

PART 3.154 – R-115 ZONE, MANCHESTER MULTIPLE DWELLING DISTRICT

3.154.1 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 set out in Schedule “F”
- e. For certainty, secondary suites, garden suites, roomers, or boarders are only permitted as an accessory use to a single family dwelling and in accordance with Part 1.2 of the Zoning Regulation Bylaw

3.154.2 Lot Area, Number of Buildings

- a. Lot area (minimum) 1,018.12 m²
- b. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part

3.154.3 Community Amenities

- a. As a condition of additional density pursuant to Part 3.115.4 the following monetary contributions, as adjusted pursuant to Part 3.115.3 b. and c. must be provided as community amenities:
 - i. \$9,480.89 to the Victoria Housing Reserve Fund, and
 - ii. \$22,121.96 to the Local Amenities Reserve Fund
- b. Until the amenity contributions identified in Part 3.115.3.a. are paid in full, they shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw 23-076 is adopted and each year thereafter, by adding to the base contribution amounts in Part 3.115.3.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 3.115.3, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.154.4 Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 3.115.3 (maximum) 0.5:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.115.3 (maximum) 1.17:1

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3.154.5 Height, Storeys

- a. Building height (maximum) 11.40 m
- b. Storeys (maximum) 3

3.154.6 Setbacks, Projections

- a. Front yard setback (minimum) 6.0 m
- b. Except for the following maximum projections into the setback:
 - i. porch 2.50 m
 - ii. stairs 1.40 m
- c. Rear yard setback (minimum) 6.00 m
- d. Side yard setback from interior lot lines (minimum) 2.50 m

Except for the following maximum projections into the setback:

- i. bicycle storage 0.00 m

3.154.7 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 61.50 %
- b. Open site space (minimum) 19 %

3.154.8 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”

Bylaw 23-076 adopted October 3, 2024