

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the URMD Zone, Urban Residential Multiple Dwelling District, and to rezone land known as 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street from the R3-1 and R3-2 Zone, Multiple Dwelling District to the URMD Zone, Urban Residential Multiple Dwelling District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1108)”.
- 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:

“3.112 URMD, Urban Residential Multiple Dwelling District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.111 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, legally described as:

Lot 1038, Victoria City

Lot B, District Lot 1037, Victoria City, Plan 8773

That Part of Lot 1036, Victoria City, Lying to the West of Parcel “A” (DD 68545-I) of Said Lot and to the South of the Production Westerly of the Northerly Boundary of Said Parcel “A”

Parcel “A” (DD 68545-I) of Lot 1036, Victoria City

Lot A, District Lots 1036 and 1037, Victoria City, Plan 8773

and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R3-1 and R3-2 Zone, Multiple Dwelling District, and placed in the URMD Zone, Urban Residential Multiple Dwelling District.

READ A FIRST TIME the **27th** day of **July** 2017

READ A SECOND TIME the **27th** day of **July** 2017

Public hearing held on the day of 2017

READ A THIRD TIME the day of 2017

ADOPTED on the day of 2017

CITY CLERK

MAYOR

PART 3.112 – URMD ZONE, URBAN RESIDENTIAL MULTIPLE DWELLING DISTRICT

3.112.1 Permitted Uses in this Zone

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

- a. Multiple Dwelling, subject to the regulations set out in this Part
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

3.112.2 Lot Area

- a. Lot area (minimum) 1840.0m²

3.112.3 Floor Space Ratio

- a. Floor space ratio (maximum) 2.0:1

3.112.4 Height, Storeys

- a. Principal building height (maximum) 18.5m
- b. Storeys (maximum) 6

3.112.5 Setbacks, Projections

- a. Front yard setback (minimum) 4.0m
- b. Rear yard setback (minimum) 10.0m
- c. Side yard setback from interior lot lines (minimum) 6.0m
- d. Side yard setback on a flanking street for a corner lot (minimum) 4.0m
- e. Any balcony or deck that faces a street boundary may project into a setback (maximum) 1.80m

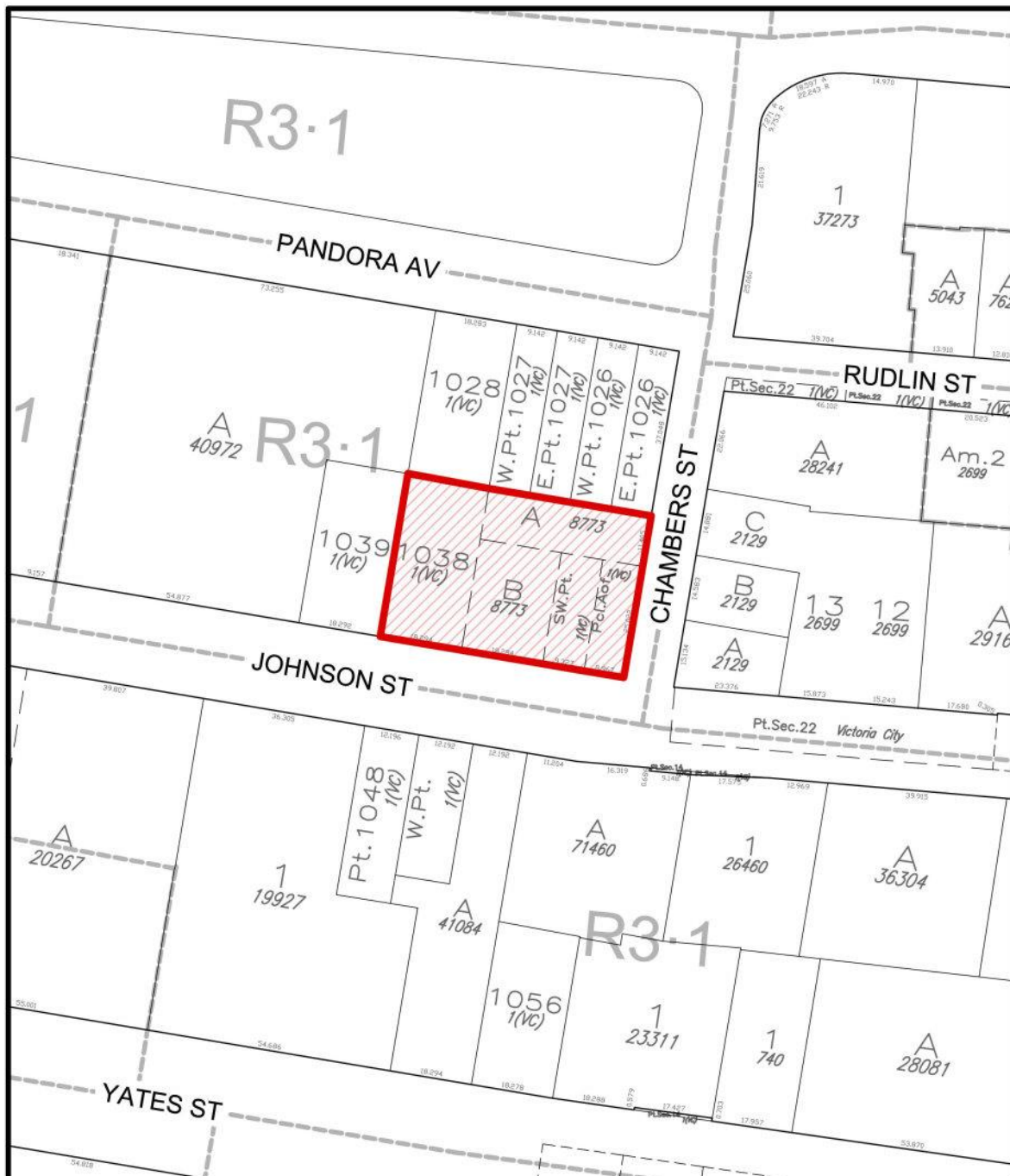
3.112.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 40%
- b. Open site space (minimum) 50%

PART 3.112 – URMD ZONE, URBAN RESIDENTIAL MULTIPLE DWELLING DISTRICT

3.112.7 Vehicle and Bicycle Parking

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



1144-1154 Johnson Street and
1406 Chambers Street
Rezoning #00487
Bylaw #17-075

