

NO. 20-018

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-CH Zone, Cook-Hillside Multiple Dwelling District, and to rezone land known as 1301 Hillside Avenue from the C-SS Zone, Special Service Station District, to the C1-CH Zone, Cook-Hillside Multiple Dwelling 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. 1215)”.
- 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 after 4.97:

“4.98 C1-CH, Cook-Hillside Multiple Dwelling”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.97 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1301 Hillside Avenue, legally described as PID: 001-009-303, Lot A, Section 4, Victoria District, Plan 38000, and shown hatched on the attached map, is removed from the C-SS Zone, Special Service Station District, and placed in the C1-CH Zone, Cook-Hillside Multiple Dwelling District.

READ A FIRST TIME the **27th** day of **February** 2020

READ A SECOND TIME the **27th** day of **February** 2020

Public hearing held on the day of 2020

READ A THIRD TIME the day of 2020

ADOPTED on the day of 2020

CITY CLERK

MAYOR

PART 4.98 – C1-CH ZONE, COOK-HILLSIDE MULTIPLE DWELLING DISTRICT**4.98.1 Definition**

In this Zone, “live-work unit” means a two-storey self-contained dwelling unit used in conjunction with a commercial use by the occupant of the self-contained dwelling unit, with such commercial use located on the ground floor and limited to one the following uses:

- a. Artist studio
- b. High tech
- c. Business and professional office
- d. Retail
- e. Coffee shops
- f. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- g. Cultural facility, including galleries

4.98.2 Community Amenity

It is a condition of using the additional density contemplated by Part 4.98.5.b and Part 4.98.d that, prior to building permit issuance, the owner enter into an agreement with the City and BC Housing, pursuant to BC Housing's Affordable Home Ownership Program, which will ensure that a minimum of 18% of dwelling units will be sold and owned pursuant to that Program, and that any resulting payments to the City contemplated by that Program and agreement will be treated as amenity contributions by the owner and will be added to the City's Affordable Housing Reserve Fund.

4.98.3 Permitted Uses in this Zone

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

- a. Commercial-residential buildings, including buildings having 2 or more storeys,
 - i. The first or ground storey of which is used or intended to be used exclusively for the purpose of carrying on one or more of the uses set out in paragraphs (b) to (j), and
 - ii. The storeys, other than the first, of which are used are intended to be used exclusively for the purpose of providing places of permanent residence.
- b. Live-work unit
- c. Artist studio
- d. High tech
- e. Business and professional office
- f. Retail
- g. Personal service
- h. Coffee shops

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- i. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- j. Cultural facility, including galleries
- k. Home occupation subject to the regulations in Schedule “D”

4.98.4 Lot Area

- a. Lot area (minimum) 1240m²
- b. Lot width (minimum) 25m

4.98.5 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1488m²
- b. Total floor area (maximum) where the community amenity has been provided pursuant to Part 4.98.2 2794m²
- c. Floor space ratio (maximum) 1.2:1
- d. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 4.98.2 2.25:1

4.98.6 Height, Storeys

- a. Principal building height (maximum) 18.35m
- b. Storeys (maximum) 6

4.98.7 Setbacks, Projections

- a. Front yard setback (minimum) 3.6m
- b. Rear yard setback (minimum) 0.0m
- c. Side yard setback from interior lot lines (minimum) 0.0m
- d. Side yard setback on a flanking street for a corner lot (minimum) 3.24m

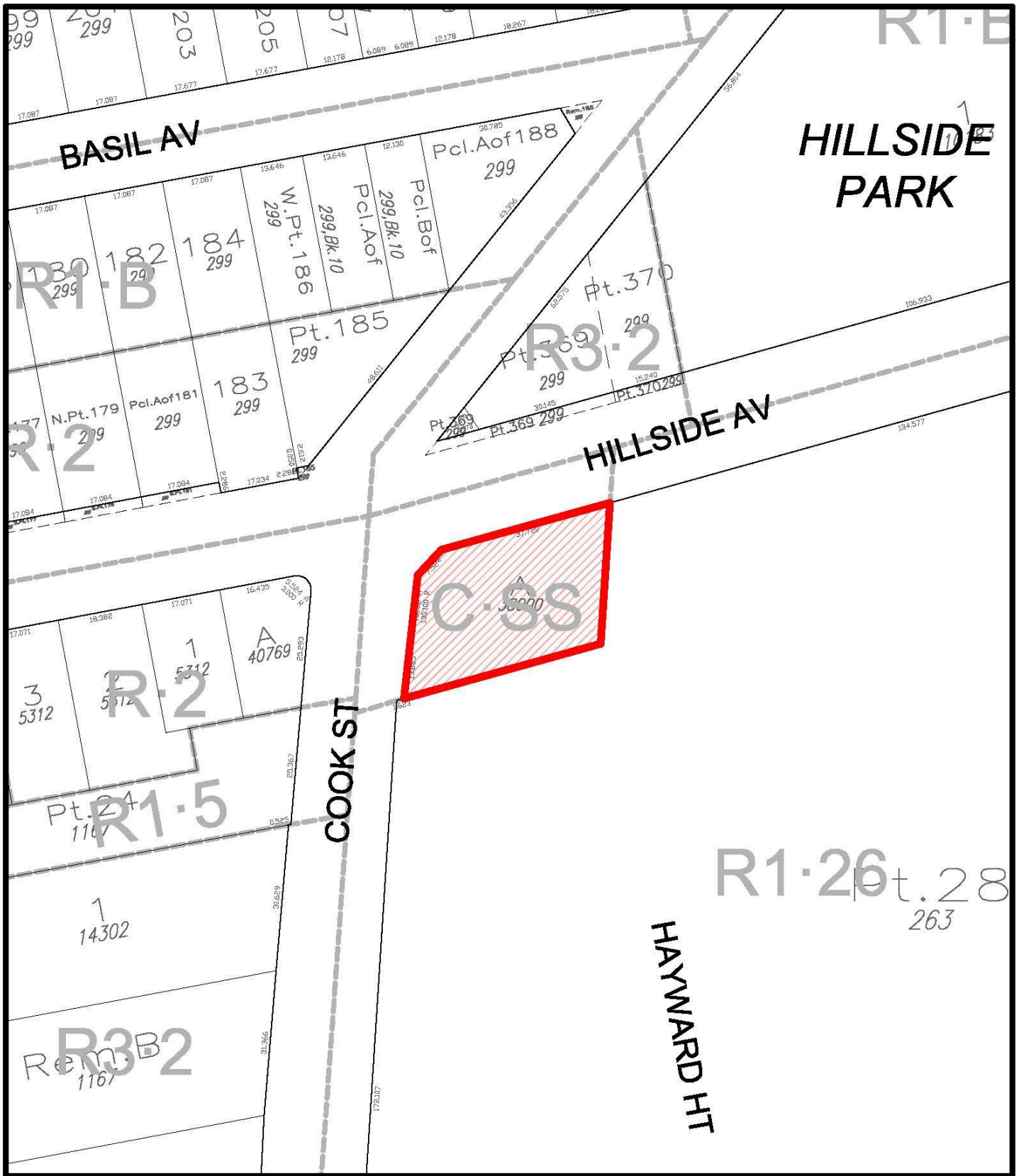
4.98.8 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 40%
- b. Open site space (minimum) 50%

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4.98.9 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. <u>Live-work unit</u> (minimum) | Subject to the Residential regulations in Schedule “C” |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



HILLSIDE PARK

COOK ST

HAYWARD HT



1301 Hillside Avenue
Rezoning No.00636

