NO. 24-080

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the URMD-2 Zone, Urban Residential Multiple Dwelling (Douglas Street) District, and to rezone land known as 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street from the R3-2 Zone, Multiple Dwelling District to the URMD-2 Zone, Urban Residential Multiple Dwelling (Douglas Street) District.

The Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1349)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 3 Multiple Dwelling Zones by adding the following words:
 - "3.158 URMD-2 Urban Residential Multiple Dwelling (Douglas Street) District"
- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.157 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street, legally described as PID: 010-964-355, Lot A, Beckley Farm, Victoria City, Plan 46731 and PID: 011-361-239, Lot 1, Beckley Farm, Victoria City, Plan 46850 and shown hatched on the attached map, is removed from the R3-2 Zone, Multiple Dwelling District, and placed in the URMD-2 Zone, Urban Residential Multiple Dwelling (Douglas Street) District.
- 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	2024
READ A SECOND TIME the	day of	2024
READ A THIRD TIME the	day of	2024
ADOPTED on the	day of	2024

CITY CLERK

MAYOR

Approved as to content + map review: Rob Bateman 2024/11/07 Approved as to form: LS name and date

3.158.1 Definitions

In this Part, <u>Assisted living facility</u> means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and one or two prescribed services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises.

3.158.2 Permitted Uses in this Zone

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

- a. Assisted living facility, subject to the regulations set out in this Part
- b. Multiple dwelling, subject to the regulations set out in this Part
- c. <u>Home occupation</u> subject to the regulations in Schedule "D"
- d. Accessory Buildings subject to the regulations in Schedule "F"

3.158.3 Lot Area

a. Lot area (minimum)

1840.0m²

3.158.4 Floor Space Ratio and Number of Buildings

a. Floor space ratio (maximum)

2.45:1

b. Notwithstanding section 19, General Regulations, up to two <u>buildings</u> other than an <u>accessory building</u> may be erected or used on one <u>lot</u>.

3.158.5 Height, Storeys

a. Principal <u>building</u> <u>height</u> (maximum)

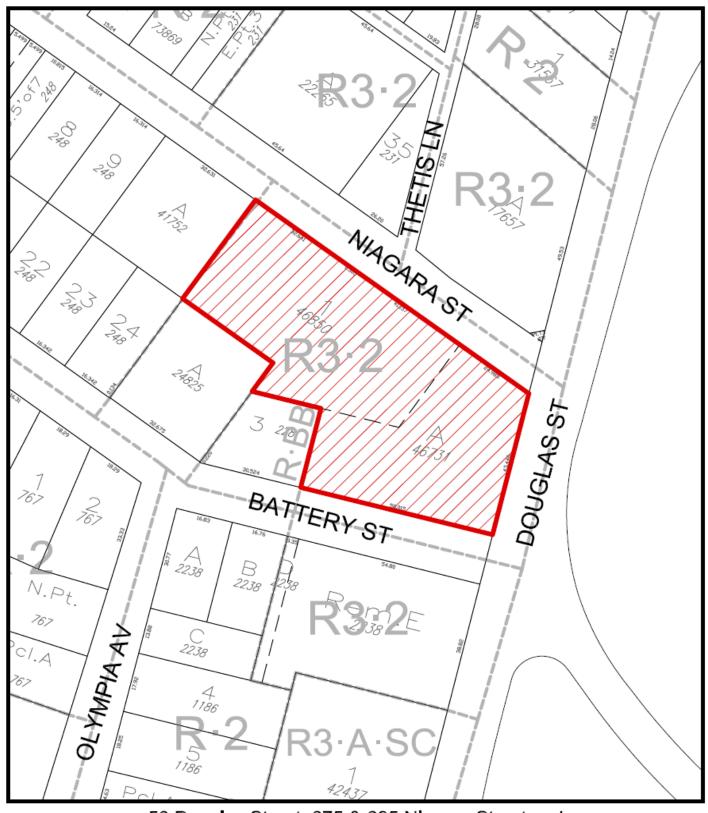
18.5m

b. Storeys (maximum)

6

3.158.6 Setbacks, Projections		
a.	Setback from Douglas Street (minimum)	4.0m
b.	Setback from Battery Street (minimum)	10.0m
C.	Setback from interior lot lines (minimum)	6.0m
d.	Setback from Niagara Street (minimum)	4.0m
e.	Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a setback (maximum)	1.80m
f.	Separation space between <u>buildings</u> (minimum)	5.0m
3.158.7 Site Coverage, Open Site Space		
a.	Site Coverage (maximum)	40%
b.	Open site space (minimum)	50%
3.158.8 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]





50 Douglas Street, 675 & 685 Niagara Street and 674-678 Battery Street
Rezoning No.00810

