

NO. 16-053

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-81 Zone, Speed and Frances Multiple Dwelling District and to rezone land known as 605-629 Speed Avenue and 606-618 Frances Avenue from the R1-B Zone, Single Family Dwelling District and R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District to the R-81 Zone, Speed and Frances 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 1036)”.
- 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:
- “3.104 R-81 Speed and Frances Multiple Dwelling District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.103
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 605-629 Speed Avenue and 606-618 Frances Avenue legally
described as Lots 16, 17, 18, 19, 20, 21 and 23 Section 4, Victoria District, Plan 358; Lot
22, Section 4, Victoria District Plan 358, except the westerly 10 feet; and the westerly 10
feet of Lot 22, Section 4, Victoria District, Plan 358 and shown hatched on the attached
map, is removed from the R1-B Zone, Single Family Dwelling District and R1-SLVH
Zone, Single Family Storage Lot/Vehicle Sales District and placed in the R-81 Zone,
Speed and Frances Multiple Dwelling District.

READ A FIRST TIME the day of 2016

READ A SECOND TIME the _____ day of _____ 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

PART 3.104 – R-81 ZONE, SPEED AND FRANCES MULTIPLE DWELLING DISTRICT

3.104.1 Permitted Uses in this Zone

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

- a. The uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- d. Office
- e. Financial service,
- f. Retail
- g. Restaurant
- h. Personal services including but not limited to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair and small animal services
- i. Cultural facility
- j. Gymnasia
- k. Launderettes and dry-cleaning establishments used or intended to be used for the purpose of dealing with the public served thereby
- l. Studios
- m. High tech
- n. Storage lots for undamaged vehicles intended for sale
- o. Vehicle sales and rentals

3.104.2 Location of Permitted Uses

- a. The uses identified in Part 3.99.1 q. and r. are only permitted on the following lots:
 - Lot 16, Section 4, Victoria District, Plan 358
 - Lot 17, Section 4, Victoria District, Plan 358
 - Lot 18, Section 4, Victoria District, Plan 358
- b. All of the uses described in Part 3.99.1 c–m must be located on the ground floor of a multiple dwelling.

PART 3.104 – R-81 ZONE, SPEED AND FRANCES MULTIPLE DWELLING DISTRICT**3.104.3 Community Amenities**

As a condition of additional density pursuant to Part 3.104.5 a monetary contribution to Victoria Housing Fund in the amount of \$ 975,000, as adjusted pursuant to this Part 3.104.3 must be provided as a community amenity.

The amenity contribution in the amount of \$975,000 (the “Base Contribution”) shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #15-031 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.

For the purposes of this Part 3.104.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.104.4 Lot Area, Lot Width

- a. A multiple dwelling may not be erected, used or maintained on a lot have an area less than 5340m²
- b. Lot area (minimum) 460m²
- c. Lot width (minimum average) 24m
- d. Panhandle lot Subject to the regulations in Schedule “H”

3.104.5 Floor Space Ratio, Number of Buildings

- | | |
|---|--------------------|
| a. <u>Floor space ratio</u> (maximum) where the community amenity has not been provided pursuant to Part 3.104.3 | 1.0:1 |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to Part 3.104.3 | 3.08:1 |
| c. Floor area (maximum) for all of the uses described in Part 3.99.1 c–m where the community amenity has been provided pursuant to Part 3.104.3 | 2440m ² |
| d. Number of principal buildings (maximum) | 2 |

3.104.6 Height, Storeys

Principal <u>building height</u> (maximum)	37m
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PART 3.104 – R-81 ZONE, SPEED AND FRANCES MULTIPLE DWELLING DISTRICT**3.104.7 Setbacks, Projections**

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|--|------|
| a. <u>Front yard setback</u> – Speed Avenue (minimum) | 6.0m |
| b. <u>Rear yard setback</u> – Frances Avenue (minimum) | Nil |
| c. <u>Side yard setback</u> - East (minimum) | 5.9m |
| d. <u>Side yard setback</u> - West (minimum) | Nil |

3.104.8 Site Coverage, Open Site Space

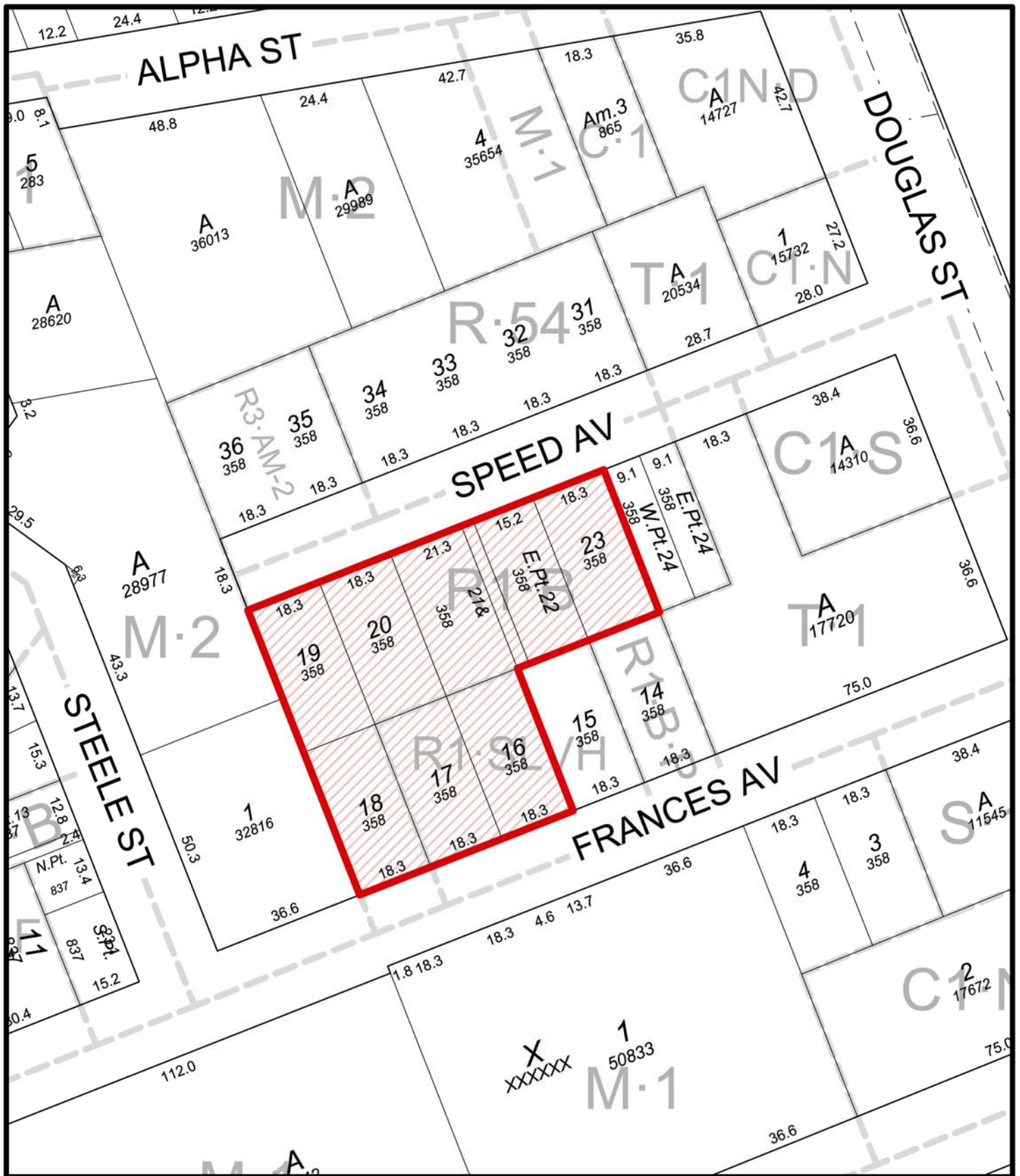
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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 66% |
| b. <u>Open site space</u> (minimum) | 14% |

3.104.9 Vehicle and Bicycle Parking

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|---|---------------------------------------|
| a. Residential (minimum) | 0.96 vehicle spaces per dwelling unit |
| b. Except as otherwise provide this part, vehicle and bicycle parking is to be In accordance with the regulations in Schedule” C” | |

3.104.10 Regulations for Undamaged Vehicles and Vehicle Sales and Rentals

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| a. Where any land is used as permitted pursuant to Part 3.104.1 n. and o., a landscaped strip of not less than 0.6m in width and 1.5m in height shall be maintained along the west, north and east <u>lot lines</u> . | |
| b. Except as provided in this Part 3.104.10, the provisions of Schedule C apply to land used as permitted pursuant to Part 3.104.1 n. and o. | |



605 to 629 Speed Av. & 606 to 618 Frances Av.

Rezoning #00301

Bylaw #16-053



Blueback Map

