

NO. 22-003

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CD-10 Zone, Burnside Comprehensive Development District, and to rezone land known as 496 Cecelia Road and a portion of 498 Cecelia Road from the R1-B Zone, Single Family Dwelling District to the CD-10 Zone, Burnside Comprehensive Development 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, AMENDMENTBYLAW (NO. 1268)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 12 – Comprehensive Development Zones by adding the following words:

“12.10 CD-10, Burnside Comprehensive Development District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.9the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 496 Cecelia Road, legally described as PID: 003-875-679, Lot 4, Section 4, Victoria District, Plan 18130, and a portion of 498 Cecelia Road, legally described as PID: 030-095-859, Lot 1, Section 4, Victoria District, Plan EPP70074 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the CD-10 Zone, Burnside Comprehensive DevelopmentDistrict.
- 5 The Zoning Regulation Bylaw is further amended by adding to Schedule N – ResidentialRental Tenure Properties, the lands described in section 4.

READ A FIRST TIME the **10th** day of **February** 2022

READ A SECOND TIME the **10th** day of **February** 2022

Public hearing held on the day of 2022

READ A THIRD TIME the day of 2022

ADOPTED on the day of 2022

CITY CLERK

MAYOR



12.10.1 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, except public building, which is subject to the regulations in this Part
- b. daycare
- c. multiple dwelling

12.10.2 General Regulations

- a. Within this Zone, all parcels created by the deposit in the Land Title Office of an air space plan will be treated as a single lot for all purposes, and the definition of lot as defined within Schedule A – Definitions, is so amended for this Zone.

12.10.3 Community Amenities

- a. As a condition of additional density pursuant to Part 12.10.5, the following amenity contributions must be provided:
 - i. construction of a public plaza on site with a minimum site area of 1290m²
 - ii. \$350,000 towards the Local Amenity Reserve Fund for the construction of a traffic signal at Jutland Road and Cecelia Road.
- b. The amenity contribution in the amount of \$350,000 shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 22-003 is adopted and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 12.10.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

12.10.4 Lot Area

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|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 5560m ² |
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12.10.5 Floor Space Ratio, Floor Area

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| a. <u>Floor space ratio</u> (maximum) | 0.5:1 |
| b. <u>Floor space ratio</u> where the community amenities have been provided pursuant to Part 12.10.3 (maximum) | 1.41:1 |
| c. <u>Total floor area</u> (maximum) | 7818m ² |
| d. Combined floor <u>area</u> of <u>public building</u> and daycare (minimum) | 809m ² |

12.10.6 Height, Building Separation Distance

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|--|-------|
| a. Principal <u>building height</u> (maximum) | 14.3m |
| Except for the following: | |
| i. a <u>building</u> or portion of a <u>building</u> within 70.5m of Cecelia Road (maximum) | 18.6m |
| b. Minimum separation distance between <u>buildings</u> , excluding steps, must be at least 6.40m. | |

12.10.7 Setbacks, Projections

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|---|-------|
| a. <u>Front yard setback</u> (minimum) | 14.6m |
| b. <u>Rear yard setback</u> (minimum) | 6.65m |
| c. <u>Side yard setback</u> (west) (minimum) | 3.75m |
| Except for the following the following maximum projections into the <u>setback</u> : | |
| i. enclosed parkade stair | 0.8m |
| ii. a fin wall projection on a <u>building</u> within 31m of the rear property line | 0.6m |
| d. <u>Side yard setback</u> (east) (minimum) | 10m |
| Except for the following: | |
| i. a <u>building</u> or portion of a <u>building</u> within 31m of the rear property line | 4m |
| ii. a fin wall projection on a <u>building</u> within 31m of the rear property line | 2.70m |

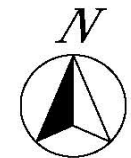
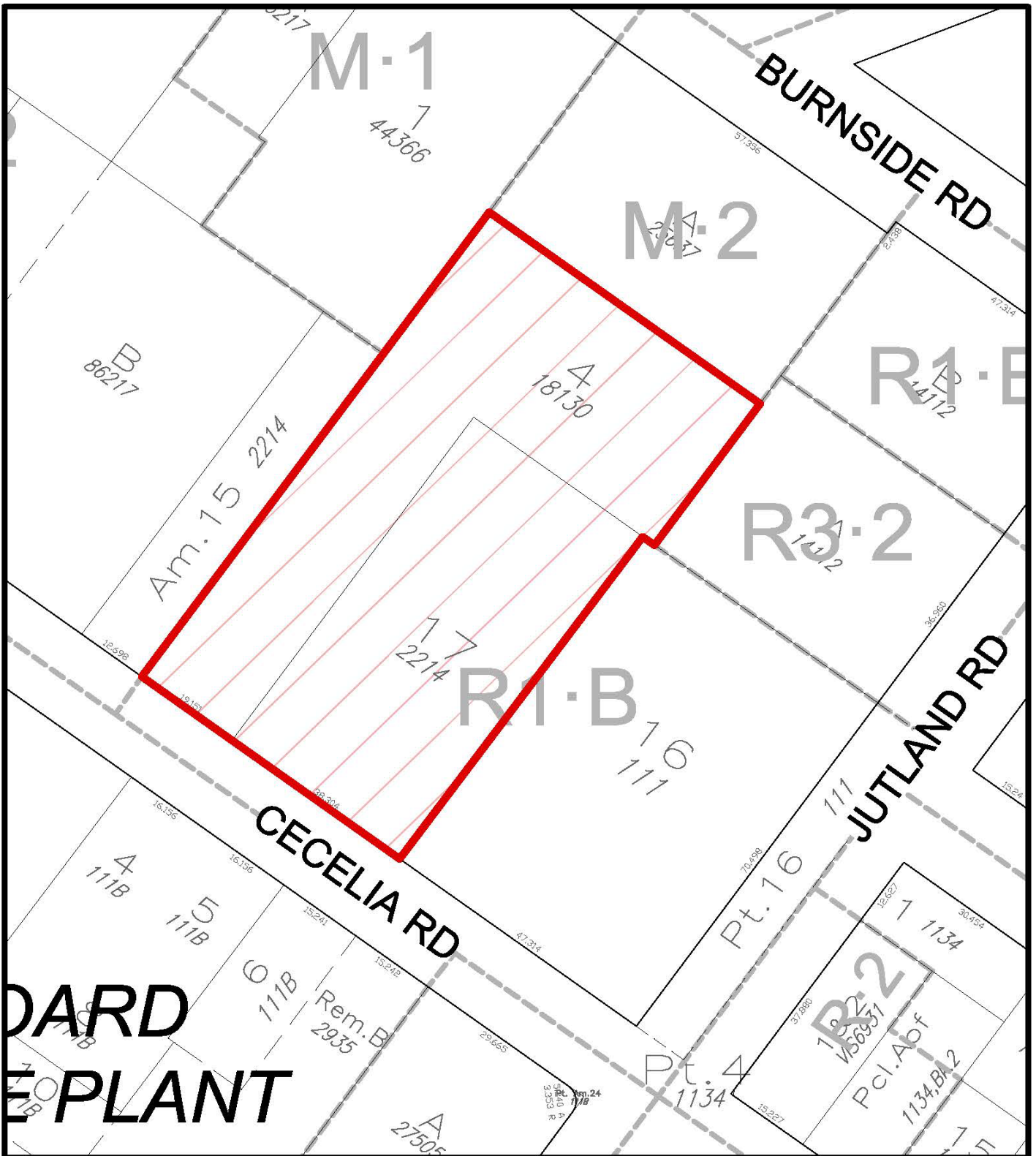
12.10.8 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 33% |
| b. <u>Open site space</u> (minimum) | 62% |

12.10.9 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

[NOTE: Property located in this zone is subject to the residential rental tenure – see Section 45 of General Regulations and Schedule N.]



496 / 498 Cecelia Rd. & 3130 Jutland Rd.
 Rezoning No.0000655

