

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by amending Figure 1: Off-Street Parking Sub-Areas of Schedule C – Off-Street Parking Regulations to include the lands known as 2566, 2570 & 2580 Fifth Street within the “Village/Centre” geographic area, and by creating the C1-QV-F Zone, Quadra Village Fifth Street District, and to rezone lands known as 2566, 2570 & 2580 Fifth Street from the R-2 Zone, Two Family Dwelling District, to the C1-QV-F Zone, Quadra Village Fifth Street 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. 1195)”.
- 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:

“4.96 C1-QV-F Zone, Quadra Village Fifth Street District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.95 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 2566, 2570 & 2580 Fifth Street, legally described as PID: 009-209-875, Parcel A (DD 87255I) of Lots 15 and 16, Block 17, Section 4, Victoria District, Plan 240; PID: 009-209-191, The Southerly 48 Feet of Lot 17, Block 17, Section 4, Victoria District, Plan 240; PID: 009-209-794, The Southerly 36 Feet of Lot 16, Block 17, Section 4, Victoria District, Plan 240; and PID: 009-209-816, The Northerly 12 Feet of Lot 17, Block 17, Section 4, Victoria District, Plan 240, and shown hatched on the attached map as Schedule 2, are removed from the R-2 Zone, Two Family Dwelling District, and placed in the C1-QV-F Zone, Quadra Village Fifth Street District.
- 5 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended by adding to Schedule N – Residential Rental Tenure Properties, the lands known as 2566, 2570 & 2580 Fifth Street, legally described as PID: 009-209-875, Parcel A (DD 87255I) of Lots 15 and 16, Block 17, Section 4, Victoria District, Plan 240; PID: 009-209-191, The Southerly 48 Feet of Lot 17, Block 17, Section 4, Victoria District, Plan 240; PID: 009-209-794, The Southerly 36 Feet of Lot 16, Block 17, Section 4, Victoria District, Plan 240; and PID: 009-209-816, The Northerly 12 Feet of Lot 17, Block 17, Section 4, Victoria District, Plan 240.
- 6 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended by adding to the Quadra Village “Village/Centre” geographic area in Figure 1 in Schedule C – Off-Street Parking Regulations, the lands known as 2566, 2570 & 2580 Fifth Street, legally described as PID: 009-209-875, Parcel A (DD 87255I) of Lots 15 and 16, Block 17, Section 4, Victoria District, Plan 240; PID: 009-209-191, The Southerly 48 Feet of Lot 17, Block 17, Section 4, Victoria District, Plan 240; PID: 009-209-794, The Southerly 36 Feet of Lot 16, Block 17, Section 4, Victoria District, Plan 240; and PID: 009-209-816, The Northerly 12 Feet of Lot 17, Block 17, Section 4, Victoria District, Plan 240.

READ A FIRST TIME the	8th	day of	August	2019
READ A SECOND TIME the	8th	day of	August	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 4.96 – C1-QV-F ZONE, QUADRA VILLAGE FIFTH STREET DISTRICT**4.96.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Commercial-residential buildings, which for the purposes of this Section, shall include any building comprised of two or more storeys, all of which, save only the first, are used or intended to be used exclusively for the purpose of providing a place or places of residence therein, and a portion or the whole of the first or ground storey of which is used or intended to be used for the purpose of carrying on therein one or more of the other uses hereinafter specified
- d. Public Building
- e. Kindergarten or preschool
- f. Artist studios
- g. Retail sales, but only as an ancillary use to a public building

4.96.2 Siting of Permitted Uses

- a. The uses described in Part 4.96.1 (d), (e), (f), (g) and (h) shall have direct access to Fifth Street and only occupy floor space at street level.

4.96.3 Lot Area

- a. Lot area (minimum) 1805m²
- b. Lot width (minimum) 43m average lot width

4.96.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 4350.70m²
- b. Floor space ratio (maximum) 2.41:1

4.96.5 Height, Storeys

- a. Principal building height (maximum) 16.50m
- b. Storeys (maximum) 5

PART 4.96 – C1-QV-F ZONE, QUADRA VILLAGE FIFTH STREET DISTRICT**4.96.6 Setbacks, Projections**

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 1.0m |
| Except for the following maximum projections into the setback: | |
| b. <u>Rear yard setback</u> (minimum) | 4.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 2.70m |

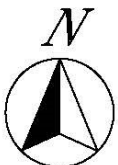
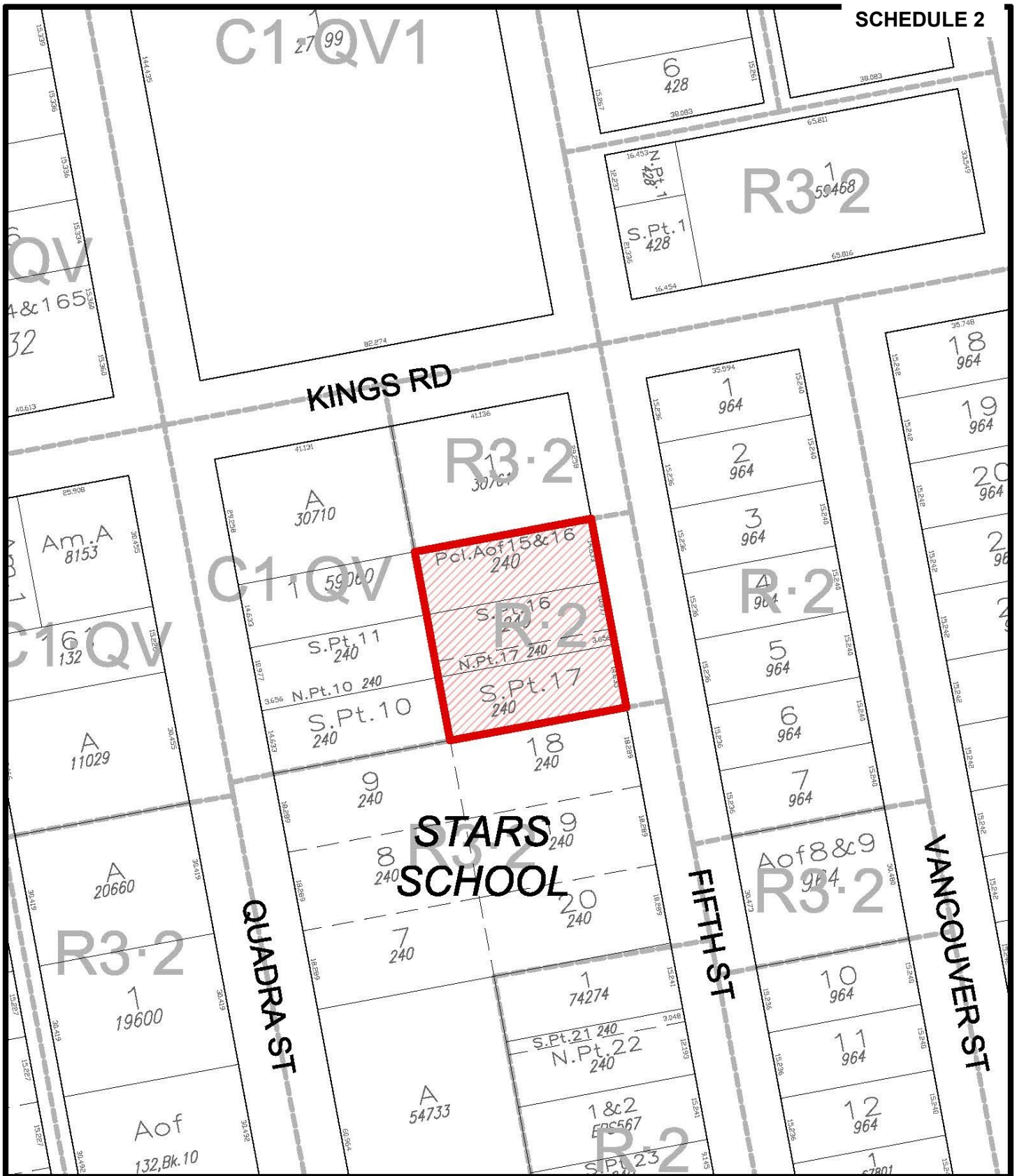
4.96.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 66% |
| b. <u>Open site space</u> (minimum) | 34% |

4.96.8 Vehicle and Bicycle Parking

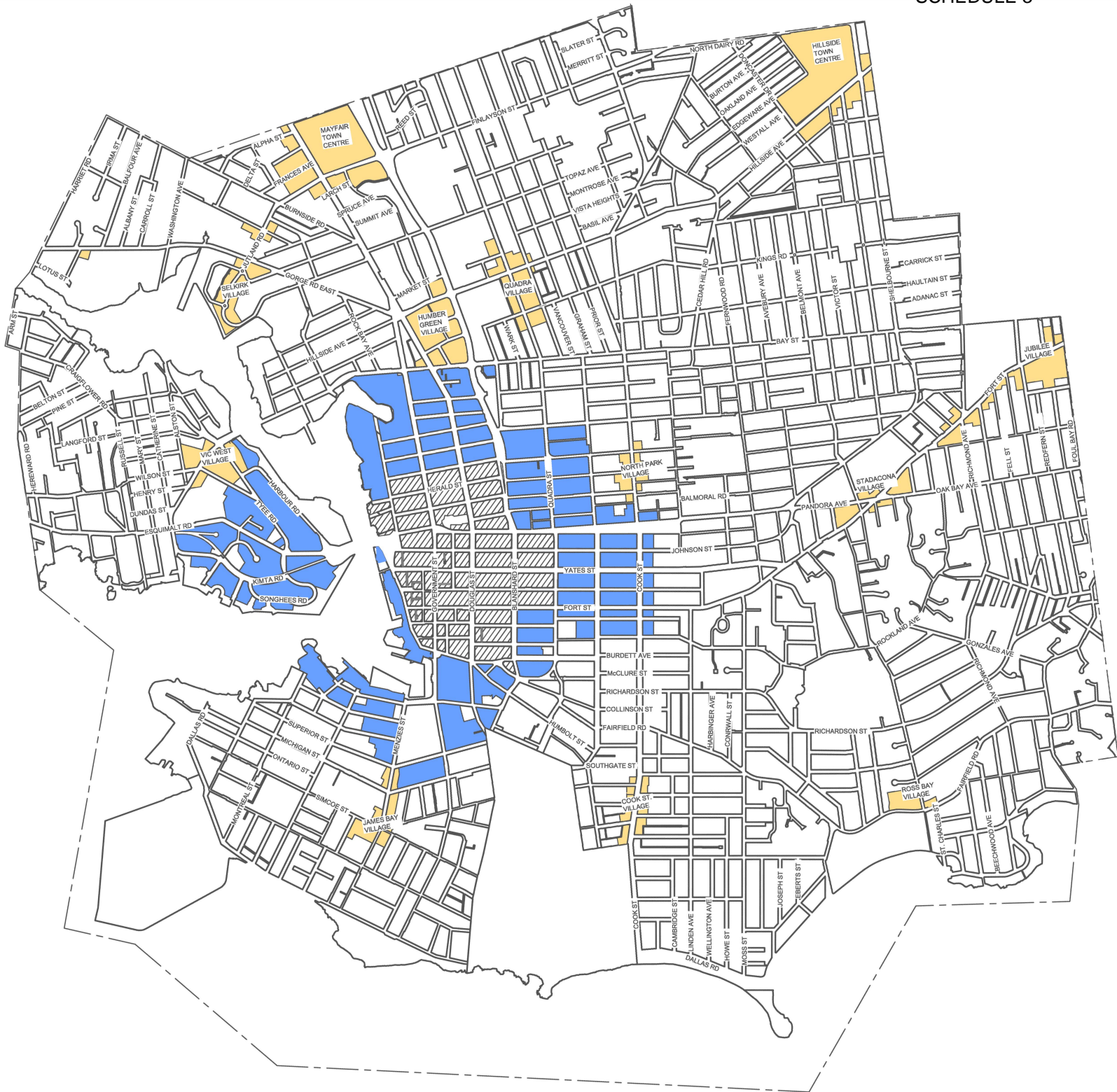
- | | |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

[Note: Properties within this zone may be subject to Schedule N and Section 45 of the Zoning Regulation Bylaw]



2566, 2570 and 2580 Fifth Street
Rezoning No.00673





Geographic Areas for Schedule C

- Core Area
- Village/Centre
- Other Areas
- See Zoning Bylaw 2017