

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)”.
- 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:

“4.99 CR-P2, Parkway District”

- 3 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 **26th** day of **November** 2020

READ A SECOND TIME the **26th** day of **November** 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 4.99 – 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. restaurant
- j. retail

4.99.2 Location of uses

- a. No residential use is permitted on the first storey within 13m of the wall of a building that abuts a street.
- 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 lot for all purposes, and the definition of lot as defined within Schedule A – Definitions, is so amended for this Zone.

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:
 - i. \$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 dwelling units within a multiple dwelling 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

PART 4.99 – CR-P2 ZONE, PARKWAY DISTRICT**4.99.8 Setbacks**

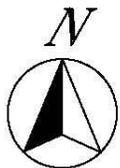
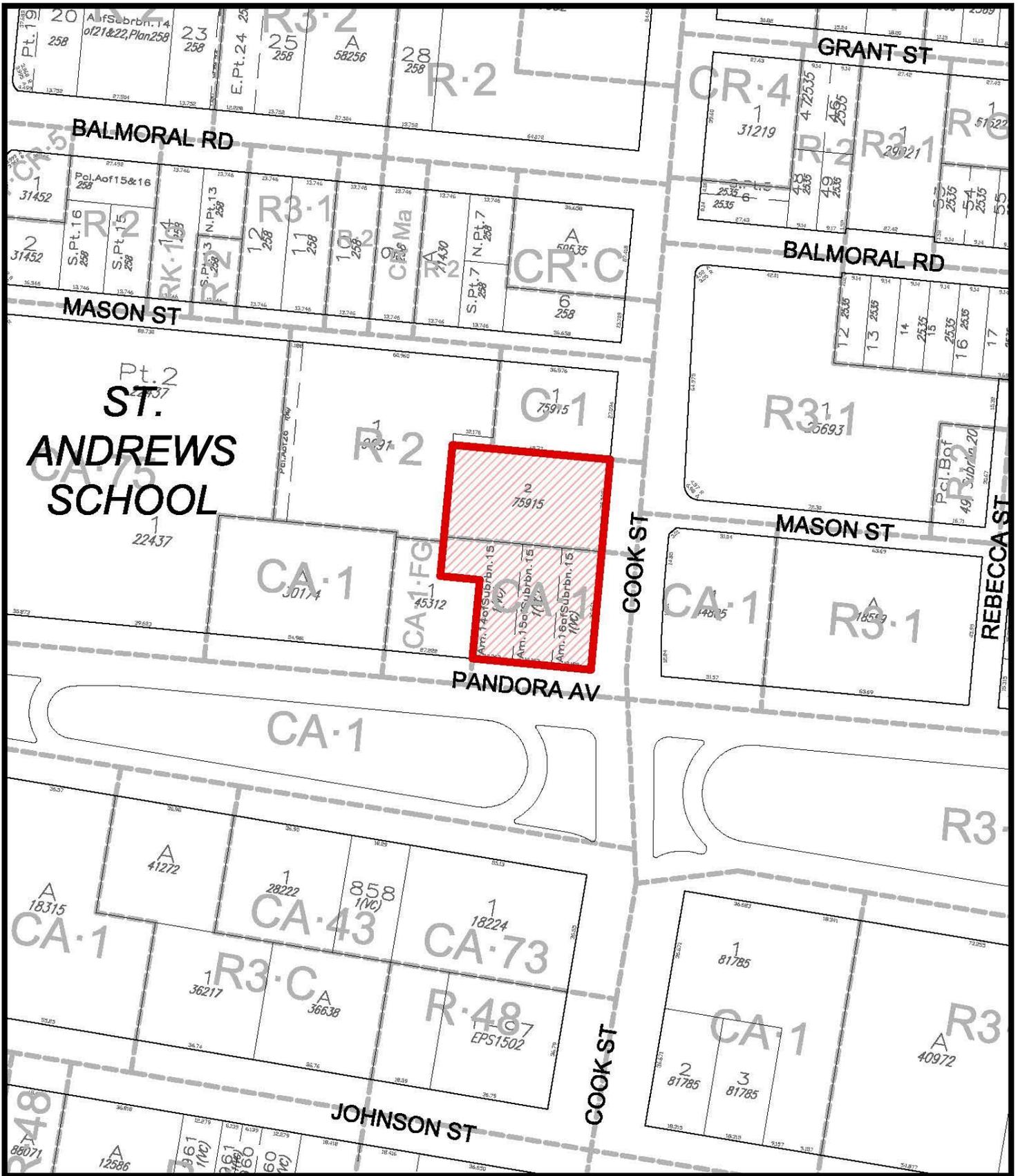
- | | |
|---|-------|
| a. Pandora Avenue <u>setback</u> for the first and second <u>storeys</u> (minimum) | 0m |
| b. Pandora Avenue <u>setback</u> for the third to sixth <u>storeys</u> (minimum) | 3.95m |
| c. Cook Street <u>setback</u> for the first and second <u>storeys</u> (minimum) | 0m |
| d. Cook Street <u>setback</u> for the third to sixth <u>storeys</u> (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

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 70% |
| b. <u>Open site space</u> (minimum) | 22% |

4.99.10 Vehicle and Bicycle Parking

- | | |
|---|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Residential parking spaces (minimum) | 33 |
| c. Commercial parking spaces (minimum) | 5 |
| d. Visitor parking spaces (minimum) | 4 |
| e. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



1050-1058 Pandora & 1508-1518 Cook Street
 Rezoning No.00695

