

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)”.
- 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:

“4.104 CR-GI Gorge and Irma 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 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 **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 4.104 – 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:

- a. 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:
 - i. 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 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.

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

PART 4.104 – CR-GI ZONE, GORGE AND IRMA DISTRICT**4.104.5 Floor Space Ratio**

- | | |
|--|--------|
| a. <u>Floor space ratio</u> (maximum) | 1:1 |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to Part 4.104.2 | 2.43:1 |

4.104.6 Height

- | | |
|---|--------|
| a. Principal <u>building height</u> (maximum) | 18.15m |
|---|--------|

4.104.7 Setbacks

- | | |
|--|-------|
| a. Gorge Road East <u>setback</u> (minimum) | 6.80m |
| Except for the following maximum projection into the <u>setback</u> : | |
| • canopy | 1.80m |
| b. Irma Street <u>setback</u> (minimum) | 1.88m |
| c. Interior <u>lot line setback</u> (east) (minimum) | 6m |
| d. Interior <u>lot line setback</u> (east) for an <u>enclosed parking space</u> (minimum) | 0.16m |
| e. Interior lot line <u>setback</u> (south) (minimum) | 6m |
| Except for the following maximum projection into the <u>setback</u> : | |
| • roof overhang | 1m |
| f. Interior <u>lot line setback</u> (south) for an <u>enclosed parking space</u> (minimum) | 0.30m |

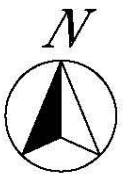
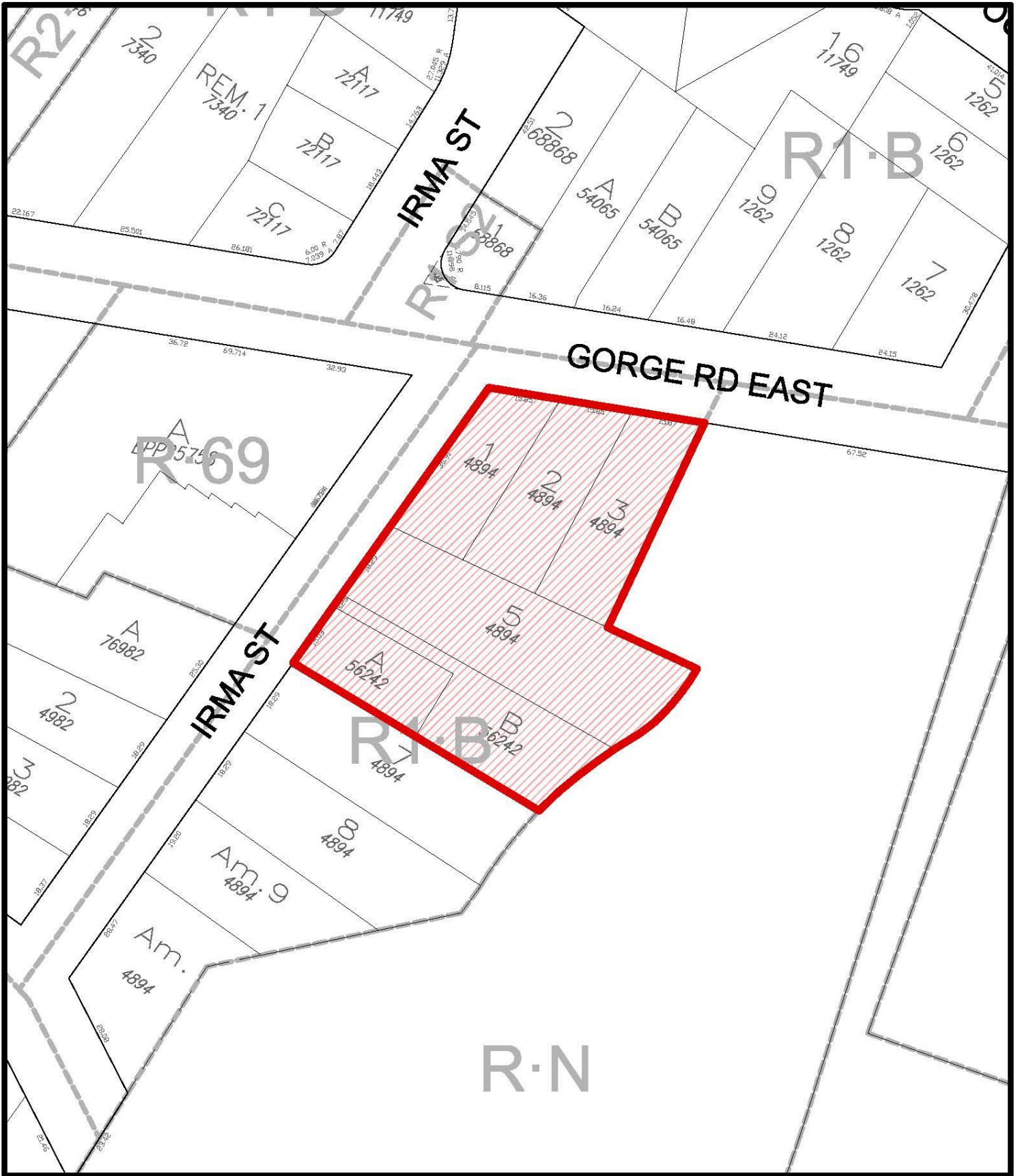
4.104.8 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 52% |
| b. <u>Open site space</u> (minimum) | 42% |

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” |



**43, 45 & 55 Gorge Road E and
2827, 2829 and 2831 Irma Street
Rezoning No.00720**

