NO. 20-094

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-GI Zone, Gorge and Irma District, and to rezone land known as 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street from the R1-B Zone, Single Family Dwelling District, to the CR-GI Zone, Gorge and Irma 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. 1236)".
- 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:

"4.104 CR-GI Gorge and Irma District".

- The Zoning Regulation Bylaw is also amended by adding to Schedule "B" after Part 4.103 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, legally described, respectively, as:
 - (a) PID: 003-687-821 Lot 1, Section 10, Victoria District, Plan 4894
 - (b) PID: 004-613-082 Lot 2, Section 10, Victoria District, Plan 4894
 - (c) PID: 004-613-228 Lot 3, Section 10, Victoria District, Plan 4894
 - (d) PID: 018-192-408 Lot A, Section 10, Victoria District, Plan VIP56242
 - (e) PID: 018-192-416 Lot B, Section 10, Victoria District, Plan VIP56242
 - (f) PID: 006-044-344 Lot 5, Section 10, Victoria District, Plan 4894

and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the CR-GI Zone, Gorge and Irma District.

READ A FIRST TIME the	day of	2020
READ A SECOND TIME the	day of	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



Schedule 1 PART 4.104 – CR-GI ZONE, GORGE AND IRMA DISTRICT

4.104.1 Permitted Uses in this Zone

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

- uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. bakery
- c. club
- d. financial service
- e. multiple dwelling
- f. office, including medical and dental services
- g. personal service
- h. restaurant
- i. retail.

4.104.2 Community Amenity

- a. As a condition of additional density pursuant to Part 4.104.5(b), the following amenity contributions must be provided:
 - a monetary contribution of \$17,500.00 to be provided to the City's Local Amenities Reserve Fund for the construction of traffic calming devices on Irma Street and Lotus Street.
 - ii. all <u>dwelling units</u> within a <u>multiple dwelling</u> must be secured through a housing agreement as rental in perpetuity prior to the issuance of a building permit.

4.104.3 General Regulations

a. A minimum of 290m² of commercial floor area must be provided on the ground floor of a multiple dwelling.

4.104.4 Lot Area

a. Lot area (minimum)

4810m²

Schedule 1 PART 4.104 – CR-GI ZONE, GORGE AND IRMA DISTRICT

4.104.	5 Floor Space Ratio					
a.	Floor space ratio (maximum)	1:1				
b.	Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 4.104.2	2.43:1				
4.104.	6 Height					
a.	Principal building height (maximum)	18.15m				
4.104.	7 Setbacks					
a.	Gorge Road East setback (minimum)	6.80m				
	Except for the following maximum projection into the setback:					
	canopy	1.80m				
b.	Irma Street setback (minimum)	1.88m				
C.	Interior <u>lot</u> line <u>setback</u> (east) (minimum)	6m				
d.	Interior <u>lot</u> line <u>setback</u> (east) for an <u>enclosed parking</u> <u>space</u> (minimum)	0.16m				
e.	Interior lot line <u>setback</u> (south) (minimum)	6m				
	Except for the following maximum projection into the setback:					
	 roof overhang 	1m				
f.	Interior <u>lot</u> line <u>setback</u> (south) for an <u>enclosed parking</u> <u>space</u> (minimum)	0.30m				
4.104.	4.104.8 Site Coverage, Open Site Space					
a.	Site Coverage (maximum)	52%				

Words that are	underlined see	definitions i	in Schedule "A	A" of the Zoning	Regulation Bylaw

42%

b. Open site space (minimum)

Schedule 1 PART 4.104 – CR-GI ZONE, GORGE AND IRMA DISTRICT

4.104.9 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"







