

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-94 Harris Green (1468 Vancouver) District, and to rezone land known as 975 Pandora Avenue and 983 Pandora Avenue from the CA-43 Zone, Pandora Harris Green District, to the CA-94 Harris Green (1468 Vancouver) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

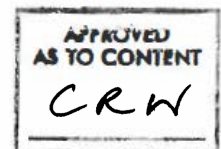
- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1263)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 6 – CENTRAL AREA ZONES by adding the following words:

“6.105 CA-94 Harris Green (1468 Vancouver) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.104 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 975 and 983 Pandora Avenue, legally described as PID: 026-402-785, Lot A Lots 842, 843 and 844, Victoria City, Plan VIP79484 and PID: 009-392-084, Lot 842, Victoria City, Except Parcel B (DD 118179I) Thereof, and shown hatched on the attached map, are removed from the CA-43 Zone, Pandora Harris Green District, and placed in the CA-94 Harris Green (1468 Vancouver) 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 6.105 – CA-94 ZONE, HARRIS GREEN (1468 VANCOUVER) DISTRICT

6.105.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Bakery used predominantly for the retail sale of bakery products produced on the premises
- c. Financial service
- d. Launderette
- e. Business and professional offices
- f. Personal services
- g. Restaurant
- h. Retail
- i. Gymnasium
- j. Studio
- k. High tech
- l. Cultural facility
- m. Public Building
- n. Home occupation subject to the regulations in Schedule “D”

6.105.2 Definitions

In this Zone:

- a. “Parapet” means a vertical projection of a wall at the outer edge of a roof.
- b. “Rooftop Structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.
- c. “Studio” means a purpose-designed work space for an artist or artisan engaged in an art or craft that is compatible with Residential uses, which may include an associated Dwelling Unit and in which works produced in the Studio may be sold.

PART 6.105 – CA-94 ZONE, HARRIS GREEN (1468 VANCOUVER) DISTRICT**6.105.3 Community Amenities**

As a condition of additional density pursuant to Part 6.105.6, the following amenities must be provided:

- a. Registration of a legal agreement securing that all dwelling units in this Zone will be used only as rental accommodation for the greater of 60 years or the life of the building.

6.105.4 Siting of Permitted Uses

- a. The uses permitted under 6.105.1 (c) “financial service”, shall not occupy floor space within 6m of any portion of the building facing a street at street level.
- b. The only use permitted above the second storey is multiple dwelling.

6.105.5 Lot Area

- a. Lot area (minimum) 2040m²

6.105.6 Floor Area, Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to 6.105.3 (maximum) 3:1
- b. Floor space ratio where the amenities have been provided pursuant to 6.105.3 (maximum) 5.46:1

6.105.7 Height

- a. Principal building height (maximum) 45m
- b. Projections above maximum height (maximum)
 - i. Parapets 1.0m
 - ii. Rooftop Structures 5.0m

6.105.8 Setbacks

- a. Front yard setback (Pandora Avenue) (minimum) 1.5m
except for canopies
- b. Rear yard setback (South) (minimum) 3.0m
- c. Side yard setback (West) (minimum) 0.0m
- d. Side yard setback on a flanking street for a corner lot (Vancouver Street) (minimum) except for canopies 1.5m

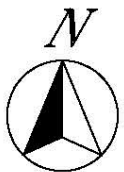
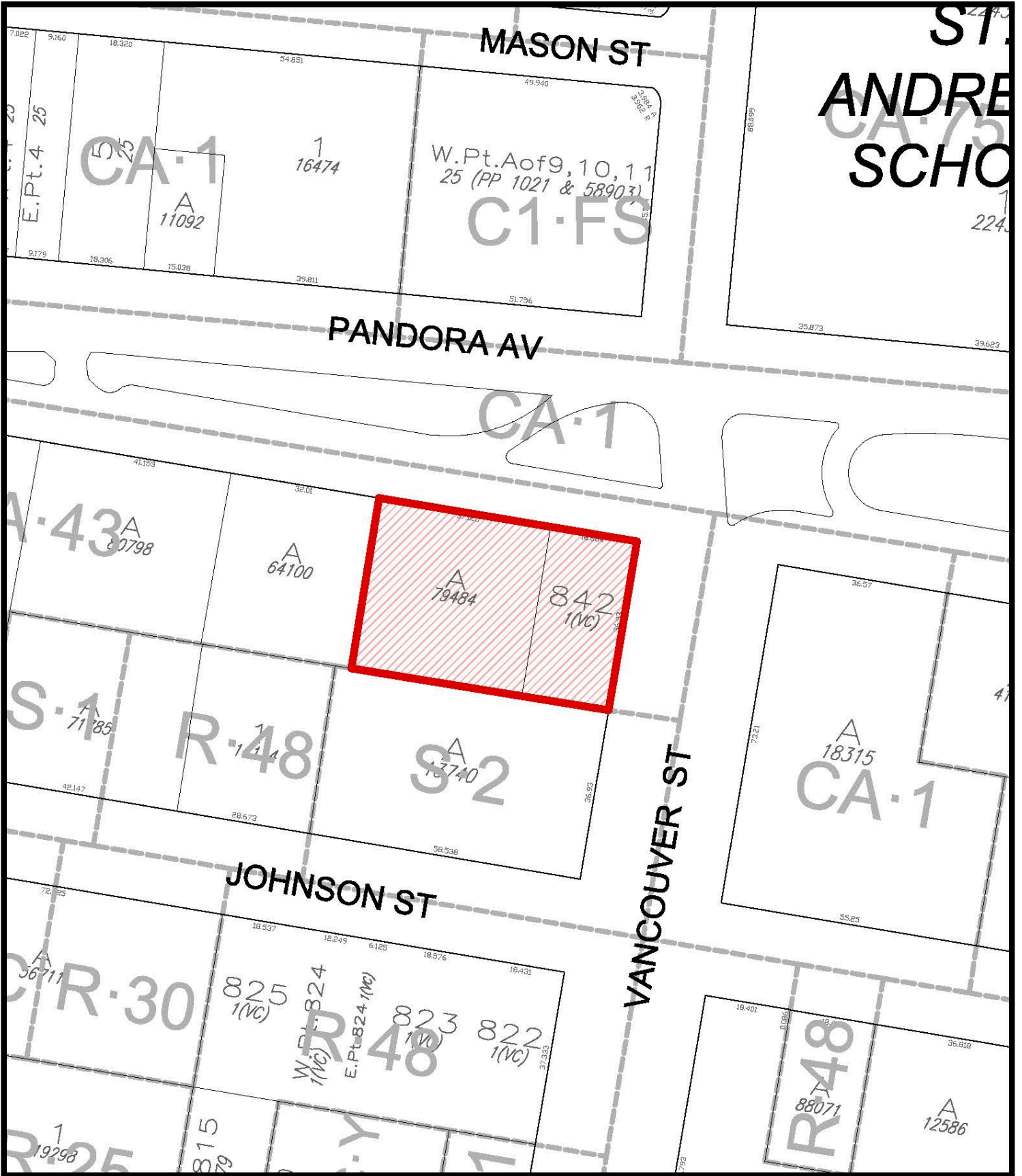
PART 6.105 – CA-94 ZONE, HARRIS GREEN (1468 VANCOUVER) DISTRICT

6.105.9 Site Coverage, Open Site Space

- | | |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 65% |
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6.105.10 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” |



975 & 983 Pandora Avenue
Rezoning No.00683

