NO. 20-041

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-P2 Zone, Parkway District, and to rezone land known as 1050-1058 Pandora Avenue, 1508, 1514, 1516 and 1518 Cook Street from the CA-1 Zone, Pandora Avenue Special Commercial District, and R-2 Zone, Two Family Dwelling District to the CR-P2 Zone, Parkway 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. 1220)".
- 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:

"4.99 CR-P2, Parkway District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.98 the provisions contained in Schedule 1 of this Bylaw.
- 4. The following lands, which are shown hatched on the attached map, are removed from the CA-1 Zone, Pandora Avenue Special Commercial District, and R-2 Zone, Two Family Dwelling District, and placed in the CR-P2 Zone, Parkway District:
 - a) 1050-1058 Pandora Avenue and 1508, 1514 and 1516 Cook Street, legally described as:
 - i. PID: 003-782-581, Amended Lot 14 (DD 106561I), Suburban Lot 15, Victoria City;
 - ii. PID: 003-782-531, Lot 15, Suburban Lot 15, Victoria City;
 - iii. PID: 003-782-565, Lot 16, Suburban Lot 15, Victoria City; and
 - b) 1518 Cook Street, legally described as PID: 025-763-601, Lot 2, Suburban Lot 15, Victoria City, Plan VIP75915.

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
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CITY CLERK MAYOR

Schedule 1 PART 4.99 – CR-P2 ZONE, PARKWAY DISTRICT

4.99.1 Permitted Uses in this Zone

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

- a. bakeries
- b. club
- c. financial service
- d. high tech
- e. home occupation subject to the regulations in Schedule "D"
- f. multiple dwelling
- g. office, including medical and dental services
- h. personal service
- i. <u>restaurant</u>
- j. retail

4.99.2 Location of uses

- No residential use is permitted on the <u>first storey</u> within 13m of the wall of a <u>building</u> that abuts a <u>street</u>.
- b. No commercial uses, except for a home occupation, are permitted above the first storey.

4.99.3 General Regulations

a. Within this Zone, all parcels created by the deposit in the Land Title Office of an air space plan will be treated as a single <u>lot</u> for all purposes, and the definition of <u>lot</u> as defined within Schedule A – Definitions, is so amended for this Zone.

Schedule 1 PART 4.99 – CR-P2 ZONE, PARKWAY DISTRICT

4.99.4 Community Amenities

- a. As a condition of additional density pursuant to Part 4.99.6, the following amenity contributions, as adjusted pursuant to subsection (b), must be provided:
 - \$17,800.00 towards the Local Amenity Reserve Fund for the construction of two accessible asphalt pathways in Franklin Green Park and for the purchase and installation of a drinking fountain for the park;
 - ii. \$24,000.00 towards the Tree Reserve Fund for tree planting purposes and enhancing the city's urban forest; and
 - iii. 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.
- b. The amenity contribution in the amount of \$41,800.00 shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 20-041 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 increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 4.99.4 "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

4.99.5	Lot Area	
a.	Lot area (minimum)	2879m²
4.99.6	Floor Space Ratio	
a.	Floor space ratio (maximum)	2:1
b.	Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 4.99.4	2.97:1
4.99.7	Height, Storeys	
a.	Principal building height (maximum)	21m
b.	Storeys (maximum)	6

Schedule 1 PART 4.99 – CR-P2 ZONE, PARKWAY DISTRICT

4.99.8	Setbacks	
a.	Pandora Avenue <u>setback</u> for the first and second <u>storeys</u> (minimum)	Om
b.	Pandora Avenue <u>setback</u> for the third to sixth <u>storeys</u> (minimum)	3.95m
C.	Cook Street <u>setback</u> for the first and second <u>storeys</u> (minimum)	0m
d.	Cook Street setback for the third to sixth storeys (minimum)	3m
e.	Interior <u>lot</u> line (north) (minimum)	6m
f.	Westerly <u>lot</u> line (minimum)	2.96m
	except for the following:	
	 i. that portion of the principal <u>building</u> within 14m of Pandora Avenue (minimum) 	3m
4.99.9	Site Coverage, Open Site Space	
4.99.9 a.	Site Coverage, Open Site Space Site Coverage (maximum)	70%
a.		70% 22%
a. b.	Site Coverage (maximum)	
a. b.	Site Coverage (maximum) Open site space (minimum)	
a. b.	Site Coverage (maximum) Open site space (minimum) O Vehicle and Bicycle Parking	Subject to the regulations in Schedule "C" except as otherwise specified by the
a. b. 4.99.1 a.	Site Coverage (maximum) Open site space (minimum) O Vehicle and Bicycle Parking Vehicle parking (minimum)	Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part
a. b. 4.99.1 a. b.	Site Coverage (maximum) Open site space (minimum) O Vehicle and Bicycle Parking Vehicle parking (minimum) Residential parking spaces (minimum)	Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part 33





