

PART 3.86 - R-65 ZONE, BELLEVILLE STREET MULTIPLE DWELLING DISTRICT**Definitions**

- 1 In this part, “community amenities” means all of the following, the provision of which must be secured under the terms of a Section 219 Covenant (*Land Title Act*) registered against title to the lands in this zone, representing a total value of \$507,000:
- (a) the payment to the City of Victoria of \$74,000 to contribute to construction of the Harbour Pathway improvements along Belleville Street between Pendray Street and Oswego Street;
 - (b) the construction of a plaza at the corner of Belleville Street and Pendray Street valued at least \$121,000;
 - (c) the payment to the City of Victoria of \$312,000 to be placed in the Harbour Pathway fund.

Uses

- 2 The only uses permitted in this Zone are Multiple Dwellings.

Density

- 3 The maximum permitted density in this zone is 1.2:1 Floor Space Ratio.

Density, with community amenities

- 4 The maximum permitted density in this zone is 3.0:1 Floor Space Ratio when all community amenities are provided to the City.

Regulations Table

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<i>Category of regulation</i>	<i>Requirements</i>	
<u>Lot Area</u> (min.)	2,000 m ²	
<u>Height</u> (max.)	30 m	
<u>Site Coverage</u> (max.)	45 %	
<u>Open Site Space</u> (min.)	40 %	
Siting		
<u>Setbacks</u>	<i>Boundary of Lot</i>	<i>Setback (m)</i>
	Front (Cross Street)	4.5 m
	Rear (Belleville Street)	0.4m
	Side (Pendray Street)	2.5m
	Interior Lot Line	0.0 m
<u>Parking</u> (min.)	<i>Type & Size of Use</i>	<i># of Spaces</i>
	Vehicles	40 spaces
	Bicycles	As per Schedule “C”