

NO. 25-018

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-M-2 Zone, Menzies Commercial Residential 2 District, and to rezone land known as 131, 135, and 139 Menzies Street from the R-2 Zone, Two Family Dwelling District to the CR-M-2 Zone, Menzies Commercial Residential 2 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. 1358)”.

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.113 CR-M-2 Menzies Commercial Residential 2 District”

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.112 the provisions contained in Schedule 1 of this Bylaw.

4 The land specified below and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the CR-M-2 Zone, Menzies Commercial Residential 2 District:

(a) 131 Menzies Street, legally described as PID 008-674-388, Lot 24, Section 11, Beckley Farm, Victoria City, Plan 753;

(b) 135 Menzies Street, legally described as PID 008-674-418, Lot 23, Section 11, Beckley Farm, Victoria City, Plan 753; and

(c) 139 Menzies Street, legally described as PID 008-674-361, Lot 22, Section 11, Beckley Farm, Victoria City, Plan 753.

5 The Zoning Regulation Bylaw is further amended by adding the land described in section 4 to Schedule N – Residential Rental Tenure Properties.

READ A FIRST TIME the day of 2025

READ A SECOND TIME the day of 2025

READ A THIRD TIME the day of 2025

ADOPTED on the

day of

2025

CITY CLERK

MAYOR

**PART 4.113 – CR-M-2 ZONE, MENZIES COMMERCIAL RESIDENTIAL 2 DISTRICT****4.113.1 Permitted Uses in this Zone**

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

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

**4.113.2 Location and Siting of Permitted Uses**

- a. Retail must be located on the first storey in those parts of the building that are within 5.50 metres from Menzies Street.
- b. Residential uses are not permitted on the first storey in those parts of a building within 5.50 metres from Menzies Street.

**4.113.3 Lot Area**

- |                              |                       |
|------------------------------|-----------------------|
| a. <u>Lot area</u> (minimum) | 1244.00m <sup>2</sup> |
|------------------------------|-----------------------|

**4.113.4 Floor Space Ratio**

- |                                       |        |
|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 2.00:1 |
|---------------------------------------|--------|

**4.113.5 Height, Storeys**

- |   |        |
|---|--------|
| a. Principal <u>building height</u> (maximum) | 14.10m |
| b. <u>Storeys</u> (maximum)                   | 4      |

**4.113.6 Setbacks, Projections**

- |  |       |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 4.00m |
|--|-------|

Except for the following maximum projection into the setback:

- |  |        |
|--|--------|
| <ul style="list-style-type: none"> <li>• <u>balcony</u></li> </ul>   | 1.80m  |
| b. <u>Rear yard setback</u> (minimum)                                | 10.00m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.00m  |

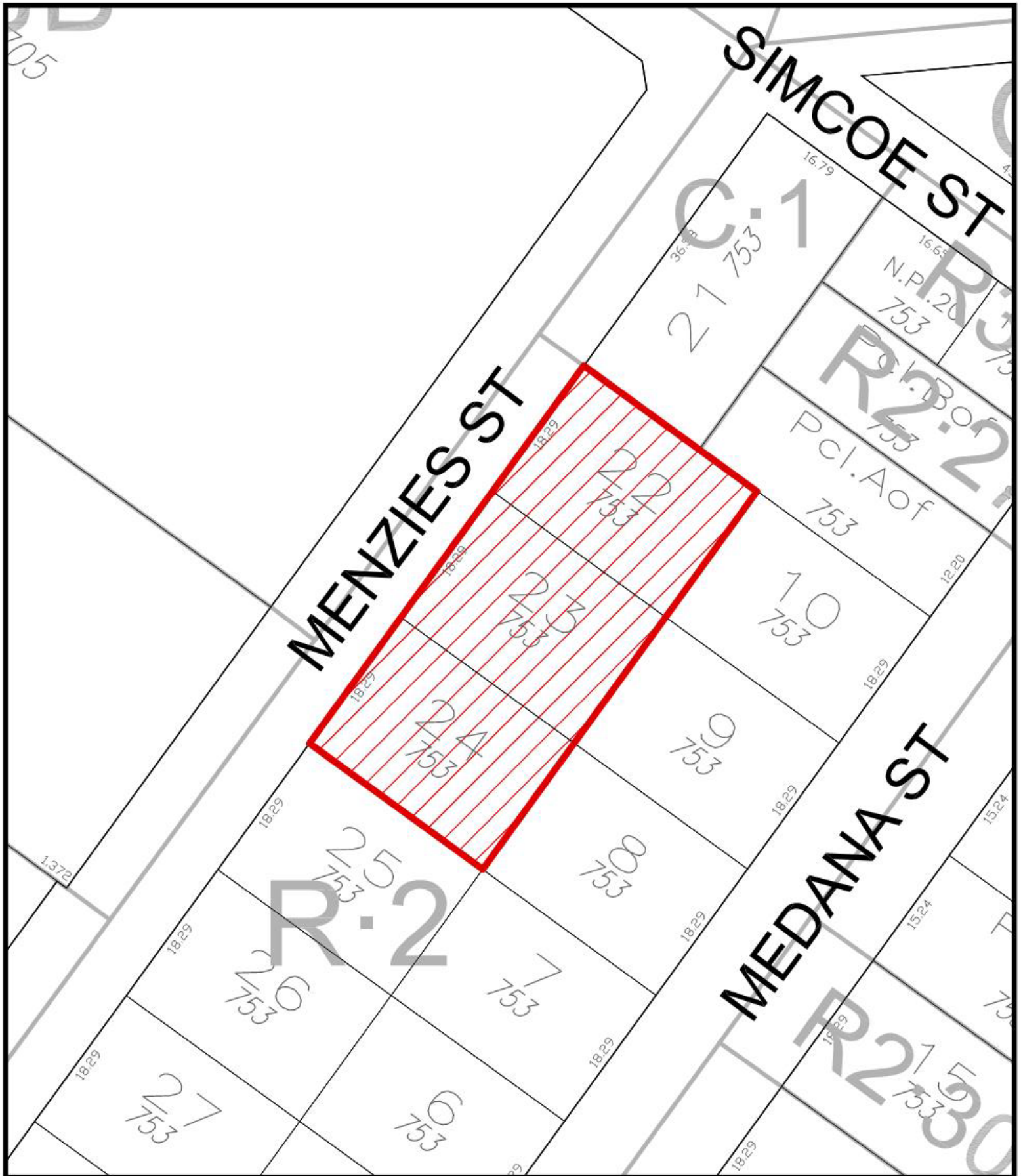
**PART 4.113 – CR-M-2 ZONE, MENZIES COMMERCIAL RESIDENTIAL 2 DISTRICT****4.113.7 Site Coverage, Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

**4.113.8 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” |

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



131-139 Menzies Street  
Rezoning No.00823

