

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-76 Zone, Oak Bay Avenue Multiple Dwelling District, and to rezone land known as 1082 Richmond Avenue from the R3-A2 Zone, Low Profile Multiple Dwelling District to the R-76 Zone, Oak Bay Avenue 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. 1009)".
- 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:

"3.99 R-76 Oak Bay Avenue Multiple Dwelling District".
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.98 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1082 Richmond Avenue, legally described as Lot A, Section 74, Victoria District, Plan 2094 and shown hatched on the attached map, is removed from the R3-A2 Zone, Low Profile Multiple Dwelling District, and placed in the R-76 Zone, Oak Bay Avenue Multiple Dwelling District.

READ A FIRST TIME the	23rd	day of	October,	2014
READ A SECOND TIME the	23rd	day of	October,	2014
Public hearing held on the	27th	day of	November,	2014
READ A THIRD TIME the	27th	day of	November,	2014
ADOPTED on the		day of		2014

CORPORATE ADMINISTRATOR

MAYOR

PART 3.99 – R-76 ZONE, OAK BAY AVENUE MULTIPLE DWELLING DISTRICT**3.99.1 Permitted Uses in this Zone**

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

- a. 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 subject to the regulations in this Part 3.99
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory Buildings subject to the regulations in Schedule "F"

3.99.2 Lot Area

<u>Lot area</u> (minimum)	1080m ²
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3.99.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 2185m²
- b. Floor space ratio (maximum) 2.0:1

3.99.4 Height, Storeys

- a. Principal building height (maximum) 15.00m
- b. Storeys (maximum) 4

3.99.5 Setbacks, Projections

- a. Front yard setback (minimum) 2.85m
- b. Rear yard setback (minimum) 4.25m
- c. Side yard setback from a lot line (minimum) 3.65m
- d. Side yard setback on a flanking street for a corner lot (minimum) 3.80 m
- e. Any balcony or deck that faces a lot line may project into a setback (maximum) 1.30m

3.99.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 58%
- b. Open site space (minimum) 35%

PART 3.99 – R-76 ZONE, OAK BAY AVENUE MULTIPLE DWELLING DISTRICT

3.99.7 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part 3.99 |
| b. <u>Multiple dwelling</u> subject to strata title ownership (minimum) | 1.12 space per <u>dwelling unit</u> |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

