

NO. 23-022

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-109 Zone, Russell Street Supportive Housing District, and to rezone land known as 225 Russell Street from the M-1 Zone, Limited Light Industrial District to the R-109 Zone, Russell Street Supportive Housing 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. 1295)”.
- 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:

“3.144 R-109, Russell Street Supportive Housing District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.143 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 225 Russell Street, legally described as PID: 003-846-415, Lot A, Section 31, Esquimalt District, Plan 17917, and shown hatched on the attached map, is removed from the M-1 Zone, Limited Light Industrial District, and placed in the R-109 Zone, Russell Street Supportive Housing District.

READ A FIRST TIME the	20th	day of	April	2023
READ A SECOND TIME the	20th	day of	April	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 3.144 – R-109 ZONE, RUSSELL STREET SUPPORTIVE HOUSING DISTRICT

3.144.1 Definitions

In this part, Assisted Living Facility means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and other assisted living services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises

3.144.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Assisted Living Facility
- c. Public Building
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

3.144.3 Lot Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 1330m ² |
|------------------------------|--------------------|

3.144.4 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 1330m ² |
| b. <u>Floor space ratio</u> (maximum) | 1:1 |

3.144.5 Height, Storeys

- | | |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 10.7m |
| b. <u>Storeys</u> (maximum) | 3 |

3.144.6 Setbacks, Projections

- | | |
|--|------|
| a. <u>Front yard setback</u> (minimum) | 4.0m |
| b. <u>Rear yard setback</u> (minimum) | 3.0m |
| c. <u>Side yard setback</u> (minimum) | 3.0m |

PART 3.144 – R-109 ZONE, RUSSELL STREET SUPPORTIVE HOUSING DISTRICT

3.144.7 Site Coverage, Open Site Space

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

3.144.8 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” |

