

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by amending the Schedule A definitions to include a definition for ‘window to the outside’ and by amending Zones R3-AM-1, R3-AM-2, R3-G, R-78, R3-A-SC, R3-L, R3-1, R3-2, R3-B, R3-H, R3-S, R3-A1, R3-A2, CR-3, CR-3M, CR-G, C1-NM, CR-4, CR-NP, CR-4-OB, T-6, and CHP-R3 to remove reference to minimum residential unit sizes in multi-unit residential zones and replacing with livability regulations.

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

**Title**

- 1 This Bylaw may be cited as “ZONING REGULATION BYLAW, AMENDMENT BYLAW (No. 1079)”

**Zoning Regulation Bylaw**

- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:

- (a) In Part 3.10 (R3-AM-1 and R3-AM-2 Zones, Mid-Rise Multiple Dwelling District) of Schedule B:

- (i) in section 3.10.15 (Suite Size) by repealing that section and substituting the following new section 3.10.15:

“Livability of Dwelling Units

15. Each self-contained dwelling unit shall have at least one window to the outside.”

- (b) In Part 3.1 (R3-G Zone, Garden Apartment District) of Schedule B:

- (i) in section 3.1.3 (Size of Dwelling Units) by repealing that section and substituting the following new section 3.1.3:

“Livability of Dwelling Units

- 3 Each self-contained dwelling unit shall have at least one window to the outside.”

- (c) In Part 3.101 (R-78 Zone, McClure Street Multiple Dwelling District) of Schedule B:

- (i) in section 3.101.8 (Self-contained Dwelling Unit Size) by repealing that section and substituting the following new section 3.101.8:

“3.101.8 Livability of Dwelling Units

Each self-contained dwelling unit shall have at least one window to the outside.”

- (d) In Part 3.13 (R3-A-SC Zone, Low Profile Multiple Dwelling (Senior Citizen) District) of Schedule B:

- (i) in section 3.13.3 (Minimum Size of Dwelling Unit) by repealing that section and substituting the following new section 3.13.3:

“Livability of Dwelling Units

3 Each dwelling unit shall have at least one window to the outside.”

- (e) In Part 3.2 (R3-L Zone, Low Density Multiple Dwelling District) of Schedule B:

- (i) in section 3.2.6 (Floor Area) by repealing the following lines:

“Multiple Dwelling conversion (See Sec. 15) 46m<sup>2</sup>”

“Multiple Dwellings 46m<sup>2</sup>”

- (ii) in section 3.2.8 (Multiple Dwellings, Churches, and Public Schools) by adding the following new paragraph (i) immediately after paragraph (h):

“(i) Each self-contained dwelling unit in a multiple dwelling shall have at least one window to the outside.”

- (f) In Part 3.3 (R3-1 and R3-2 Zone, Multiple Dwelling District) of Schedule B:

- (i) in sections 3.3.2 and 3.3.3 (Size and Height Restrictions)

(1) by repealing paragraph 3.3.2

(2) by renumbering paragraph 3.3.3 as 3.3.2

- (ii) by renumbering all subsequent sections after new section 3.3.2 in new sequential order

- (iii) by adding new section 23 immediately after renumbered section 22 (Balcony Enclosures):

“Livability of dwelling units

23 Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”

- (g) In Part 3.4 (R3-B Zone, Bonus Multiple Dwelling District) of Schedule B:

- (i) in section 3.4.2 (Floor Area) by repealing that section and substituting the following new section 3.4.2:

“Livability of Dwelling Units

2. Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”

- (h) In Part 3.5 (R3-H Zone, High-Density Dwelling District) of Schedule B:

- (i) in section 3.5.2 by repealing that section and substituting the following new section 3.5.2:
    - “2. Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”
- (i) In Part 3.6 (R3-S Zone, Special Multiple Dwelling District) of Schedule B:
  - (i) in section 3.6.3 (Floor Area) by repealing that section and substituting the following new section 3.6.3:
    - “Livability of Dwelling Units
    - 3 Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”
- (j) In Part 3.9 (R3-A1 and R3-A2 Zone, Low Profile Multiple Dwelling District) of Schedule B:
  - (i) in section 3.9.8 (Minimum Apartment Size) by repealing that section and substituting the following new section 3.9.8:
    - “Livability of Dwelling Units
    - 8. Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”
- (k) In Part 4.14 (CR-3 Zone, Commercial Residential Apartment District) of Schedule B:
  - (i) in section 4.14.4 (Minimum Apartment Size) by repealing that section and substituting the following new section 4.14.4:
    - “Livability of Dwelling Units
    - 4 Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”
- (l) In Part 4.15 (CR-3M Zone, Commercial Residential Apartment Modified District) of Schedule B:
  - (i) in section 4.15.5 (Minimum Apartment Size) by repealing that section and substituting the following new section 4.15.5:
    - “Livability of Dwelling Units
    - 5 Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”
- (m) In Part 4.31 (CR-G Zone, Commercial Residential Gorge Road District) of Schedule B:

- (i) in section 4.31.4 (Dwelling Unit Size) by repealing that section and substituting the following new section 4.31.4:

“Livability of Dwelling Units

- 4 Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”

- (n) In Part 4.3.1 (C1-NM Zone, Neighbourhood (Modified) Shopping District) of Schedule B:

- (i) in section 4.3.1.4 (Minimum Apartment Size) by repealing that section and substituting the following new section 4.3.1.4:

“Livability of Dwelling Units

- 4 Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”

- (o) In Part 4.61 (CR-4 Zone, Upper Cook Commercial-Residential District) of Schedule B:

- (i) in section 4.61.3

- (1) by repealing paragraph 4.61.3(1)

and by renumbering paragraph 4.61.3(2) as 4.61.3

- (ii) by adding a new section 4.61.9 immediately after section 4.61.8 (Parking) and adding the following new paragraph:

“Livability of Dwelling Units

- 9 Each self-contained dwelling unit in a multiple dwelling shall have at least one window to the outside.”

- (p) In Part 4.62 (CR-NP Zone, North Park Commercial Residential District) of Schedule B:

- (i) in section 4.62.4 (Floor Area) by repealing that section and substituting the following new section 4.62.4:

“Livability of Dwelling Units

- 4 Each self-contained dwelling unit in a multiple dwelling shall have at least one window to the outside.”

- (q) In Part 4.75 (CR-4-OB Zone, Oak Bay Commercial Residential District) of Schedule B:

- (i) in section 4.75.3 by repealing paragraph 4.75.3 b.

- (ii) by adding a new section 4.75.9 immediately after section 4.75.8 (Vehicle and Bicycle Parking) and adding the following new section:  
 “4.75.9 Livability of Dwelling Units
  - a. Each self-contained dwelling unit in a multiple dwelling shall have at least one window to the outside.”
- (r) In Part 5.6 (T-6 Zone, James Bay Transient Accommodation District) of Schedule B:
  - (i) in sections 5.6.2 and 5.6.3 by repealing these two sections (Unit Size)
  - (ii) in section 5.6.4 by renumbering this section as 5.6.2
  - (iii) by renumbering all subsequent sections after new section 5.6.2 in new sequential order
  - (iv) by adding the following new section 5.6.13 immediately after renumbered section 5.6.12 (Parking):  
 “Livability of Dwelling Units
    - 13 Each self-contained dwelling unit in a multiple dwelling shall have at least one window to the outside.”
- (s) In Part 8.1 (CHP-R3 Zone – Cathedral Hill Precinct (Multiple Dwelling) District) of Schedule B:
  - (i) in section 8.1.3 (Buildings) by repealing that section and substituting the following new section 8.1.3:  
 “3 Each dwelling unit in a multiple dwelling shall have at least one window to the outside.”

### Effective Date

**3** This Bylaw comes into force on adoption.

READ A FIRST TIME the	<b>8<sup>th</sup></b>	day of	<b>December</b>	2016.
READ A SECOND TIME the	<b>8<sup>th</sup></b>	day of	<b>December</b>	2016.
Public hearing held on the		day of		2016.
READ A THIRD TIME the		day of		2016.
ADOPTED on the		day of		2016.

CITY CLERK

MAYOR