NO. 21-069

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) District, and to rezone land known as 1120, 1124 and 1128 Burdett Avenue from the R1-B Zone, Single Family Dwelling District, and the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District to the R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) 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. 1257)".

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

"3.111 R3-AM-4, Mid-Rise Multiple Dwelling (Burdett) District"

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.110 the provisions contained in Schedule 1 of this Bylaw.

4 The following lands, which are shown hatched on the map attached as Schedule 2, are removed from the R1-B Zone, Single Family Dwelling District, and the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District, and placed in the R3-AM-4 Zone, Mid-Rise Multiple Dwelling (Burdett) District:

(a) 1120 Burdett Avenue, legally described as PID: 000-188-778 Lot 11, Fairfield Farm Estate, Victoria City, Plan 392

(b) 1124 Burdett Avenue, legally described as PID: 006-975-020 Parcel B (DD 177944I) of Lot 12, Fairfield Farm Estate, Victoria City, Plan 392

(c) 1128 Burdett Avenue, legally described as PID: 000-049-891 Parcel A (DD 81442I) of Lots 12 and 13, Fairfield Farm Estate, Victoria City, Plan 392

5 The Zoning Regulation Bylaw is amended by adding the following lands to Schedule N – Residential Rental Tenure Properties:

(a) 1120 Burdett Avenue, legally described as PID: 000-188-778 Lot 11, Fairfield Farm Estate, Victoria City, Plan 392

(b) 1124 Burdett Avenue, legally described as PID: 006-975-020 Parcel B (DD 177944I) of Lot 12, Fairfield Farm Estate, Victoria City, Plan 392

(c) 1128 Burdett Avenue, legally described as PID: 000-049-891 Parcel A (DD 81442I) of Lots 12 and 13, Fairfield Farm Estate, Victoria City, Plan 392

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 3.111 – R3-AM-4 ZONE, MID-RISE MULTIPLE DWELLING (BURDETT) DISTRICT

3.111.1 Permitted Uses in this Zone

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

a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw

b. Multiple dwelling

3.111.2 Lot Area

a. Lot area (minimum)	1600m^2

3.111.3 Community Amenities

As a condition of additional density pursuant to Part 3.111.4, the following community amenity must be provided:

a. The lands in this Zone being subject to a registered housing agreement ensuring all dwelling units built in this Zone will be occupied pursuant to residential rental tenure.

b. Registration of a Section 219 Covenant securing a minimum of thirteen two-bedroom and three three-bedroom dwelling units within any building constructed in this Zone.

c. Registration of a Section 219 Covenant restricting strata titling of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.

3.111.4 Floor Space Ratio

a. Floor space ratio where the amenities have not been provided pursuant to Part 3.111.3 (maximum)	0.5:1
b. Floor space ratio where the amenities have been provided pursuant to Part 3.111.3 (maximum)	1.9:1

3.111.5 Height, Storeys

a. Principal building height (maximum)	16.5m
b. Storeys (maximum)	5

PART 3.111 – R3-AM-4 ZONE, MID-RISE MULTIPLE DWELLING (BURDETT) DISTRICT

3.111.6 Setbacks, Projections

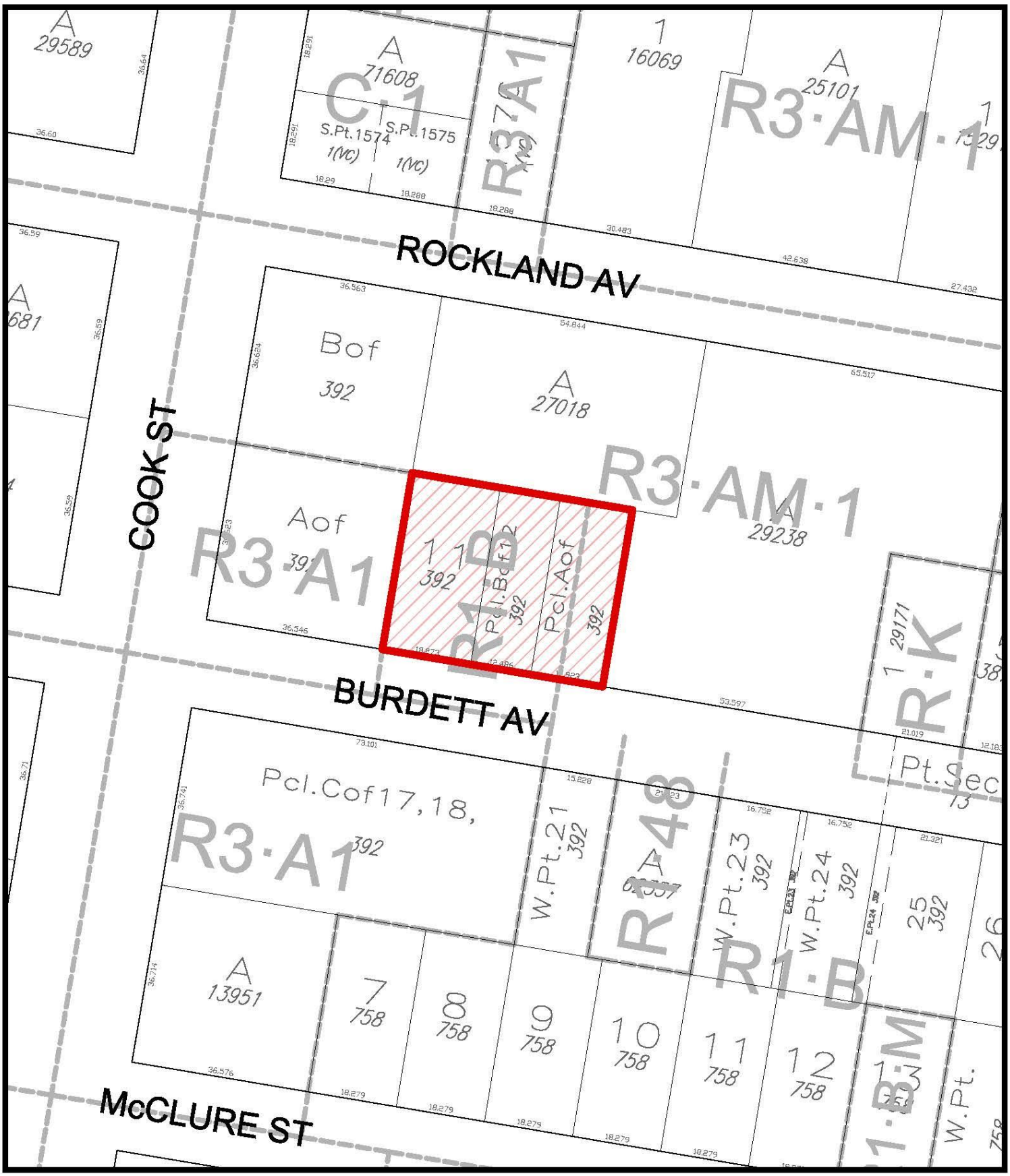
a. Front yard setback (minimum)	4.0m
b. Rear yard setback (minimum)	10.0m
c. Side yard setback from interior lot lines (minimum)	6.0m

3.111.7 Site Coverage, Open Site Space

a. Site Coverage (maximum)	40%
b. Open site space (minimum)	50%

3.111.8 Vehicle and Bicycle Parking

Subject to the regulations in Schedule “C”



N

1120, 1124, and 1128 Burdett Avenue
Rezoning No.00734

CITY OF VICTORIA