

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-OR Zone, Oak Bay and Redfern District, and to rezone land known as 1908, 1916, 1920 Oak Bay Avenue from the CR-3 Zone, Commercial Residential Apartment District, to the CR-OR Zone, Oak Bay and Redfern 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. 1237)”.
- 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:

“4.106 CR-OR Oak Bay and Redfern District”
- 3 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.
- 4 The properties described below and shown hatched on the attached map are removed from the CR-3 Zone, Commercial Residential Apartment District, and placed in the CR-OR Zone, Oak Bay and Redfern District:
 - (a) 1908 Oak Bay Avenue, legally described as PID: 001-245-333, The Westerly 1/2 of Lot 13, Block 3, Section 76, Victoria District, Plan 273;
 - (b) 1916 Oak Bay Avenue, legally described as PID: 000-987-719, Lot A, Section 76, Victoria District, Plan 38854; and
 - (c) 1920 Oak Bay Avenue, legally described as PID: 009-193-065, Lot 11, Block 3, Section 76, Victoria District, Plan 273.

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 4.106 – CR-OR ZONE, OAK BAY AND REDFERN DISTRICT

4.106.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Financial service
- c. Professional business
- d. Office
- e. Retail sales
- f. Restaurant
- g. Personal service
- h. High tech
- i. Day care
- j. Theatres
- k. Clubs for social or recreational purposes
- l. Home occupation subject to the regulations in Schedule “D”
- m. Accessory Buildings subject to the regulations in Schedule “F”

4.106.2 Location and Siting of Permitted Uses

- a. Multiple dwelling units must not be located on the first storey of a building.
- b. Commercial uses must not be located above the first storey of a building.

4.106.3 Lot Area

- c. Lot area (minimum) 1960m²

PART 4.106 – CR-OR ZONE, OAK BAY AND REDFERN DISTRICT

4.106.4 Community Amenities

- a. As a condition of additional density pursuant to Part 4.106.5 the following monetary contributions, as adjusted pursuant to Part 4.106.4 c. and d., must be provided prior to issuance of a Building Permit:
 - \$70,256.36 to the Victoria Housing Reserve Fund
 - \$30,109.87 to the Local Amenities Fund
- b. As a condition of additional density pursuant to Part 4.106.5 the following must be provided prior to issuance of a Building Permit:
 - Registration of a Section 219 covenant on title securing a monetary contribution of \$25,000 towards construction of a crosswalk
- c. Until the amenity contributions identified in Part 4.106.3 a. are paid in full, they shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #20-103 is adopted and each year thereafter, by adding to the base contribution amounts in Part 4.106.3 a. an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- d. For the purposes of this Part 4.106.4 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

4.106.5 Floor Area, Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 4.104.4 (maximum) 1:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 4.104.4 (maximum) 1.95:1

4.106.6 Height, Storeys

- a. Principal building height (maximum) 15.0m
- b. Storeys (maximum) 4

PART 4.106 – CR-OR ZONE, OAK BAY AND REDFERN DISTRICT**4.106.7 Setbacks, Projections**

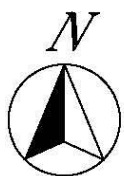
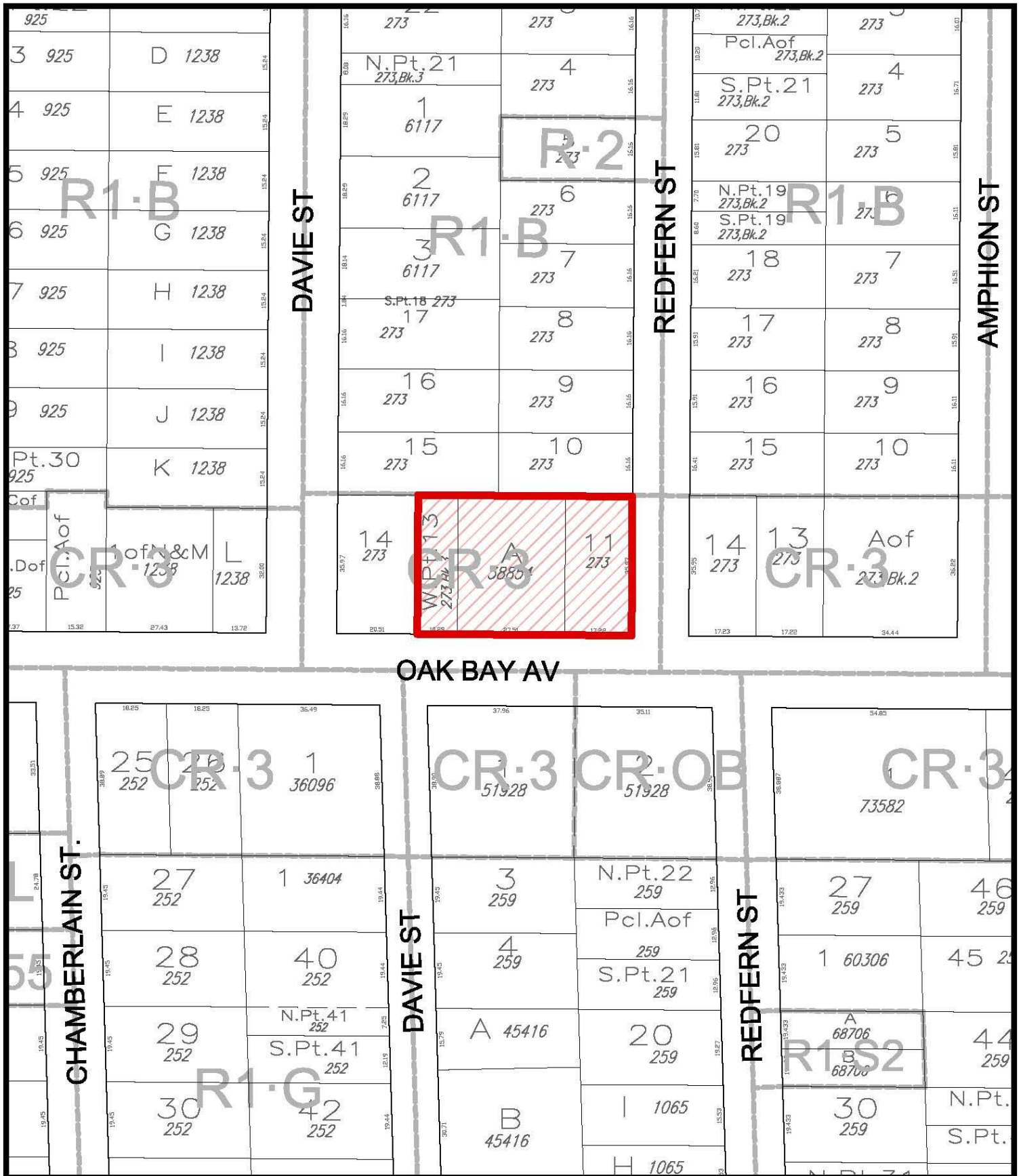
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|---|---|
| a. <u>Front yard setback</u> (minimum) | 3.0m for the first <u>storey</u> of a <u>building</u>
6.0m for portions of a <u>building</u> above the first <u>storey</u> |
| b. <u>Rear yard setback</u> (minimum) | 6.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 0.0m for the first <u>storey</u> of a <u>building</u>
2.4m for portions of a <u>building</u> above the first <u>storey</u> |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 2.40m |
| e. Any canopy that faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 2.0m |

4.106.8 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 75% |
| b. <u>Open site space</u> (minimum) | 31% |

4.106.9 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” |



1908-1920 Oak Bay Avenue
Rezoning No.00694

