

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the T-25 Zone, McClure Transient Accommodation District, and to rezone land known as 902, 906 and 910 McClure Street from the T-7 Zone, Bessborough Transient Accommodation District, and the R-K Zone, Medium Density Attached Dwelling District, to the T-25 Zone, McClure Transient Accommodation 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. 1203)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 5 – Transient Accommodation Zones by adding the following words:

“5.25 T-25 McClure Transient Accommodation District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 5.24 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 902, 906 and 910 McClure Street, legally described as PID: 030-856-574 Lot A, Section 88, Victoria District, Plan EPP93909 and shown hatched on the attached map, is removed from the T-7 Zone, Bessborough Transient Accommodation District and the R-K Zone, Medium Density Attached Dwelling District, and placed in the T-25 Zone, McClure Transient Accommodation District.
- 5 The Zoning Regulation Bylaw is also amended by repealing the T-7 Zone, Bessborough Transient Accommodation District.

READ A FIRST TIME the                      **5<sup>th</sup>**      day of                      **September**                      2019

READ A SECOND TIME the                      **5<sup>th</sup>**      day of                      **September**                      2019

Public hearing held on the                      day of                      2019

READ A THIRD TIME the                      day of                      2019

ADOPTED on the                      day of                      2019

CITY CLERK

MAYOR

## PART 5.25 – T-25 ZONE, MCCLURE TRANSIENT ACCOMMODATION DISTRICT

### 5.25.1 Permitted Uses in this Zone

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

- a. Transient accommodation

### 5.25.2 Lot Area, Number of Buildings

- a. Lot area (minimum) 1850m<sup>2</sup>
- b. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part

### 5.25.3 Floor Space Ratio

- a. Floor space ratio (maximum) 0.64:1

### 5.25.4 Height, Storeys

- a. Building height (maximum) 10.55m
- b. Storeys (maximum) 4

### 5.25.5 Setbacks, Projections

- a. Front yard setback (minimum) 7.5m
- b. Rear yard setback (minimum) 7.5m
- c. Side yard setback from interior lot lines (minimum) 3.5m
- d. Side yard setback on a flanking street for a corner lot (minimum) 7.5m
- e. Projections into setbacks (maximum)
  - Cornices, fin walls, slab edges, eaves, window overhangs and sunscreens 0.75m
- f. Notwithstanding subsections (a), (b), and (d), front yard, rear yard and flanking street side yard setbacks shall not apply to entrance canopies, steps, patios and balconies forming part of a building
- g. Separation distance between buildings (minimum) 4.0m

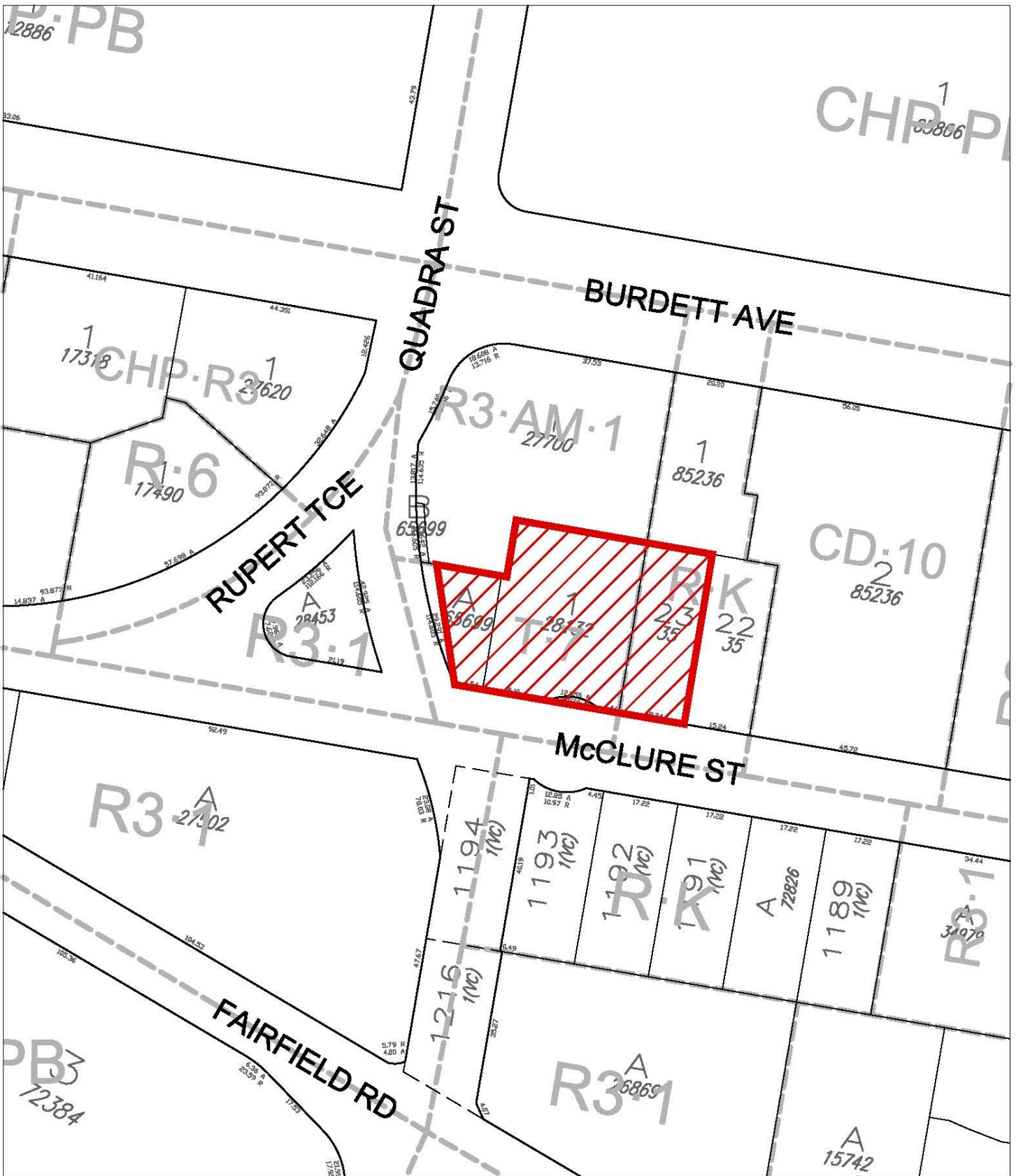
**PART 5.25 – T-25 ZONE, MCCLURE TRANSIENT ACCOMMODATION DISTRICT**

**5.25.6 Site Coverage, Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 30% |
| b. <u>Open site space</u> (minimum) | 27% |

**5.25.7 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” |



902, 906 & 910 McClure Street  
Rezoning No.00648

