

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-115 Zone, Manchester Multiple Dwelling District, and to rezone land known as 624 and 628 Manchester Road from the R1-B Zone, Single Family Dwelling District to the R-115 Zone, Manchester Multiple Dwelling District.

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

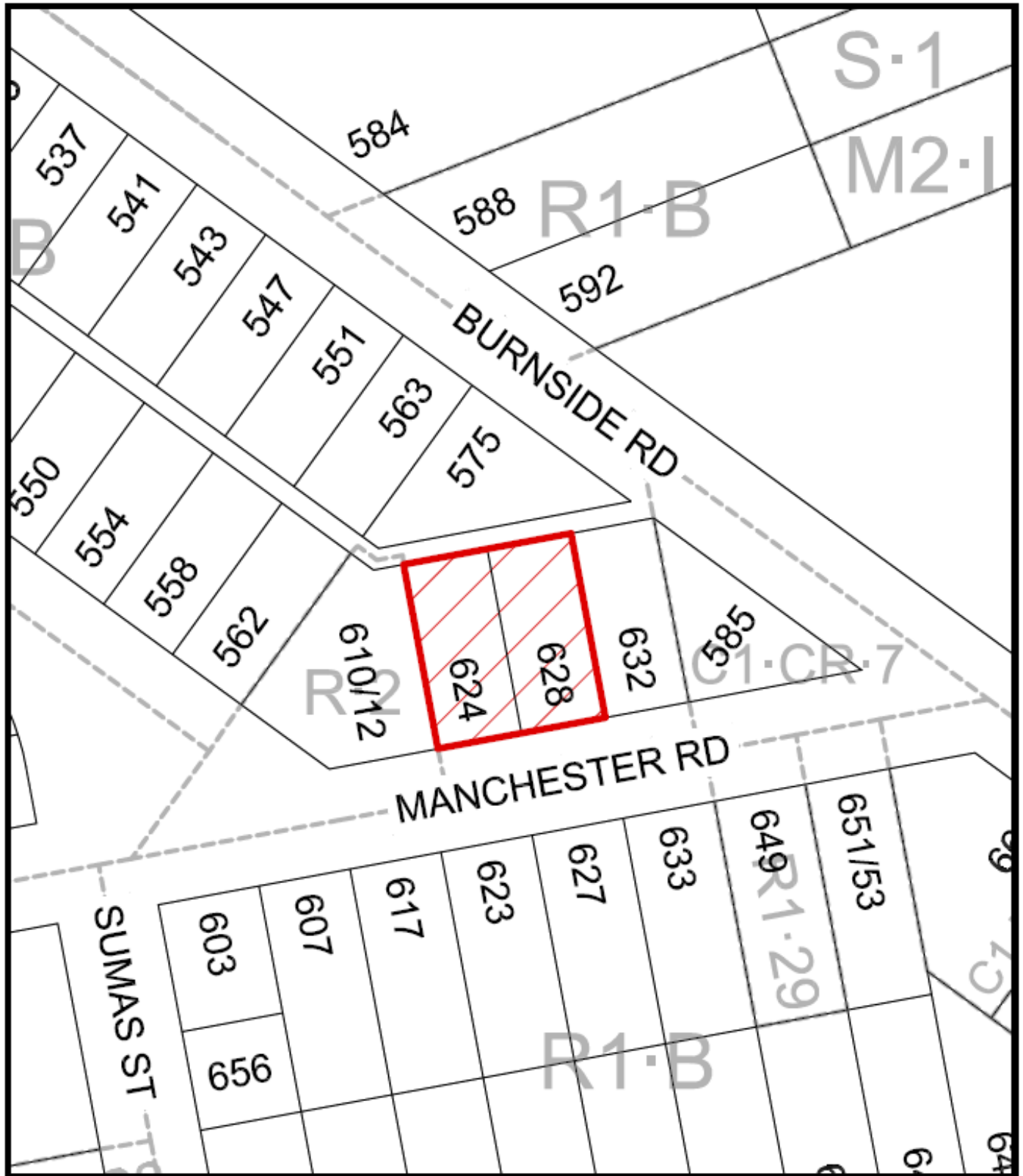
- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1312)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

“3.154 R-115 Manchester Multiple Dwelling District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part 3.153 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 624 and 628 Manchester Road, legally described as:
 - (a) PID: 007-867-441
LOT 29, BLOCK 1, SECTION 4, VICTORIA DISTRICT, PLAN 1134, and
 - (b) PID: 007-867-450
LOT 30, BLOCK 1, SECTION 4, VICTORIA DISTRICT, PLAN 1134,and shown hatched on the attached map, are removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-115 Zone, Manchester Multiple Dwelling District.

READ A FIRST TIME the	23rd	day of	November	2023
READ A SECOND TIME the	23rd	day of	November	2023
AMENDED the	14th	day of	December	2023
Public hearing held on the	14th	day of	December	2023
READ A THIRD TIME the	14th	day of	December	2023
ADOPTED on the		day of		2024

CITY CLERK

MAYOR



624/628 Manchester Road
Rezoning No.00803



PART 3.154 – R-115 ZONE, MANCHESTER MULTIPLE DWELLING DISTRICT

3.154.1 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 set out in Schedule “F”
- e. For certainty, secondary suites, garden suites, roomers, or boarders are only permitted as an accessory use to a single family dwelling and in accordance with Part 1.2 of the Zoning Regulation Bylaw

3.154.2 Lot Area, Number of Buildings

- a. Lot area (minimum) 1,018.12 m²
- b. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part

3.154.3 Community Amenities

- a. As a condition of additional density pursuant to Part 3.115.4 the following monetary contributions, as adjusted pursuant to Part 3.115.3 b. and c. must be provided as community amenities:
 - i. \$9,480.89 to the Victoria Housing Reserve Fund, and
 - ii. \$22,121.96 to the Local Amenities Reserve Fund
- b. Until the amenity contributions identified in Part 3.115.3.a. are paid in full, they shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw 23-076 is adopted and each year thereafter, by adding to the base contribution amounts in Part 3.115.3.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 3.115.3, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.154.4 Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 3.115.3 (maximum) 0.5:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.115.3 (maximum) 1.17:1

PART 3.154 – R-115 ZONE, MANCHESTER MULTIPLE DWELLING DISTRICT

3.154.5 Height, Storeys

- | | |
|-------------------------------------|---------|
| a. <u>Building height</u> (maximum) | 11.40 m |
| b. <u>Storeys</u> (maximum) | 3 |

3.154.6 Setbacks, Projections

- | | |
|-------------------------------------------------------------------|--------|
| a. <u>Front yard setback</u> (minimum) | 6.0 m |
| b. Except for the following maximum projections into the setback: | |
| i. porch | 2.50 m |
| ii. stairs | 1.40 m |
| c. <u>Rear yard setback</u> (minimum) | 6.00 m |
| d. <u>Side yard setback</u> from interior lot lines (minimum) | 2.50 m |
| Except for the following maximum projections into the setback: | |
| i. bicycle storage | 0.00 m |

3.154.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|---------|
| a. <u>Site Coverage</u> (maximum) | 61.50 % |
| b. <u>Open site space</u> (minimum) | 19 % |

3.154.8 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" |