

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R3-AM-3 Zone, Mid-Rise Multiple Dwelling Heywood District, and to rezone land known as 986, 988 and 990 Heywood Avenue from the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, to the R3-AM-3 Zone, Mid-Rise Multiple Dwelling Heywood 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. 1096)”.
- 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:

“3.110 R3-AM-3, Mid-Rise Multiple Dwelling Heywood District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.109 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 986, 988 and 990 Heywood Avenue, legally described as:

Parcel A (DD 142967I) of Lots 22, 23, 48, and 49 of Lot 1694, Victoria City, Plan 24;

The southerly 24 feet of Lot 49 of Lot 1694, Victoria City, Plan 24;

The northerly 26 feet of Lot 50, of Lot 1694, Victoria City, Plan 24;

and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, and placed in the R3-AM-3 Zone, Mid-Rise Multiple Dwelling Heywood District.

READ A FIRST TIME the	11 th	day of	May	2017
READ A SECOND TIME the	11 th	day of	May	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 3.110 – R3-AM-3 ZONE, MID-RISE MULTIPLE DWELLING HEYWOOD DISTRICT

3.110.1 Permitted Uses in this Zone

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

- a. Single family dwelling subject to the regulations in the R1-B Zone
- b. Duplex subject to the regulations in the R-2 Zone
- c. Multiple dwelling
- d. Rest home – Class A and rest home – Class B
- e. Public Building subject to the regulations in the R-2 Zone
- f. Home occupation subject to the regulations in Schedule “D”
- g. Multiple Dwelling Accessory Use subject to the regulations in Schedule “F”

3.110.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.110.3 a monetary contribution of \$31,907.19 must be provided as a community amenity

3.110.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided, referred to in Part 3.110.2 1.2:1
- b. Floor space ratio (maximum) where the community amenity has been provided, referred to in Part 3.110.2 1.6:1

3.110.4 Lot Area

- a. Lot area (minimum) 1400m²

3.110.5 Height, Storeys

- a. Principal building height (maximum) 12m
- b. Storeys (maximum) 4

PART 3.110 – R3-AM-3 ZONE, MID-RISE MULTIPLE DWELLING HEYWOOD DISTRICT

3.110.6 Setbacks, Projections

- a. For the purposes of this Part, “architectural screen” means an ornamental feature of the building intended to provide shade or privacy.
- b. Front yard setback (minimum) 10.5m
- c. Rear yard or side yard setback (minimum) one half the building height
- d. Any architectural screen that faces a front yard or rear yard may project into a setback (maximum) 0.3m

3.110.7 Site Coverage, Open Site Space

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

3.110.8 Landscaping

- a. Any exposed roof deck located above an enclosed parking space shall be landscaped
- b. Except for driveways, all yards within 3m or one half of the building height, whichever is greater, of a street shall be open site space

3.110.9 Vehicle and Bicycle Parking

- a. Vehicle and bicycle parking (minimum) Subject to the regulations in Schedule “C”

Appendix 1 to Bylaw No. 17-041



986, 988, and 990 Heywood Avenue
Rezoning No.00531

