NO. 14-075

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)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 3 MULTIPLE DWELLING ZONES</u> by adding the following words:
 - "3.99 R-76 Oak Bay Avenue Multiple Dwelling District".
- 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.
- 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	23 rd	day of	October,	2014
READ A SECOND TIME the	23 rd	day of	October,	2014
Public hearing held on the	27 th	day of	November,	2014
READ A THIRD TIME the	27 th	day of	November,	2014
ADOPTED on the		day of		2014

CORPORATE ADMINISTRATOR

MAYOR

Schedule 1

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"

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Lot area (minimum)

1080m²

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. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum)
- 3.80 m
- e. Any <u>balcony</u> or deck that faces a <u>lot</u> line may project into
- 1.30m

3.99.6 Site Coverage, Open Site Space

a. Site Coverage (maximum)

a setback (maximum)

58%

b. Open site space (minimum)

35%

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Schedule 1 PART 3.99 – R-76 ZONE, OAK BAY AVENUE MULTIPLE DWELLING DISTRICT

a. Vehicle and Bicycle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part 3.99

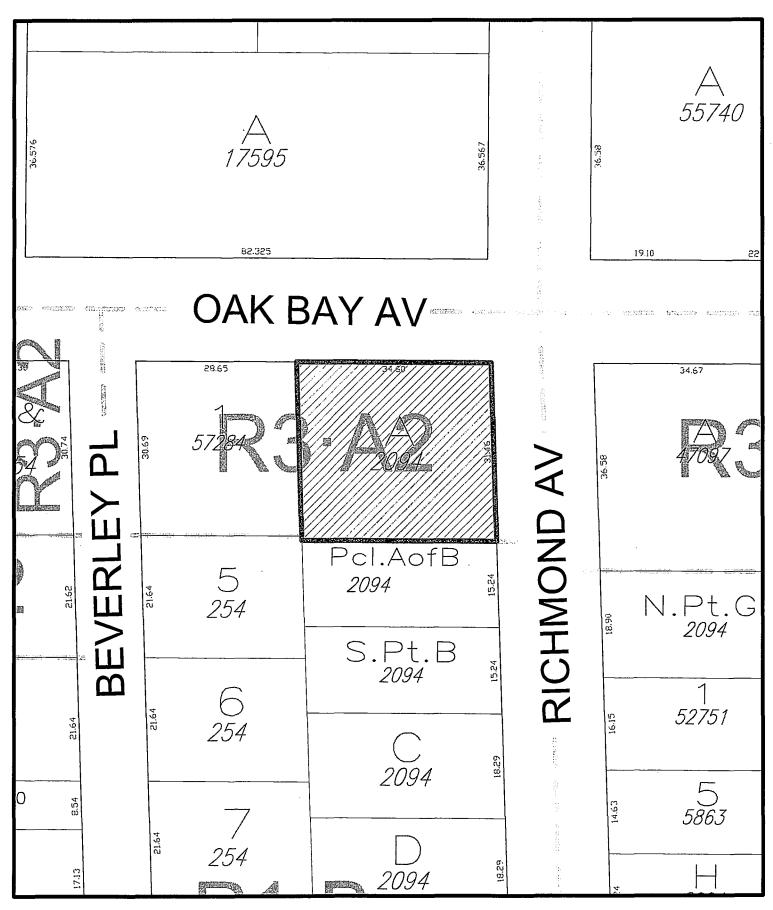
b. <u>Multiple dwelling</u> subject to strata title ownership (minimum)

1.12 space per <u>dwelling unit</u>

c. Bicycle parking (minimum)

Subject to the regulations in

Schedule "C"





1082/1084 Richmond Avenue Rezoning #00388 Bylaw #

