

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-113 Zone, 1702 Quadra Street District, and to rezone land known as 1702 Quadra Street from the R3-C Zone, Central Area Residential District to the R-113 Zone, 1702 Quadra 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. 1322)”.
- 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:

“3.152 R-113 1702 Quadra Street District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.151 the provisions contained in Schedule 1 of this Bylaw.

- 4 The land known as 1702 Quadra Street, legally described as

- (a) PID: 009-412-115 LOT A, SUBURBAN LOT 4, VICTORIA CITY
- (b) PID: 009-412-093 LOT 1, SUBURBAN LOT 4, VICTORIA CITY
- (c) PID: 009-412-107 LOT 2, SUBURBAN LOT 4, VICTORIA CITY

and shown hatched on the attached map, is removed from R3-C Zone, Central Area Residential District, and placed in the R-113 Zone, 1702 Quadra Street District.

READ A FIRST TIME the **14<sup>th</sup>** day of **March** 2024

READ A SECOND TIME the **14<sup>th</sup>** day of **March** 2024

READ A THIRD TIME the **14<sup>th</sup>** day of **March** 2024

ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

CITY CLERK

MAYOR

**PART 3.152 – R-113 ZONE, 1702 QUADRA STREET DISTRICT**

**3.152.1 Definitions**

In this Part:

- a. “Artisan studio” means a building or portion thereof used for the practice of a trade or craft requiring artisan skills, but not offensively dirty or noisy in its operation, including but not limited to garment making, tailoring, goldsmithing, silversmithing and jewellery-making, shoe and leather repairing and pottery making
- b. “Arts studio” means a building, or portion thereof, used for the creation, display, instruction or sale of arts
- c. “Live-work” means a self-contained dwelling unit that is combined with commercial space, which is limited to the following commercial uses:
  - i. Artisan Studio
  - ii. Arts studio
  - iii. High tech
  - iv. office;
  - v. Personal serviceprovided that at least one of the residents of such accommodation and no more than three additional non-residents work in the unit.
- d. “Personal service” means the use of a building or portion thereof to provide professional grooming services to a person including but not limited to hairstylists, aestheticians and spa services

**3.152.2 Permitted Uses in this Zone**

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

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”
- d. Live-work
- e. Commercial uses:
  - i. business offices
  - ii. professional businesses
  - iii. retail stores
  - iv. restaurants
  - v. theatres

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- vi. clubs for social or recreational purposes
- vii. high tech
- viii. cultural facilities
- ix. personal service
- x. medical offices
- xi. pet daycare

**3.152.3 Siting of Permitted Uses**

- a. A live/work unit must be located within the first storey of any building.
- b. Commercial uses must be located within the first storey of any building.

**3.152.4 Lot Area**

- a. Lot area (minimum) 940m<sup>2</sup>

**3.152.5 Community Amenities**

- a. As a condition of additional density pursuant to Part 3.152.6 the following community amenities must be provided:
  - i. All dwelling and live-work units must be secured through a legal agreement as rental in perpetuity.

**3.152.6 Floor Space Ratio**

- a. Floor space ratio (maximum) 2:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.152.5 (maximum) 5.5:1

**3.152.7 Height, Storeys**

- a. Principal building height (maximum) 37.0m
- b. Storeys (maximum) 13

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**3.152.8 Setbacks, Projections**

- |  |      |
|--|------|
| a. Quadra Street <u>setback</u> (minimum)                            | 4.5m |
| b. Fisgard Street <u>setback</u> (minimum)                           | 4.5m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.0m |
| d. Any <u>balcony</u> or deck may project into a setback (maximum)   | 2.2m |

**3.152.9 Site Coverage, Open Site Space**

- |                                     |       |
|-------------------------------------|-------|
| a. <u>Site Coverage</u> (maximum)   | 60.0% |
| b. <u>Open site space</u> (minimum) | 40.0% |

**3.152.10 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” |

