

## PART 3.104 – R-81 ZONE, SPEED AND FRANCES MULTIPLE DWELLING DISTRICT

### 3.104.1 Permitted Uses in this Zone

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

- a. The 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. Multiple dwelling
- c. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- d. Office
- e. Financial service,
- f. Retail
- g. Restaurant
- h. Personal services including but not limited to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair and small animal services
- i. Cultural facility
- j. Gymnasia
- k. Launderettes and dry-cleaning establishments used or intended to be used for the purpose of dealing with the public served thereby
- l. Studios
- m. High tech
- n. Storage lots for undamaged vehicles intended for sale
- o. Vehicle sales and rentals

### 3.104.2 Location of Permitted Uses

- a. The uses identified in Part 3.104.1 n. and o. are only permitted on the following lots:  
  
Lot 16, Section 4, Victoria District, Plan 358  
Lot 17, Section 4, Victoria District, Plan 358  
Lot 18, Section 4, Victoria District, Plan 358
- b. All of the uses described in Part 3.99.1 c–m must be located on the ground floor of a multiple dwelling.

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### 3.104.3 Community Amenities

As a condition of additional density pursuant to Part 3.104.5 a monetary contribution to Victoria Housing Fund in the amount of \$ 975,000, as adjusted pursuant to this Part 3.104.3 must be provided as a community amenity.

The amenity contribution in the amount of \$975,000 (the “Base Contribution”) shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #15-031 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.

For the purposes of this Part 3.104.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

### 3.104.4 Lot Area, Lot Width

- a. A multiple dwelling may not be erected, used or maintained on a lot have an area less than 5340m<sup>2</sup>
- b. Lot area (minimum) 460m<sup>2</sup>
- c. Lot width (minimum average) 24m
- d. Panhandle lot Subject to the regulations in Schedule “H”

### 3.104.5 Floor Space Ratio, Number of Buildings

- |   |                    |
|---|--------------------|
| a. <u>Floor space ratio</u> (maximum) where the community amenity has not been provided pursuant to Part 3.104.3  | 1.0:1              |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to Part 3.104.3  | 3.08:1             |
| c. Floor <u>area</u> (maximum) for all of the uses described in Part 3.104.1 c–m where the community amenity has been provided pursuant to Part 3.104.3 | 2440m <sup>2</sup> |
| d. Number of principal <u>buildings</u> (maximum)   | 2                  |

### 3.104.6 Height, Storeys

Principal building height (maximum) 37m

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### 3.104.7 Setbacks, Projections

- |  |      |
|--|------|
| a. <u>Front yard setback</u> – Speed Avenue (minimum)  | 6.0m |
| b. <u>Rear yard setback</u> – Frances Avenue (minimum) | Nil  |
| c. <u>Side yard setback</u> - East (minimum)           | 5.9m |
| d. <u>Side yard setback</u> - West (minimum)           | Nil  |

### 3.104.8 Site Coverage, Open Site Space

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 66% |
| b. <u>Open site space</u> (minimum) | 14% |

### 3.104.9 Vehicle and Bicycle Parking

- |   |                                       |
|---|---------------------------------------|
| a. Residential (minimum)  | 0.96 vehicle spaces per dwelling unit |
| b. Except as otherwise provide this part, vehicle and bicycle parking is to be In accordance with the regulations in Schedule” C” |                                       |

### 3.104.10 Regulations for Undamaged Vehicles and Vehicle Sales and Rentals

- Where any land is used as permitted pursuant to Part 3.104.1 n. and o., a landscaped strip of not less than 0.6m in width and 1.5m in height shall be maintained along the west, north and east lot lines.
- Except as provided in this Part 3.104.10, the provisions of Schedule C apply to land used as permitted pursuant to Part 3.104.1 n. and o.

Bylaw 16-053 adopted June 23, 2016