

PART 3.101 – R-78 ZONE, MCCLURE STREET MULTIPLE DWELLING DISTRICT

3.101.1 Permitted Uses in this Zone

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

- a. The uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”

3.101.2 Community Amenities

- a. As a condition of additional density pursuant to part 3.101.3 b., the following community amenities must be provided:
 - (i) a monetary contribution to the Parks and Greenways Acquisition Fund in the amount of \$48,489 as adjusted pursuant to part 3.101.2 b.; and
 - (ii) a monetary contribution to the Victoria Housing Fund in the amount of \$48,489 as adjusted pursuant to part 3.101.2 b.
- b. The total amenity contribution in the amount of \$96,978 (the “Base Contribution”) shall be adjusted annually on January 1 commencing the second calendar year following the year this bylaw is adopted and each year thereafter, by 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 3.101.2, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function

3.101.3 Floor Area, Floor Space Ratio

- a. Floor space ratio where the community amenities have not been provided pursuant to part 3.101.2 (maximum) 1.6:1
- b. Floor space ratio where the community amenities have been provided pursuant to part 3.101.2 (maximum) 1.85:1

3.101.4 Height, Storeys

- a. Principal building height (maximum) 15.7m
- b. Storeys (maximum) 4

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3.101.5 Lot Area

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| a. <u>Lot area</u> (minimum) | 1350m ² |
| b. <u>Lot width</u> (minimum) | 36m average <u>lot width</u> |
| c. A <u>multiple dwelling</u> may not be erected, used or maintained on a <u>lot</u> having an <u>area</u> less than 1350 m ² | |

3.101.6 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 4m |
| b. <u>Rear yard setback</u> (minimum) | 6m |
| Except for the following maximum projections into the setback: | |
| • Balcony | 1.5m |
| c. <u>Side yard setback</u> (East) from interior <u>lot lines</u> (minimum) | 3m |
| Except for the following maximum projections into the setback: | |
| • Balcony | 1m |
| d. <u>Side yard setback</u> (West) from interior <u>lot lines</u> (minimum) | 3m |
| Except for the following maximum projections into the setback: | |
| • Balcony | 1m |

3.101.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 49% |
| b. <u>Open site space</u> (minimum) | 51% |

3.101.8 Self-contained Dwelling Unit Size

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| <u>Self-contained Dwelling Unit floor area</u> (minimum) | 33m ² |
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3.101.9 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 |
| b. <u>Multiple dwelling</u> (minimum) | 0.89 space per <u>dwelling unit</u> |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 14-094 adopted January 22, 2015