

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-P Zone, Pandora Commercial Residential District, and to rezone land known as 926 and 932 Pandora Avenue from the CA-1 Zone, Pandora Avenue Special Commercial District to the CR-P Zone, Pandora Commercial Residential District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1179)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended by adding the following words after “4.93 C1-N2 Neighbourhood Shopping (Cannabis) 2 District” in the Table of Contents of Schedule “B” under the caption PART 4 – General Commercial Zones:

“4.94 CR-P Pandora Commercial Residential District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part 4.93 the provisions attached as Schedule 1 to this Bylaw.
- 4 The land known as 926 and 932 Pandora Avenue, legally described as:

PID: 004-501-071 Lot A, Suburban Lot 10, Victoria City, Plan 11092

PID: 000-764-281 Lot 1, Suburban Lot 10, Victoria City, Plan 16474

and shown hatched on the attached map, is removed from the CA-1 Zone, Pandora Avenue Special Commercial District, and placed in the CR-P Zone, Pandora Commercial Residential District.

READ A FIRST TIME the                      **11<sup>th</sup>**      day of                      **April**                      2019

READ A SECOND TIME the                      **11<sup>th</sup>**      day of                      **April**                      2019

Public hearing held on the                      day of                      2019

READ A THIRD TIME the                      day of                      2019

ADOPTED on the                      day of                      2019

CITY CLERK

MAYOR

## PART 4.94 – CR-P ZONE, PANDORA COMMERCIAL RESIDENTIAL DISTRICT

### 4.94.1 Permitted Uses in this Zone

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

- a. Multiple Dwelling
- b. Bakeries used principally for the retail sale of bakery products sold from the premises
- c. Club
- d. Cultural facility
- e. Financial service
- f. Laundrettes and dry cleaning operations used or intended to be used for the purposes of dealing with the public served thereby
- g. High Tech
- h. Office
- i. Personal services
- j. Restaurants
- k. Retail

### 4.94.2 Location of Permitted Uses

- a. The uses identified in Part 4.94.1 b to k must be located on the ground floor fronting Pandora Avenue of a multiple dwelling.

**PART 4.94 – CR-P ZONE, PANDORA COMMERCIAL RESIDENTIAL DISTRICT****4.94.3 Community Amenities**

- a. As a condition of using the additional density pursuant to Part 4.94.5.b, the following community amenity contributions, as adjusted pursuant to Part 4.94.3.b, must be paid prior to building permit issuance:
  - (i) a monetary contribution to the Victoria Housing Trust Fund in the amount of \$307,000;
  - (ii) a monetary contribution to the Downtown Core Area Public Realm Improvement Fund in the amount of \$230,250; and
  - (iii) a monetary contribution to the Downtown Heritage Buildings Seismic Upgrade Fund in the amount of \$76,750.
- b. Until it is paid, a total community amenity contribution in the amount of \$614,000 (the “Base Contribution”) shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw 19-003 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage change in the CPI for the most recently published 12 month period.
- c. For the purposes of Part 4.94.3.b “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

**4.94.4 Lot Area**

- |                              |                    |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 2600m <sup>2</sup> |
|------------------------------|--------------------|

**4.94.5 Floor Space Ratio**

- |   |  |
|---|--|
| a. <u>Floor space ratio</u> (maximum)   | 1:1  |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to Part 4.94.3 | 4.55:1 of which the commercial <u>floor space ratio</u> may not exceed 3:1 |

**4.94.6 Height**

- |   |     |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 30m |
|---|-----|

**PART 4.94 – CR-P ZONE, PANDORA COMMERCIAL RESIDENTIAL DISTRICT****4.94.7 Site Coverage**

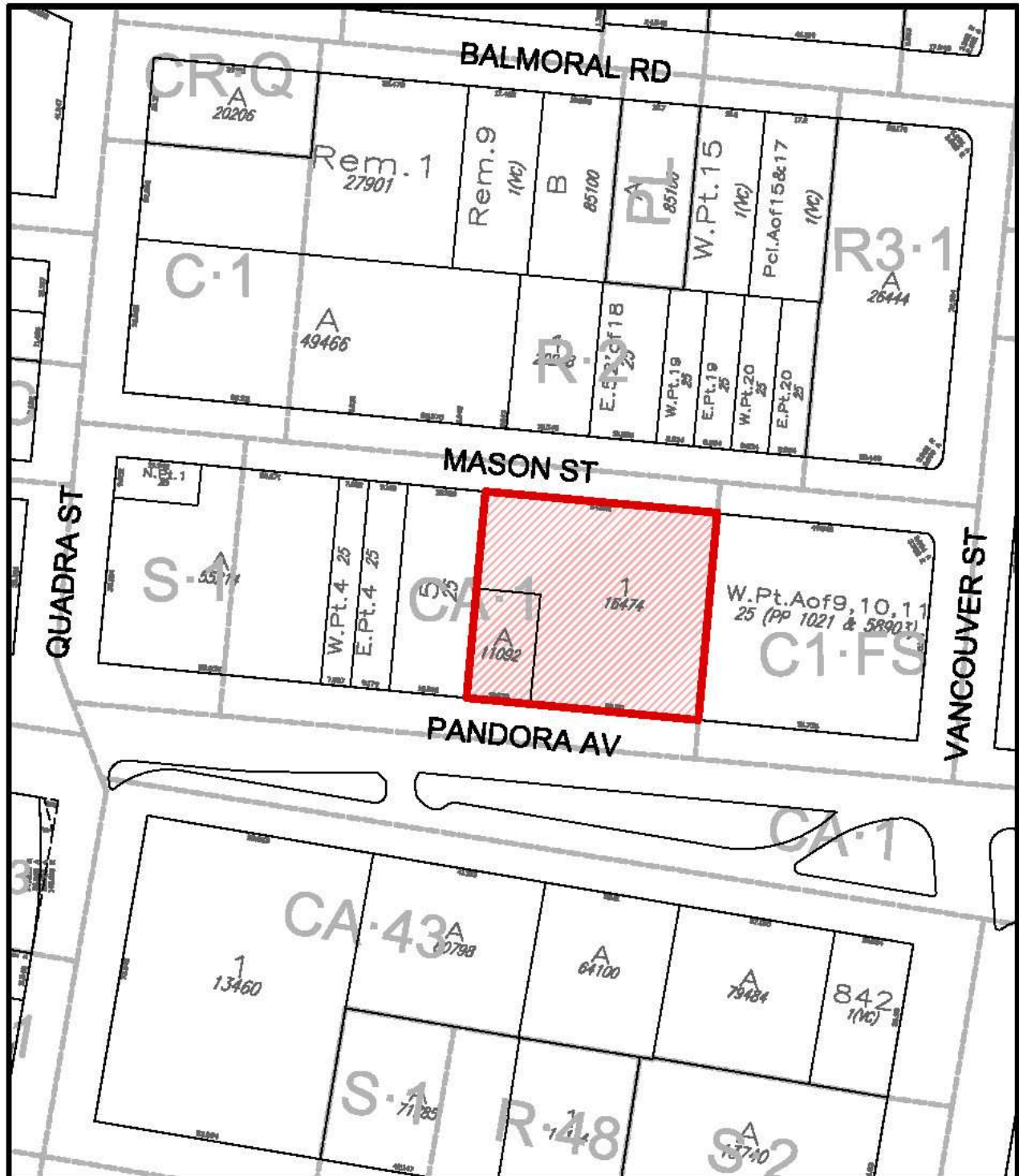
- |                                   |     |
|-----------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 77% |
|-----------------------------------|-----|

**4.94.8 Setbacks**

- |  |       |
|--|-------|
| a. Pandora Avenue <u>setback</u> (minimum)   | 2m    |
| b. Pandora Avenue <u>setback</u> of fin wall at the first storey (minimum)   | 0m    |
| c. Pandora Avenue <u>setback</u> for balconies at eighth storey (minimum)  | 1.5m  |
| d. Pandora Avenue <u>setback</u> at the ninth and tenth storeys to building is 4m and to balconies is 2.5m (minimum) |       |
| e. Mason Street <u>setback</u> at the first storey (minimum)   | 4.3m  |
| f. Mason Street <u>setback</u> between the second and eighth storeys (minimum)                                       | 2.70m |
| g. Mason Street <u>setback</u> at the ninth storey to building is 7.4m and to balconies is 5m (minimum)              |       |
| h. Mason Street <u>setback</u> at the tenth storey (minimum)   | 13.6m |
| i. <u>Side yard setback</u> up to the second <u>storey</u> (minimum)   | 0m    |
| j. <u>Side yard setback</u> (west) above the second <u>storey</u> (minimum)  | 3m    |
| k. <u>Side yard setback</u> (east) above the second <u>storey</u> (minimum)  | 3.5m  |

**4.94.9 Vehicle and Bicycle Parking**

- |   |  |
|---|--|
| a. <u>Vehicle parking</u> (minimum)                 | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Multiple Dwelling (minimum)                      | 0.55 spaces per <u>dwelling unit</u>   |
| c. Visitor parking (minimum)                        | 12 parking spaces  |
| d. Other permitted uses in Section 4.94.1 (minimum) | 50% of the requirements in Schedule “C”  |
| e. <u>Bicycle parking</u> (minimum)                 | Subject to the regulations in Schedule “C”   |



926-32 Pandora Avenue

Rezoning No.00605 & Development Permit No.000508

