

NO. 23-018

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-108 Multiple Dwelling (722 Discovery Street) District, and to rezone land known as 722 and 726 Discovery Street from the M-1 Zone, Limited Light Industrial District to the R-108 Multiple Dwelling (722 Discovery Street) 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. 1294)”.
- 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:

“3.143 R-108 Multiple Dwelling (722 Discovery Street) District”

3. The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.142 the provisions contained in Schedule 1 of this Bylaw.
4. The land known as 722 and 726 Discovery Street, legally described as PID: 009-382-151, LOT 755, VICTORIA CITY and PID: 009-382-232, LOT 756, VICTORIA CITY and shown hatched on the attached map, is removed from the M-1 Zone, Limited Light Industrial District and placed in the R-108 Multiple Dwelling (722 Discovery Street) District.
5. The Zoning Regulation Bylaw is further amended by adding the land described in section 4 to Schedule N – Residential Rental Tenure Properties.

READ A FIRST TIME the _____ day of _____ 2023

READ A SECOND TIME the _____ day of _____ 2023

Public hearing held on the _____ day of _____ 2023

READ A THIRD TIME the _____ day of _____ 2023

ADOPTED on the _____ day of _____ 2023

Approved as to content: Charlotte Wain, March 23, 2023

Approved as to form: **LS name and date**

CITY CLERK

MAYOR

PART 3.143 – R-108 Multiple Dwelling (722 Discovery Street) District**3.143.1 Definitions**

- a. “Assisted Living Facility” means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24-hour emergency response system, and one or two prescribed services as defined in the Community Care and Assisted Living Act are provided by or through the operator to three or more adults who are not related by blood or marriage to the operator of the premises.
- b. “Parapet” means a vertical projection of a wall at the outer edge of a roof.
- c. “Rooftop Structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.

3.143.2 Permitted Uses in this Zone

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

- a. Assisted Living Facility
- b. Multiple dwelling
- c. Offices as an accessory use
- d. Public Building
- e. Accessory Buildings subject to the regulations in Schedule “F”

3.143.3 Lot Area

- a. Lot area (minimum) 1344m²

3.143.4 Community Amenities

As a condition of additional density pursuant to Part 3.143.5, the following community amenities must be provided through agreements with the City to secure:

- a. all dwelling units as affordable or below-market rental and all dwelling units are to be operated by a non-profit or government agency for 60 years, or the life of the building, whichever is greater
- b. a minimum of nine accessible and five adaptable dwelling units constructed in accordance with National Standards of Canada standards for barrier-free design
- c. a mid-block crosswalk on Discovery Street adjacent to the development

PART 3.143 – R-108 Multiple Dwelling (722 Discovery Street) District**3.143.5 Floor Area, Floor Space Ratio**

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|---|-------|
| a. <u>Floor space ratio</u> (maximum) | 3:1 |
| b. <u>Floor space ratio</u> (maximum) where the community amenities have been provided pursuant to Part 3.143.3 | 3.5:1 |

3.143.6 Height, Storeys

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|---|------|
| a. Principal <u>building height</u> (maximum) | 31m |
| b. Except for the following projections above maximum <u>height</u> (maximum) | |
| i. Parapets | 1.0m |
| ii. Rooftop Structures | 5.0m |

3.143.7 Setbacks, Projections

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|--|------|
| a. <u>Front yard setback</u> (minimum) | 10m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2m |
| b. <u>Rear yard setback</u> (minimum) | 8m |
| Except for the following projections for heat pumps (maximum) | 1m |
| c. <u>Side yard setback</u> (west) (minimum) for principal <u>building</u> | 3m |
| d. <u>Side yard setback</u> (east) (minimum) | 2.5m |

3.143.8 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 50% |

3.143.9 Rooftop Structure Size

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| a. Rooftop Structure coverage of the <u>building</u> roof area (maximum) | 20% |
| Except for solar heating panels and green roof systems | |

PART 3.143 – R-108 Multiple Dwelling (722 Discovery Street) District

3.143.10 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

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

