

NO. 23-014

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-107 Zone, Multiple Dwelling (1114 McClure) District, and to rezone land known as 1114/1116 McClure Street from the R1-B Zone, Single Family Dwelling District, to the R-107 Zone, Multiple Dwelling (1114 McClure) District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1289)”.
- 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:

“3.142 R-107 Multiple Dwelling (1114 McClure) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.141 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1114/1116 McClure Street, legally described as PID: 008-653-291 Lot 7, Fairfield Farm Estate, Victoria City, Plan 758 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-107 Zone, Multiple Dwelling (1114 McClure) District.

READ A FIRST TIME the 5th day of **January** 2023

READ A SECOND TIME the 5th day of **January** 2023

Public hearing held on the day of 2023

READ A THIRD TIME the day of 2023

ADOPTED on the day of 2023

CITY CLERK

MAYOR

PART 3.142 – R-107 ZONE, MULTIPLE DWELLING (1114 MCCLURE) DISTRICT

3.142.1 Definitions

In this Part, “ground-oriented multiple dwelling” means a building having no less than three and no more than six self-contained dwelling units, at least half of which have individual and direct access to the outside for ingress and egress.

3.142.2 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. Ground-oriented multiple dwelling

3.142.3 Lot Area

- | | |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 670m ² |
| b. <u>Lot width</u> (minimum) | 18m |

3.142.4 Floor Space Ratio

- | | |
|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 0.71:1 |
|---------------------------------------|--------|

3.142.5 Height, Storeys

- | | |
|-------------------------------------|-------|
| a. <u>Building height</u> (maximum) | 10.5m |
| b. <u>Storeys</u> (maximum) | 3 |

3.142.6 Setbacks, Projections

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 4m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 1.75m |
| • <u>porch</u> | 0.5m |
| b. <u>Rear yard setback</u> (minimum) | 8m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m |

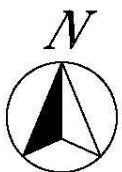
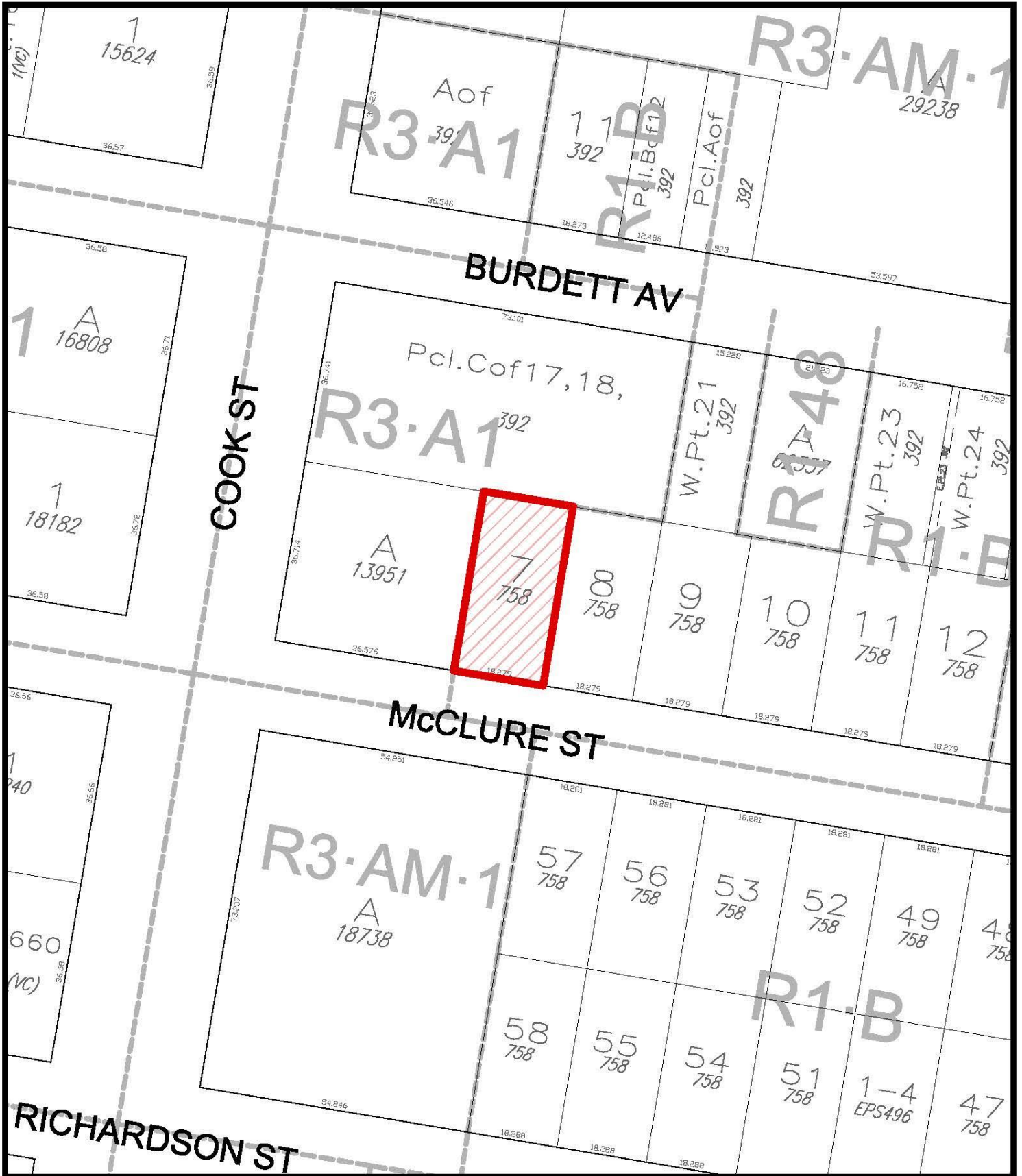
**PART 3.142 – R-107 ZONE, MULTIPLE DWELLING (1114 MCCLURE)
DISTRICT**

3.142.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 20% |

3.142.8 Vehicle and Bicycle Parking

- | | |
|------------------------------|---|
| a. Vehicle parking (minimum) | Subject to the regulations in
Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in
Schedule “C” |



1114 & 1116 McClure Street
 Rezoning No.00772

