

PART 3.139 – R-104 ZONE, MENZIES STREET MULTIPLE DWELLING DISTRICT

3.139.1 Permitted Uses in this Zone

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

- a. Single family dwelling, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Multiple dwelling, subject to the regulations set out in this Part
- d. Accessory Building, subject to the regulations in Schedule “F”
- e. Home occupation, subject to the regulations in Schedule “D”
- f. Public Building, subject to the regulations set out in this Part

3.139.2 Lot Area

- a. Lot area (minimum) 920m²

3.139.3 Community Amenities

- a. As a condition of additional density pursuant to Part 3.139.4, a monetary contribution of \$75,000 must be provided to the Victoria Housing Reserve Fund prior to issuance of a Building Permit.
- b. Until the amenity contribution identified in Part 3.139.3 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #22-007 is adopted and each year thereafter, by adding to the base contribution amount in Part 3.139.3 a. an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 3.139.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.139.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 11,130m²
- b. Floor space ratio where the amenity has not been provided pursuant to Part 3.139.3 (maximum) 1.6:1
- c. Floor space ratio where the amenity has been provided pursuant to Part 3.139.3 (maximum) 2.15:1

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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3.139.5 Height, Storeys

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|-----------------------------------------------|-----|
| a. Principal <u>building height</u> (maximum) | 20m |
| b. <u>Storeys</u> (maximum) | 6 |

3.139.6 Setbacks, Projections

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|------------------------------------------------------------------------------------|------|
| a. <u>Front yard setback</u> (minimum) | 7.0m |
| b. <u>Rear yard setback</u> (minimum) | 7.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 7.0m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 7.0m |

3.139.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 56% |
| b. <u>Open site space</u> (minimum) | 44% |

3.139.8 Vehicle and Bicycle Parking

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|------------------------------|--------------------------------------------|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

[NOTE: Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]

Bylaw 22-007 adopted May 5, 2022