

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-92 Zone, Central Area (1015 Cook) District, and to rezone land known as 1015 Cook Street from the C-1 Zone, Limited Commercial District, and the R3-A1 Zone, Low Profile Multiple Dwelling District, to the CA-92 Zone, Central Area (1015 Cook) 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. 1228)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 6 – CENTRAL AREA ZONES by adding the following words:

“6.103 CA-92 Central Area (1015 Cook) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part 6.102 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1015 Cook Street, legally described as PID: 009-396-799 Parcel A (DD 126756I) of Lots 1592 and 1593, Victoria City and shown hatched on the attached map, is removed from the C1 Zone, Limited Commercial District, and the R3-A1 Zone, Low Profile Multiple Dwelling District, and placed in the CA-92 Zone, Central Area (1015 Cook) District.
- 5 The Zoning Regulation Bylaw is amended by adding to Schedule N – Residential Rental Tenure Properties the land known as 1015 Cook Street, legally described as PID: 009-396-799 Parcel A (DD 126756I) of Lots 1592 and 1593, Victoria City.

READ A FIRST TIME the **9th** day of **July** 2020

READ A SECOND TIME the **9th** day of **July** 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 6.103 – CA-92 ZONE, CENTRAL AREA (1015 COOK) DISTRICT**6.103.1 Definitions**

- a. In this Part, “rooftop structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.
- b. In this Part, “parapet” means a vertical projection of a wall at the outer edge of a roof.
- c. In this Part, a “live/work dwelling unit”, means a self-contained dwelling unit combined with commercial space, which is limited to the following commercial uses:
 - i. artist studio,
 - ii. high tech,
 - iii. offices,
 - iv. personal service, or
 - v. making, processing and assembly of products on a small scale,

and where at least one of the residents of the dwelling unit and not more than one additional non-resident is engaged in the commercial use.

6.103.2 Permitted Uses in this Zone

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

- a. multiple dwelling
- b. live/work dwelling unit
- c. home occupation subject to the regulations in Schedule “D”
- d. accessory buildings subject to the regulations in Schedule “F”

6.103.3 Siting of Permitted Uses

- a. live work/dwelling units must be located on the first storey of a building

6.103.4 Community Amenities

As a condition of additional density pursuant to Part 6.103.5, the following community amenity must be provided:

- a. Registration of a legal agreement, or legal agreements, securing all of the dwelling units and live/work dwelling units as rental in perpetuity.

PART 6.103 – CA-92 ZONE, CENTRAL AREA (1015 COOK) DISTRICT**6.103.5 Floor Space Ratio**

- | | |
|---|--------|
| a. <u>Floor space ratio</u> where the amenities have not been provided pursuant to Part 6.103.4 (maximum) | 1:1 |
| b. <u>Floor space ratio</u> where the amenities have been provided pursuant to Part 6.103.4 (maximum) | 2.32:1 |

6.103.6 Height, Storeys

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|---|------|
| a. Principal <u>building height</u> (maximum) | 16m |
| b. <u>Storeys</u> (maximum) | 5 |
| c. Projections into <u>height</u> (maximum): | |
| i. <u>Parapets</u> | 1.0m |
| ii. <u>Rooftop Structures</u> | 5.0m |

6.103.7 Setbacks, Projections

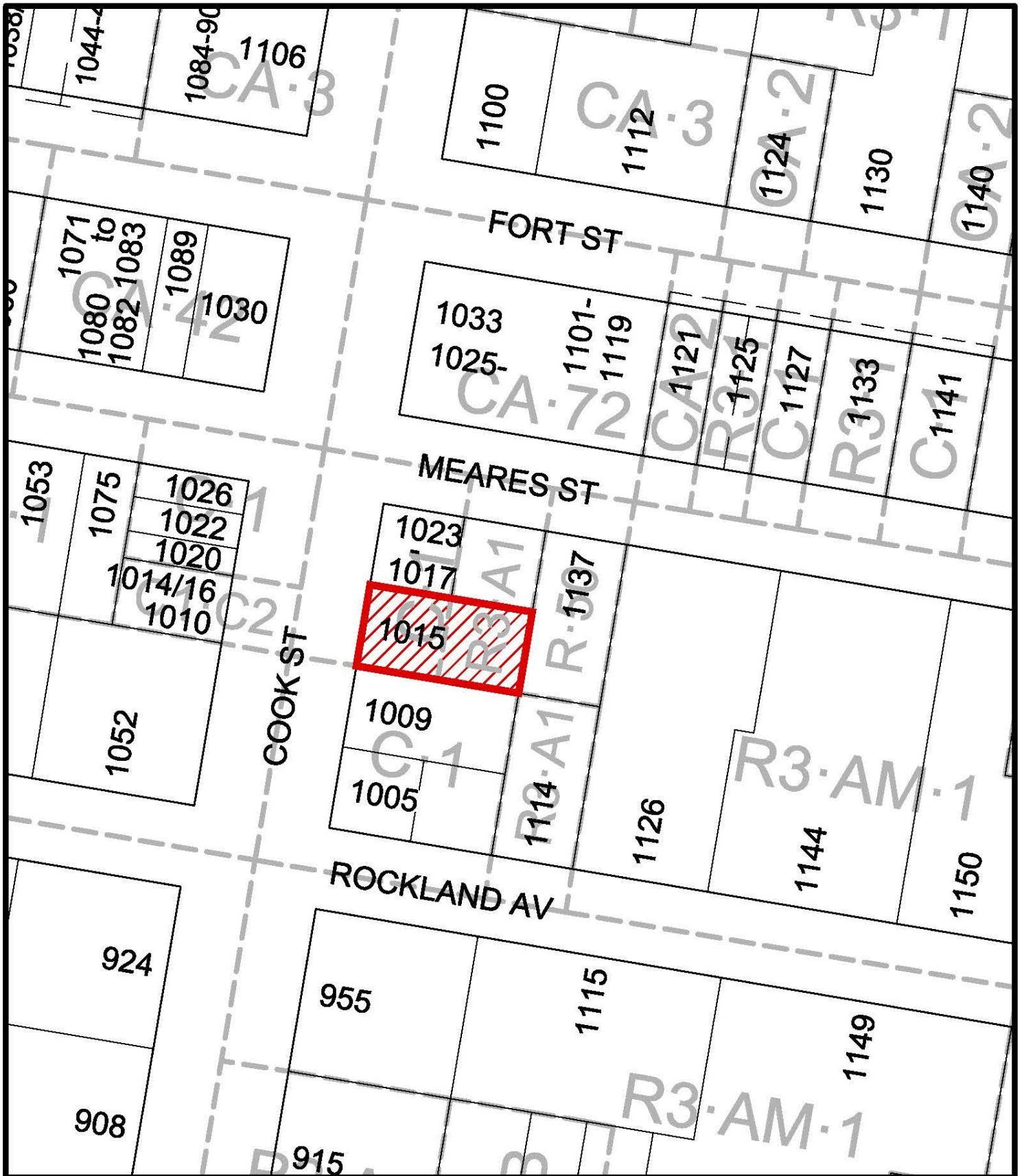
- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 4.8m |
| b. <u>Rear yard setback</u> (minimum) | 5m |
| c. <u>Side yard setback</u> from north <u>lot line</u> (minimum) | 3.5m |
| d. <u>Side yard setback</u> from south <u>lot line</u> (minimum) | 1.25m |

6.103.8 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 54% |
| b. <u>Open site space</u> (minimum) | 13% |

6.103.9 Vehicle and Bicycle Parking

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|--------------------|--|
| a. Vehicle parking | Subject to the regulations in Schedule "C" |
| b. Bicycle parking | Subject to the regulations in Schedule "C" |



1015 Cook Street
Rezoning No.00670

