

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) District, and to rezone land known as 1120, 1124 and 1128 Burdett Avenue from the R1-B Zone, Single Family Dwelling District, and the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District to the R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) 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. 1257)”.
- 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:

“3.111 R3-AM-4, Mid-Rise Multiple Dwelling (Burdett) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.110 the provisions contained in Schedule 1 of this Bylaw.
- 4 The following lands, which are shown hatched on the map attached as Schedule 2, are removed from the R1-B Zone, Single Family Dwelling District, and the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District, and placed in the R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) District:
  - (a) 1120 Burdett Avenue, legally described as PID: 000-188-778 Lot 11, Fairfield Farm Estate, Victoria City, Plan 392
  - (b) 1124 Burdett Avenue, legally described as PID: 006-975-020 Parcel B (DD 177944I) of Lot 12, Fairfield Farm Estate, Victoria City, Plan 392
  - (c) 1128 Burdett Avenue, legally described as PID: 000-049-891 Parcel A (DD 81442I) of Lots 12 and 13, Fairfield Farm Estate, Victoria City, Plan 392
- 5 The Zoning Regulation Bylaw is amended by adding the following lands to Schedule N – Residential Rental Tenure Properties:
  - (a) 1120 Burdett Avenue, legally described as PID: 000-188-778 Lot 11, Fairfield Farm Estate, Victoria City, Plan 392
  - (b) 1124 Burdett Avenue, legally described as PID: 006-975-020 Parcel B (DD 177944I) of Lot 12, Fairfield Farm Estate, Victoria City, Plan 392
  - (c) 1128 Burdett Avenue, legally described as PID: 000-049-891 Parcel A (DD 81442I) of Lots 12 and 13, Fairfield Farm Estate, Victoria City, Plan 392

READ A FIRST TIME the **23<sup>rd</sup>** day of **September** 2021

READ A SECOND TIME the **23<sup>rd</sup>** day of **September** 2021

Public hearing held on the day of 2021

READ A THIRD TIME the day of 2021

ADOPTED on the day of 2021

CITY CLERK

MAYOR

## PART 3.111 – R3-AM-4 ZONE, MID-RISE MULTIPLE DWELLING (BURDETT) DISTRICT

### 3.111.1 Permitted Uses in this Zone

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

- a. 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

### 3.111.2 Lot Area

- a. Lot area (minimum) 1600m<sup>2</sup>

### 3.111.3 Community Amenities

As a condition of additional density pursuant to Part 3.111.4, the following community amenity must be provided:

- a. The lands in this Zone being subject to a registered housing agreement ensuring all dwelling units built in this Zone will be occupied pursuant to residential rental tenure.
- b. Registration of a Section 219 Covenant securing a minimum of thirteen two-bedroom and three three-bedroom dwelling units within any building constructed in this Zone.
- c. Registration of a Section 219 Covenant restricting strata titling of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.

### 3.111.4 Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 3.111.3 (maximum) 0.5:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.111.3 (maximum) 1.9:1

### 3.111.5 Height, Storeys

- a. Principal building height (maximum) 16.5m
- b. Storeys (maximum) 5

**PART 3.111 – R3-AM-4 ZONE, MID-RISE MULTIPLE DWELLING (BURDETT)  
DISTRICT**

**3.111.6 Setbacks, Projections**

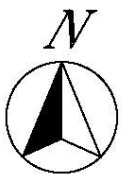
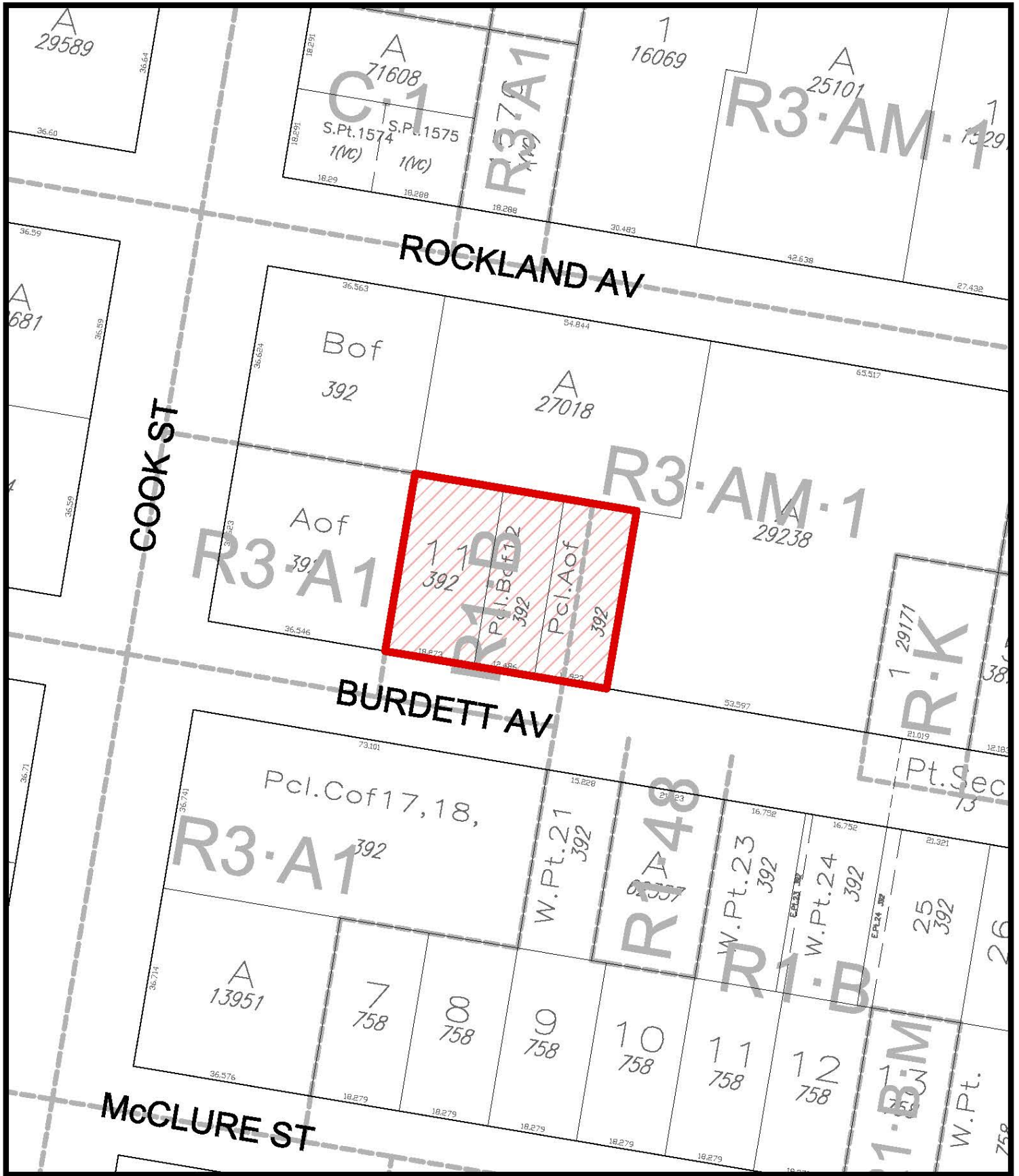
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|--|-------|
| a. <u>Front yard setback</u> (minimum)                               | 4.0m  |
| b. <u>Rear yard setback</u> (minimum)                                | 10.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.0m  |

**3.111.7 Site Coverage, Open Site Space**

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

**3.111.8 Vehicle and Bicycle Parking**

Subject to the regulations in Schedule “C”



1120, 1124, and 1128 Burdett Avenue  
 Rezoning No.00734

