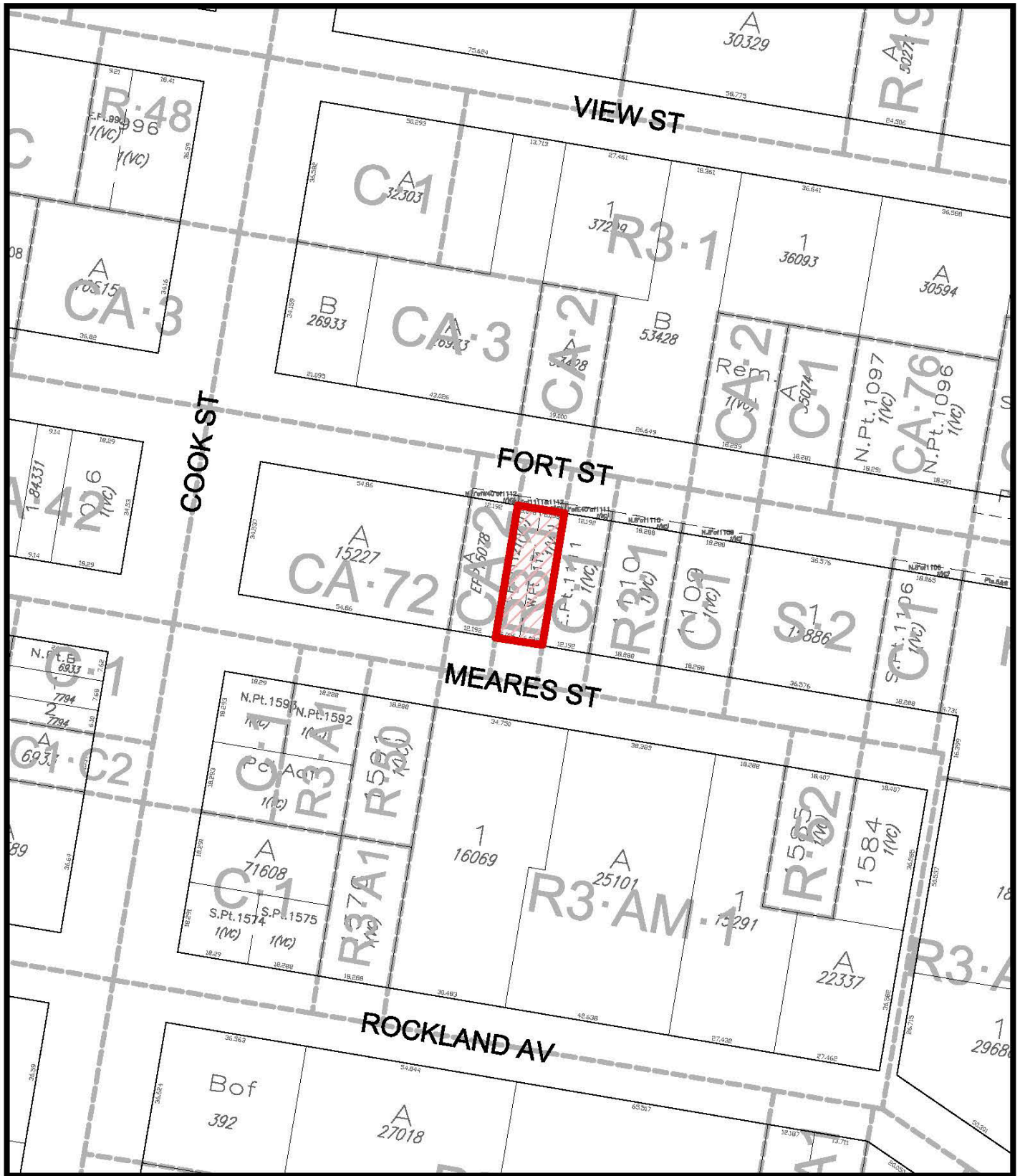
**3.140.7 Vehicle and Bicycle Parking**

a. Vehicle parking (minimum)

Subject to the regulations in  
Schedule “C” except as  
otherwise specified by the  
regulations in this Part

b. Bicycle parking (minimum)

Subject to the regulations in  
Schedule “C”



1125 Fort Street  
Rezoning No.00712

