NO. 21-025

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-93 Zone, Central Area (1114 Rockland) District, and to rezone land known as 1114 Rockland Avenue from the R3-A1 Zone, Low Profile Multiple Dwelling District to the CA-93 Zone, Central Area (1114 Rockland) 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. 1249)".

2   Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 6 – CENTRAL AREA ZONES</u> by adding the following words:

        "6.104 CA-93 Central Area (1114 Rockland) District"

3   The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.103 the provisions contained in Schedule 1 of this Bylaw.

4   The land known as 1114 Rockland Avenue, legally described as PID: 005-212-332 Lot 1576, Victoria City, and shown hatched on the attached map, is removed from the R3-A1 Zone, Low Profile Multiple Dwelling District, and placed in the CA-93 Zone, Central Area (1114 Rockland) District.

READ A FIRST TIME the   day of   2021

READ A SECOND TIME the   day of   2021

Public hearing held on the   day of   2021

READ A THIRD TIME the   day of   2021

ADOPTED on the   day of   2021

CITY CLERK   MAYOR

PART 6.104 – CA-93 ZONE, CENTRAL AREA (1114 ROCKLAND) DISTRICT

6.104.1 Permitted Uses in this Zone

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

a. multiple dwelling

b. The uses created as a result of a house conversion, subject to the regulations in Schedule "G"

c. home occupation subject to the regulations in Schedule "D"

d. accessory buildings subject to the regulations in Schedule "F"

6.104.2 Community Amenities

As a condition of additional density pursuant to Part 6.104.3, all of the following community amenities must be provided:

a. A monetary contribution of $144,021.20 to the Victoria Housing Reserve Fund (70%) and Local Amenities Reserve Fund (30%) prior to issuance of a Building Permit.

b. Registration of a legal agreement securing that two one-bedroom units will be sold for no more than 90% of fair market value for a term that ends on the earlier of 99 years after the registration of the agreement and the date of destruction of the building.

c. Registration of a legal agreement that in perpetuity prevents any strata corporation from passing bylaws that would prohibit or restrict the rental of any of the dwelling units, with the exception of those secured pursuant to subsection (b), to non-owners.

d. Until the amenity contribution identified in subsection (a) is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #21-025 is adopted and each year thereafter, by adding to the base contribution amount in subsection (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.

e. For the purposes of subsection (e), "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

6.104.3 Floor Space Ratio

a. Floor space ratio where the community amenities have not been provided pursuant to Part 6.104.2 (maximum)   1:1

b. Floor space ratio where the community amenities have been provided pursuant to Part 6.104.2 (maximum)   2:1

6.104.4 Height, Storeys

a.	Principal building height (maximum)	20.00m
c.	Storeys (maximum)	6

6.104.5 Setbacks, Projections

a.	Front yard setback (minimum)	4.00m
b.	Rear yard setback (minimum)	5.00m
c.	Side yard setback from interior lot lines (minimum)	3.00m
d.	Any balcony or deck may project into a setback (maximum)	2.00m

6.104.6 Site Coverage, Open Site Space

a.	Site Coverage (maximum)	63%
b.	Open site space (minimum)	28%

6.104.7 Vehicle and Bicycle Parking

Subject to the regulations in Schedule "C"

FORT ST

W.Pt.
10855

CA·42

27.69

9.14

18.29

1.84331

1(VC)

34.53

A
15227

CA·72

54.86

34.537

54.86

CA·2

EPA
5078

R3·11

C·11

R3101

C109

N.Pt.40of11+2

1of11T&11+2

N.Pt.40of11+1

N.Pt.TT10

6.096

12.192

6.096

12.192

18.288

100

100

100

100

18.288

MEARES ST

569
1(VC)

18.35

12.34

W.Pt.1568
1(VC)

C·1

N.Pt.B
6933

7.62

7794

7.62

18.29

N.Pt.159.3

N.Pt.1592
1(VC)

R3·A1

R550
100.0

34.750

18.288

2
7794

6.10

18.29

A
6931

C·1·C2

Pcl.Acm
1(VC)

A
29589

COOK ST

A
71608

R37·A1
100

1
16069

18.383

18.288

36.60

S.Pt.1574
1(VC)

S.Pt.1575
1(VC)

A
25101

R3·AM·1

1
15291

18.29

18.288

18.288

36.563

30.463

ROCKLAND AV

36.59

A
29681

42.638

27.432

36.59

Bof
392

54.844

65.517

12.187

1
15624

A
27018

36.59

36.57

Aof
391

R3·A1

1
392

1
392

Pcl.Bof12
392

Pcl.Aof
392

R3·AM·1

A
29238

1
29171

R·K

5
3870

2
3870

36.57

R1·B

36.546

18.273

12.406

923

21.019

12.183

13.70

BURDETT AV

73.101

15.228

33.597

A
6808

36.71

Pcl.Cof17

Pt.Sec.1

1114 Rockland Avenue
Rezoning No.00711

CITY OF
VICTORIA