

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the FRMD Zone, Fairfield Road Multiple Dwelling District and to rezone land known as 1733 Fairfield Road, 1735 Fairfield Road and 1737 Fairfield Road from the R1-G Zone, Gonzales Single Family Dwelling District to the FRMD Zone, Fairfield Road 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. 1343)”.
- 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:

“3.157 FRMD Zone, Fairfield Road Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.156 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land specified below and shown hatched on the attached map, is removed from the R1-G Zone, Gonzales Single Family Dwelling District, and placed in the FRMD Zone, Fairfield Road Multiple Dwelling District:
 - (a) 1733 Fairfield Road, legally described as PID 001-887-955, Lot 9, Section 68, Victoria District, Plan 1280;
 - (b) 1735 Fairfield Road, legally described as PID 002-493-802, Lot 10, Section 68, Victoria District, Plan 1280; and
 - (c) 1737 Fairfield Road, legally described as PID 007-628-323, Lot 11, Section 68, Victoria District, Plan 1280.

READ A FIRST TIME the **1st** day of **August** 2024

READ A SECOND TIME the **1st** day of **August** 2024

Public hearing held on the day of 2024

READ A THIRD TIME the day of 2024

2

ADOPTED on the

day of

2024

CITY CLERK

MAYOR

PART 3.157 – FRMD Zone, Fairfield Road Multiple Dwelling District**3.157.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw
- b. Multiple dwelling

3.157.2 Lot Area

- | | |
|-------------------------------|-----------------------|
| a. <u>Lot area</u> (minimum) | 1740.00m ² |
| b. <u>Lot width</u> (minimum) | 38.00m |

3.157.3 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|-----------|
| a. <u>Floor space ratio</u> (maximum) | 1.79:1.00 |
|---------------------------------------|-----------|

3.157.4 Height, Storeys

- | | |
|---|--------|
| a. Principal <u>building height</u> (maximum) | 13.45m |
| b. <u>Storeys</u> (maximum) | 4.00m |

3.157.5 Setbacks, Projections

- | | |
|---|--------|
| a. <u>Front yard setback</u> (minimum) | 4.00m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 1.80m |
| • porch | 1.70m |
| b. <u>Rear yard setback</u> (minimum) | 10.00m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.00m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 4.00m |
| e. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 1.70m |

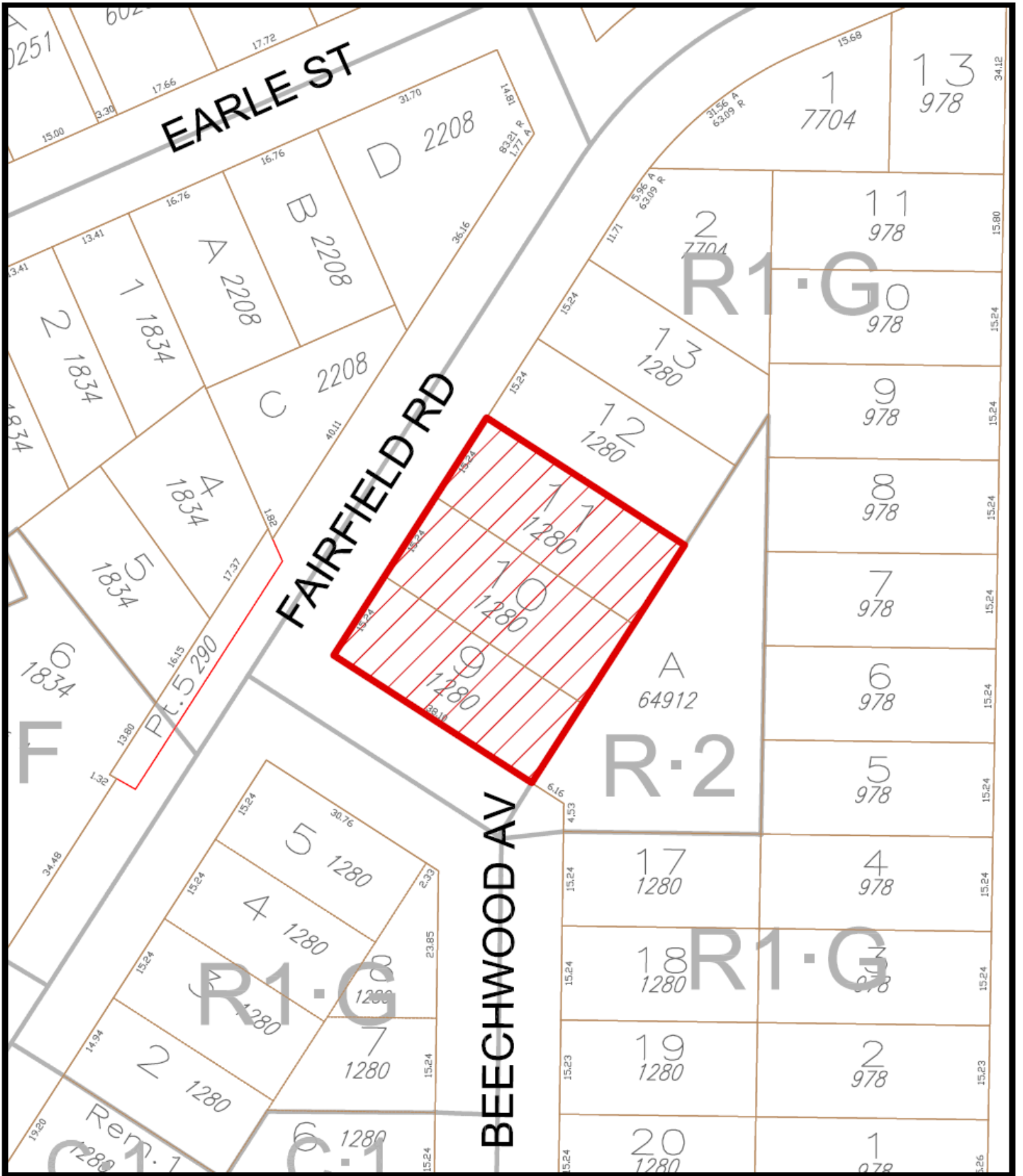
PART 3.157 – FRMD Zone, Fairfield Road Multiple Dwelling District

3.157.6 Site Coverage, Open Site Space

- | | |
|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum) | 40.00% |
| b. <u>Open site space</u> (minimum) | 50.00% |

3.157.7 Vehicle and Bicycle Parking

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



1733-1737 Fairfield Road
Rezoning No.00821

