

PART 3.151 – R-112 ZONE, MULTIPLE DWELLING MEARES DISTRICT

3.151.1 Definitions

In this Zone, “live-work” means a self-contained dwelling unit combined with commercial space, which is limited to one of the following commercial uses:

- i. coffee shop;
- ii. financial service;
- iii. retail;
- iv. making, processing, and assembly of products on a small scale;
- v. artist studio;
- vi. offices;
- vii. personal and professional services;
- viii. high tech.

3.151.2 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”
- d. Live-work

3.151.3 Siting

- a. Live-work uses are not permitted above the first storey of a building.

3.151.4 Lot Area

- a. Lot area (minimum) 1350m²

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3.151.5 Floor Area, Floor Space Ratio

- a. Total floor area per dwelling unit (minimum) 33m²
- b. Total floor area (maximum) 3365m²
- c. Floor space ratio where the amenities have been provided pursuant to section 3.151.6.a (maximum) 2.49:1
- d. Floor space ratio where the amenities have not been provided pursuant to section 3.151.6.a (maximum) as follows:

<u>Storeys</u>	<u>Floor Space Ratio</u>
1	0.3:1.0
2	0.6:1.0
3	0.9:1.0
4	1.2:1.0
5	1.2:1.0
6	1.2:1.0

3.151.6 Community Amenities

- a. As a condition of additional density pursuant to Part 3.151.5, the following amenities must be provided as community amenities:
 - i. a monetary contribution of \$82,600 towards the Downtown Core Area Public Realm Improvement Fund, and
 - ii. a monetary contribution of \$35,400 towards the Victoria Housing Reserve Fund.
- b. Until the amenity contributions identified in Part 3.151.6.a. are paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 23-083 is adopted and each year thereafter, by adding to the base contribution amounts in 3.151.6.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.

For the purposes of this Part 3.151.6.a. “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

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3.151.7 Height, Storeys

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|-------------------------------------|-------|
| a. <u>Building height</u> (maximum) | 22.5m |
| b. <u>Storeys</u> (maximum) | |
| i without <u>roof deck</u> | 6 |
| ii with <u>roof deck</u> | 7 |

3.151.8 Setbacks

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|--|--------|
| a. <u>Street boundary setback</u> (minimum) | 13.50m |
| b. <u>Rear yard setback</u> (minimum) | 11.35m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 11.35m |

3.151.9 Site Coverage, Open Site Space

a. The site coverage of a multiple dwelling shall not exceed the percentage that corresponds to the number of storeys in the multiple dwelling, as follows:

<u>Storeys</u>	<u>Maximum Site Coverage</u>
1	30%
2	30%
3	30%
4	30%
5	24%
6	20 %

b. Open site space (minimum) 30%

3.151.10 Vehicle and Bicycle Parking

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

Bylaw 23-083 adopted March 13, 2025