

NO. 23-030

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-110 Zone, Multiple Dwelling (450 Dallas Road) District, and to rezone land known as 450 Dallas Road from the R3-H Zone, High Density Multiple Dwelling District to the R-110 Zone, Multiple Dwelling (450 Dallas Road) 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. 1300)”.
- 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:

“3.145 R-110, Multiple Dwelling (450 Dallas Road) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.144 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 450 Dallas Road, legally described as PID: 003-983-943, Lot 1, Beckley Farm, Victoria City, Plan 16037 and shown hatched on the attached map, is removed from the R3-H Zone, High Density Multiple Dwelling District, and placed in the R-110 Zone, Multiple Dwelling (450 Dallas Road) District.

READ A FIRST TIME the	27th	day of	April	2023
READ A SECOND TIME the	27th	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 3.145 – R-110 ZONE, MULTIPLE DWELLING (450 DALLAS ROAD) DISTRICT

3.145.1 General Regulations

Notwithstanding section 19 of the General Regulations, up to two buildings other than an accessory building are permitted on one lot in this zone.

3.145.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

3.145.3 Lot Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 2935m ² |
|------------------------------|--------------------|

3.145.4 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 7077m ² |
| b. <u>Floor space ratio</u> (maximum) | 2.41:1 |

3.145.5 Height, Storeys

- | | |
|-------------------------------------|---|
| a. <u>Building height</u> (maximum) | 34m for a <u>building</u> constructed prior to January 1, 2023 and 24m for a <u>building</u> constructed after January 1, 2023 |
| b. <u>Storeys</u> (maximum) | 12 storeys for a <u>building</u> constructed prior to January 1, 2023 and 6 storeys for a <u>building</u> constructed after January 1, 2023 |

3.145.6 Setbacks

- | | |
|--|------|
| a. <u>Street boundary setback</u> (minimum) | 5.0m |
| b. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |

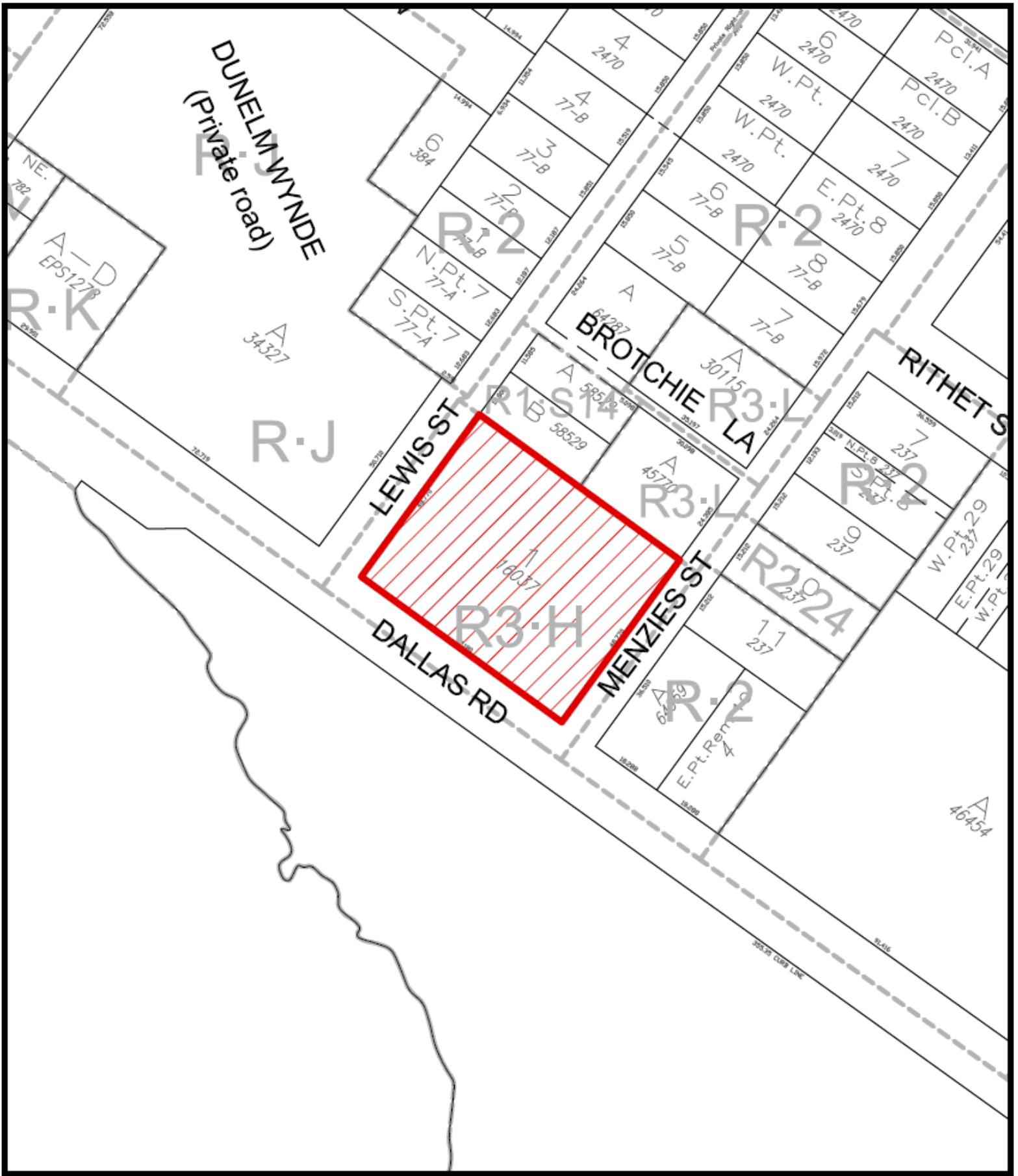
**PART 3.145 – R-110 ZONE, MULTIPLE DWELLING (450 DALLAS ROAD)
DISTRICT**

3.145.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 67% |
| b. <u>Open site space</u> (minimum) | 40% |

3.145.8 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|---|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C". |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



450 Dallas Road
Rezoning No.00789

