

G.1 Bylaws for 3130 Jutland Road, 496 and 498 Cecelia Road:

Moved By Councillor Andrew

Seconded By Councillor Alto

That the following bylaws **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1268) No. 22-003
2. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 40) No. 22-004

That the applicant provide road dedication of 1.78m on Cecelia Road for boulevard and sidewalk improvements at the time of subdivision to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

DRAFT



Council Report For the Meeting of February 10, 2022

To: Council **Date:** February 3, 2022
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: **Update Report for Rezoning Application No. 00655 and Associated Amendment to the Official Community Plan, Development Permit Application No. 000532 and Development Variance Permit Application No. 00274 for 3130 Jutland Road & 496 and 498 Cecelia Road**

RECOMMENDATION

1. That the following bylaws **be given introductory readings:**
 - i. Zoning Regulation Bylaw, Amendment Bylaw (No. 1268) No. 22-003
 - ii. Official Community Plan, Amendment Bylaw (No. 40) No. 22-004.
2. That the applicant provide road dedication of 1.78m on Cecelia Road for boulevard and sidewalk improvements at the time of subdivision to the satisfaction of the Director of Engineering and Public Works.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning, Development Permit and Development Variance Permit Applications for the properties located at 496 and 498 Cecelia Road. The proposal for the Rezoning and Development Permit Applications is to rezone from the R1-B Zone, Single-Family Dwelling District, to a new residential rental tenure zone to increase the density and construct a five-storey, mixed-use building consisting of ground floor community-oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building. The proposed development will consist of approximately 88 affordable and below-market rental dwelling units. An amendment to the *Official Community Plan, 2012* (OCP) from Public Facilities, Institutions, Parks and Open Space to Large Urban Village is required to facilitate this development.

The proposal for Development Variance Permit Application is to permit a reduction to the width of a required continuous soft landscaping area adjacent to an existing surface parking lot on the Burnside School lot (proposed Lot B), from 1m to 0.38m. This variance is being triggered by a proposed lot line adjustment that would be required to facilitate the affordable housing development.

The Rezoning and Development Permit Applications were considered by Council at the

Committee of the Whole meeting on January 28, 2021, and they came before Council on February 4, 2020. The Development Variance Permit Application was considered at the Committee of the Whole Meeting on October 14, 2021, and it came before Council on October 28, 2021. The motions are as follows:

Council Motion – February 4, 2021

Rezoning Application No. 00655

1. *That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00655 for 496 and 498 Cecelia Road and 3130 Jutland Road and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:*
 - a. *Preparation and execution of the appropriate legal agreements to secure the following:*
 - i. *that the 88 dwelling units would remain below-market rental for 60 years in accordance with BC Housing’s Community Housing Fund program requirements to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor;*
 - ii. *that a minimum of 26 two-bedroom and 20 three-bedroom dwelling units are provided in the development to the satisfaction of the Director of Sustainable Planning and Community Development;*
 - iii. *provide a daycare on-site for a minimum of 15 years to the satisfaction of the Director of Sustainable Planning and Community Development;*
 - iv. *construction and maintenance of a 1290m² plaza in accordance with the landscape plans dated December 11, 2020 to the satisfaction of the Director of Sustainable Planning and Community Development;*
 - v. *public access of the plaza area to the satisfaction of the Director of Sustainable Planning and Community Development;*
 - vi. *construction of a new traffic signal at the corner of Cecelia and Jutland Road in accordance with the conceptual plan dated December 11, 2020 to the satisfaction of the Director of Engineering and Public Works.*
 - vii. *Statutory Right-of-Way on 496 and 498 Cecelia Road to allow for a portion of the sidewalk to be on site to mitigate impacts on an existing London Plane tree.*
 - b. *That the applicant provide road dedication of 1.38m on Cecelia Road for boulevard and sidewalk improvements at the time of subdivision to the satisfaction of the Director of Engineering and Public Works.*
 - c. *That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City’s website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.*
 - d. *That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a*

- 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.*
- e. That Council specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.*
 - f. That Council give first reading to the Official Community Plan Amendment Bylaw.*
 - g. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.*
 - h. That Council give second reading to the Official Community Plan Amendment Bylaw.*
 - i. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.*

Development Permit Application No. 00532

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00655, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000532 for 496 and 498 Cecelia Road and 3130 Jutland Road, in accordance with:

- 1. Plans date stamped December 17, 2020.*
- 2. The applicant provide further details on how the fibre cement panels are fastened to the building to the satisfaction of the Director of Sustainable Planning and Community Development.*
- 3. The Development Permit lapsing two years from the date of this resolution.”*

Council Motion – October 28, 2021

Development Variance Permit Application No. 00274

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00274 for 3130 Jutland Road and 496-498 Cecelia Road in accordance with:

- 1. Survey plan date stamped September 9, 2021, and landscape plan date stamped December 17, 2020.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*

- i. *reduce the continuous soft landscaping area between a surface vehicle parking area and adjacent lot used primarily for residential purposes from 1m to 0.38m on proposed Lot B.*
- ii. *The Development Variance Permit lapsing two years from the date of this resolution.”*

The proposed road dedication on Cecelia Road has been increased from 1.38m to 1.78m to allow for boulevard and sidewalk improvements.

COMMENTS

Community Input on Official Community Plan Amendment

On February 4, 2021, Council directed staff to consult with property owners and occupants within 200m of the subject properties through a mail-out and public notices on the City’s website. To date, the City has received correspondence from 11 members of the public (attached). Additional comments received prior to the Public Hearing will be included in the Council Agenda package at that time.

Road Dedication on Cecelia Road

The original Council direction was to obtain a statutory right-of-way (SRW) on 496 and 498 Cecelia Road to allow for a portion of the sidewalk to be on site to mitigate impacts on an existing London Plane tree. Following discussions with the applicant after Committee of the Whole, it was determined that the small sliver of land measuring 0.40m to be secured by a SRW should be added to the road dedication since the small amount of additional road dedication has no impacts on the development proposal and it would avoid additional costs associated with registering another legal agreement on title. The updated recommendation reflects this change for Council’s consideration.

Traffic Signal at Jutland Road and Cecelia Road

The applicant will be providing a community amenity contribution of \$350,000 towards the cost of the design and construction of a new traffic signal at the intersection of Jutland Road and Cecelia Road. This contribution, combined with previously identified capital improvements for this crossing, will enable the City of Victoria to complete the design and installation of this signal. This work is scheduled to be completed in 2023. The \$350,000 community amenity contribution is secured as a density bonus provision in the new zone.

Public Hearing Conditions

Given that these are City-owned lands that are not being disposed of, the pre-conditions that Council set in relation to this application can be secured in an agreement which is tied to an associated 62-year term lease agreement between the City, Pacifica Housing and BC Housing. The lease will be signed subject to Council adopting the land use bylaws, subdivision and consolidating the lot, and BC Housing confirming final project funding approval for the project to proceed. The agreement has been executed by the applicant and secures the following in a lease:

- i. 88 dwelling units would remain as below-market rental for 60 years in accordance with BC Housing’s Community Housing Fund program requirements
- ii. a minimum of 26 two-bedroom and 20 three-bedroom dwelling units are provided
- iii. a daycare is provided for a minimum of 15 years

- iv. construction and maintenance of a 1290m² plaza as shown on landscape plans dated December 11, 2020 with secured public access.

The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

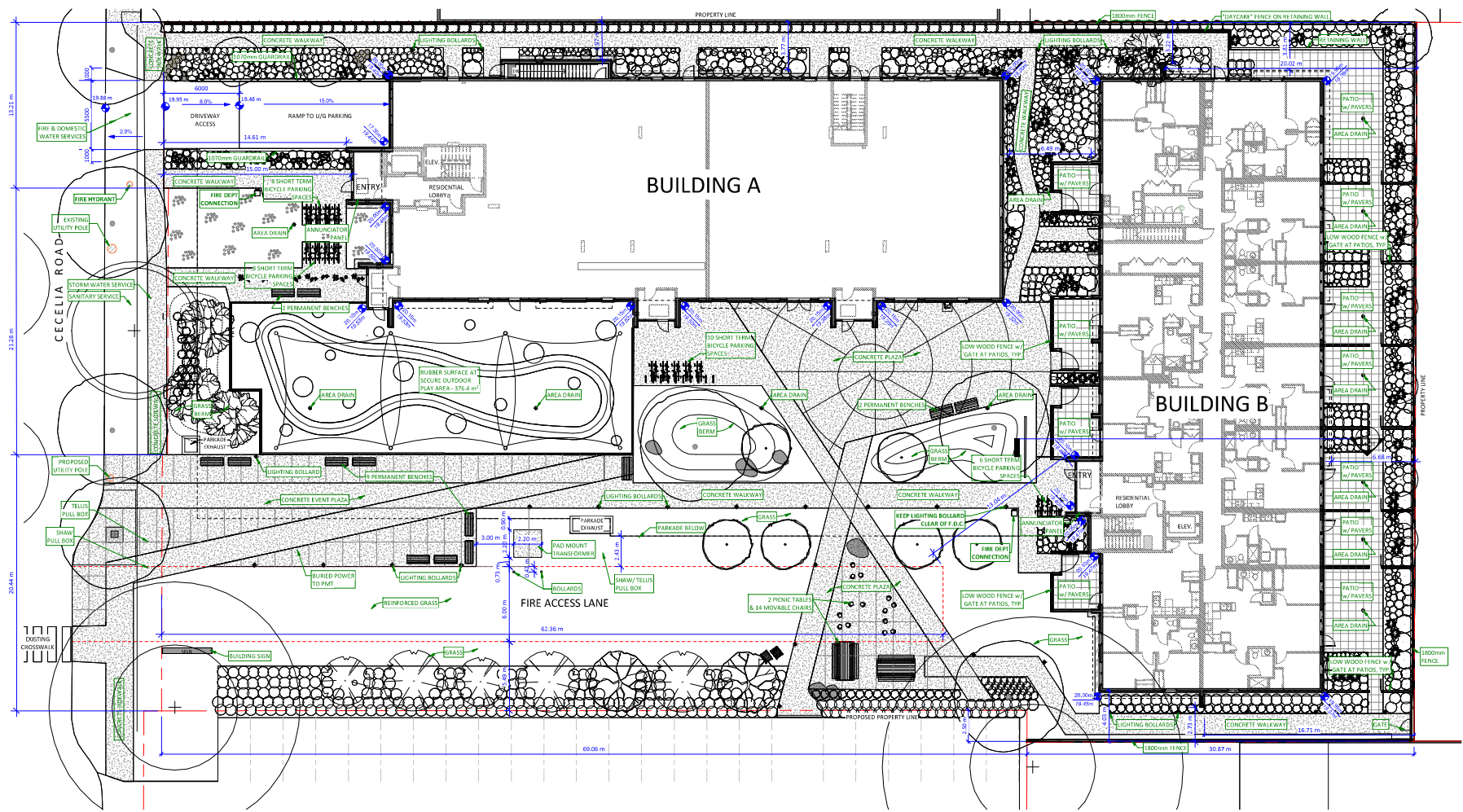
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Updated site plan with the additional road dedication on Cecelia Road
- Attachment B: Correspondence regarding Official Community Plan amendment.
- Attachment C: Pacifica at Burnside Site Plan

ATTACHMENT A



Christine Lintott Architects Inc.
 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.1569
 www.lintottarchitect.ca

Issue	Date
50% REVIEW	JULY 31, 2020
85% COORDINATION	MARCH 5, 2021
95% BC HOUSING REVIEW & TLHS PRICING	APRIL 1, 2021
BUILDING PERMIT	JUNE 25, 2021
REVISED BUILDING PERMIT	JANUARY 28, 2022

Revision	No.	Description	Date
1	1	Revised notes at 85%	2021-08-12

Consultant

SYMBOL LEGEND

	NEW GAS PIPE
	ELECTRICAL SERVICE

Burnside School Property
 496-498 Cecelia Road &
 3130 Jutland Road,
 Victoria, BC

Site Plan

Date	2022-01-27 2:22:21 PM
Drawn by	CC
Checked by	CL
A1.00	
Scale	As indicated

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECTS INC. DO NOT SCALE THE DRAWINGS.

From: Adrian Lowe [REDACTED]
Sent: February 23, 2021 9:42 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 496/498 Cecilia Road and 3130 Jutland Road Proposal

Ms. Taylor, I would like to send a brief note expressing my complete support for the proposal to amend the Official Community Plan for the properties in the subject line. As a nearby neighbour, I am excited to see this sort of development...it cannot come soon enough.

Sincerely,
Adrian Lowe
311-535 Manchester Road
Victoria

From: Emilija Trpeska Tovirac
Sent: February 23, 2021 10:09 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Project #496 Cecelia road

Dear Ms. Taylor,

As per the received communication, I have reviewed the development plan for the above location. As a family with 3 babies, we are very excited with your proposal mentioning a daycare. Also, as previous renters we know the need for affordable rental units in Victoria.

Thanks for reaching out and sharing the news.

Regards,

Fam. Tovirac
117-545 Manchester Rd

Sent from [Mail](#) for Windows 10

From [REDACTED]
Sent: February 23, 2021 8:02 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: REZ00655 Feedback

Hello Ms. Taylor,

I received notification of the proposed development for 496-8 Cecelia and 3130 Jutland. My concern is the loss of green space. There is already extremely limited large green space in the area, and this does not appear to have been considered for this development.

Thank you
Jessica

From: Anna Fox
Sent: February 28, 2021 5:37 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: February 28 -2021

Hi Leanne

I will be living on Manchester street coming September. When I got It's your neighbourhood letter I was trilled with the news, about this proposal of 496 and 498 Cecelia road and 3130 Jutland rd.

I am for this a 100% . What a great addition to this neighbourhood.

Thank you.

Anna fox

My address will be in September
545 Manchester rd

From: Hans de Goede <[REDACTED]>
Sent: March 3, 2021 6:53 PM
To: Davies Contracting <[REDACTED]>; T-Square Designs <[REDACTED]>; Leanne Taylor <ltaylor@victoria.ca>
Subject: 496 and 498 Cecelia

Hi Ms. Taylor,

This in response to your letter of feb. 19/21 regarding the above. We own an industrial property at 458 Cecelia and are working towards getting a permit to construct another warehouse/shop on the property. Will the change in the OCP Bylaw affect our efforts to develop our property appropriate to how it's zoned. The amount of gentrification we have already had to do to the proposed building surprises me.

Thank You,

Hans de Goede

From: duncan stewart
Sent: March 4, 2021 3:55 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 496/498 Cecelia rd.

Hello

Just thought I'd share a few concerns regarding the proposal to convert 496-498 Cecelia rd. into a Large Urban Village development. While I realize the city's need for more affordable family housing, I do believe this is not an ideal location. Pacifica Housing et al have provided a lovely sounding (and looking) plan to build here but I wonder if they have taken the surrounding neighbours and activities here into proper account. There would be an auto body shop right next door, followed by FS Millworks. It is noisy. At 6:30 am Mon-Fri the woodshop starts, and the large, externally mounted industrial motor that vacuums all the sawdust out will be heard throughout the site, but particularly loud to those residents in Building A facing west. Then you have the traffic. Semi-trucks and large cargo vans coming and going throughout the day, and a continual stream of Victoria School District vans and trucks coming out of their yard across the street (not to mention the unsightly appearance of the yard across the street from the proposed development). And finally, this neighbourhood is prone to crime. I have rented a studio here for many years and have had my vehicle stolen from this block, there have been numerous break-ins to the surrounding businesses over the years, graffiti spraying (the proposal sign in front of the field has already been graffiti'd) and frequent yelling, screaming and crying at all hours of the night around the school by people with substance abuse problems (presumably). Thus, I feel the proposal sounds good and the artist rendering of the proposal looks great but it is not in harmony with the surroundings. Will the money spent create the desired outcome? I'd say possibly. Will there be constant turnaround in tenants from the industrial noise etc.? I'd say possibly. Will there need to be a night-time security guard in the court yard? I'd say likely. Is this the best block for high density family dwellings? I'd say no. Is there a better location for this? I'd say hopefully.

Regards,
Duncan

From: Colleen Shotbolt
Sent: March 11, 2021 7:13 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 496 & 498 Cecelia Rd & Jutland Rd

Hello Leanne,

I am emailing in response to a notice that I received in my mail regarding a proposed development as noted above. I have worked in this neighbourhood for approximately 20 years and purchased a condo in this neighbourhood 5 years ago. I understand all of the issues that we have in Victoria with affordable housing, however, the Burnside Gorge neighbourhood currently has more than its share. With the recent addition of multiple hotels being used for people with mental-health, addictions and an assortment of other issues I do not feel that those of us that live and work here should have additional low income housing.

I have worked hard my entire life and currently I'm working two jobs keeping me occupied 7 days a week and now I feel I need to sell my condo and likely take a hit due to the fact that it is no longer a sought-after or desired neighbourhood in which to live. I have had items stolen from my balcony and my screens on my windows have been removed several times and hand prints can be found on the exterior of my windows. I currently live alone and on the ground floor and I do not feel safe in this neighbourhood. Numerous times I have encountered instances in the middle of the day where I do not even feel safe going for a walk let alone would I ever consider in the evening when I used to often walk into town and home.

Please understand that I do care deeply about social issues but I also do not feel that one neighbourhood should bear the brunt of everything that comes along with it. I do not support this development and would like to see more affordable housing in other neighborhoods.

Regards,

Colleen Shotbolt
545 Manchester Road



492 CECELIA RD.
VICTORIA, B.C.
CANADA
V8T 4T5

WWW.PRANCINGHORSEAUTOBODY.CA

March, 17th/2021

Dear Leanne Taylor,

In response to your letter received In February, 2021 regarding the Official Community Plan amendment for the properties located at 496 and 498 Cecelia Rd., and the proposed development of a five-storey, mixed-use building consisting of ground floor community oriented uses and residential uses on the upper floors, and a four-storey, multi-unit residential building.

The following are my questions and concerns with this proposed Official Community Plan.

First and foremost is the disruption this construction project will/may have on my business. The past 12 months has been very difficult for Prancing Horse Auto Body financially, and for all our staff directly due to the Covid 19 pandemic.

Unfortunately this is still an ongoing crisis, and will continue to be for an unknown duration. We, like many other businesses in Victoria have been looking forward to getting back to business as usual, so to speak, and climbing out of the negative financial hole that this epidemic has brought upon us. Now I am very concerned about my business financially and my staff, as we will not only be dealing with the aftermath of the epidemic, but also the "major" construction project right beside our place of business, which will inevitably cause some major disruptions to Cecelia Rd. and the traffic flow coming onto Cecelia Rd. from Jutland and Burnside. If my customers cannot get to my business with minimal disruption, they will go elsewhere, which is no doubt very concerning to me. The amount of dust, dirt, and airborne particulates that will be generated daily during the construction is also concerning. The chain link fence will not provide a barrier to keep these airborne particulates from covering our customer's vehicles. The vehicles are cleaned & washed right in front of our bay door. Customers also pull their vehicles into our parking lot for estimates and questions about their vehicles. I am sure this will be an issue for us, my staff, and my customers on some days during construction of the new project.

Cecelia Rd. is a very busy through road, and there is already little to no parking available on the road during normal business hours, as we, and surrounding

businesses, and their employee's park on Cecelia Rd., which is only 2 hour parking, so vehicles are being juggled around all day by employee's and businesses and people attending the Burnside Community Center, SPCA, retail stores, etc. Where are all the construction employee's going to park during the building of this project? Once the project is complete, where are all the new tenants going to park, or their significant others, employees, day care drop off and pick-ups, staff, security, tenant's visitors? The proposed underground parking for 98 vehicles will not be sufficient enough to avoid this issue, nor is Cecelia Rd. I can foresee the disruption and the parking on Cecelia Rd. being an issue during, and after the construction is completed and the new complex is up and running, as parking is currently an issue every day already without the new project in place.

Unlike other businesses on Cecelia Rd., Prancing Horse Auto Body will inevitably be impacted the most as we are situated right beside the proposed construction site, with one of the new buildings being erected right down the entire left side of our building, and towering 2-3 stories above our building, which means your new tenants windows will be at the back of the new proposed building overlooking our roof? The problem that arises here is that our air compressors (2) are located outside at the back left side of our building, and they start running at 7AM right through to 5-5:30PM, all day, and five days a week, and they are not quiet!! Furthermore there are 2 very large intake and exhaust fan systems for our spray booth which are located on the center and left side of the roof at the back of our building which run the same hours and days as the compressors. These units are also not very quiet, and although we are 100% compliant with the regulations in place for our spray booth, paint fumes are emitted through the exhaust system on the roof, no particulates, but definitely paint fumes. The complex you are building will put your residents above our exhaust stack, which may result in safety/health concerns. These items will probably not be a concern during the construction of the project, but what assurances are/would you be prepared to give me in writing that the compressor noise and the spray booth exhaust fumes are not going to be of concern to your new tenants, and that I will be able to continue business as normal without any future implications or legal actions being brought against Prancing Horse Auto Body by the City of Victoria, Pacifica Housing

or it's tenants, business occupants, staff, employee's, etc. for the compressor noise and the exhaust paint fumes emitted that I have informed you about?

In addition, as we are a vehicle repair facility, many of our vehicles are towed into our facility, some from the accident scene itself. Currently there is a chain link fence in place that divides are properties, which can be seen through quite easily, and offers no privacy to your tenants, employee's, businesses etc., nor will it to us once the project is completed. Many people, older and younger find the very smashed vehicles somewhat disturbing to look at, especially knowing that there were occupants in the vehicle at the time of the crash. We have dealt with this problem many times, and there is nobody permanently residing beside us yet! Should this proposal be moved forward, you may consider a proper dividing wall be erected in place of the chain link fence which will ensure your occupants wellbeing, as well as their privacy and the privacy of Prancing Horse Auto Body and its employee's. The chain link fence which continues at the back of our building on the property should also be looked into, as the current fence is consistently being cut through/vandalized and the drop off on our side is 30 feet down for most of the length of the fence. This might/may be a safety issue for young tenants (children) running around the new project. A wall at the back would also quiet down the compressor noise and enhance the visual appearance of the new proposed project should it move forward.

In closing, please note that both myself and my business partner are not opposed to community growth/development, provided that the best interests of the current businesses day to day, and future operations are not adversely or financially affected by the new project development during its construction, and after its completion. It does however seem dangerous to mix multi-level housing and daycare in a commercial business area. Fumes, dust, air contaminants are bound to occur in commercial/industrial areas, and I would have air quality concerns for both children and seniors alike. The increased vandalism in the area is also a concern, for the project itself and the eventual tenancy of the buildings.

Thank you for your time and consideration on this matter, and I look forward to your informative response, and the position of Pacifica Housing on addressing and resolving the issue's and concern's noted in this letter.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read "B. Gooding". The signature is written in a cursive style with a prominent initial "B" and a long, sweeping underline.

Bernar Gooding (Owner/Operator)

From: [REDACTED]
Sent: March 22, 2021 11:05 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: regarding ceclia road project -

Hi There,

We are the owners of 558 Sumas street in Victoria.

I am writing to state that I am opposed to the development project. We are trying to keep this area as a community vs. bringing in large development into the area. The large development would attract crime in our community. Bringing this development into the area will increase the density of people and will lose the quiet, quaintness of the neighbourhood. We have already been challenged over the years in this neighborhood as the crime rate increases and decreases with changes around the area, which we do not want.

I'm sure you will find another place that will be suitable for your development.

If you need to contact me, I can be reached at [REDACTED] or [REDACTED]

Best of luck,

subjit / Gurmej Dheenshaw.

From: JEFF PINK [REDACTED]
Sent: March 24, 2021 9:37 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 496 and 498 Cecelia Road and 3130 Jutland Road

Dear Leanne

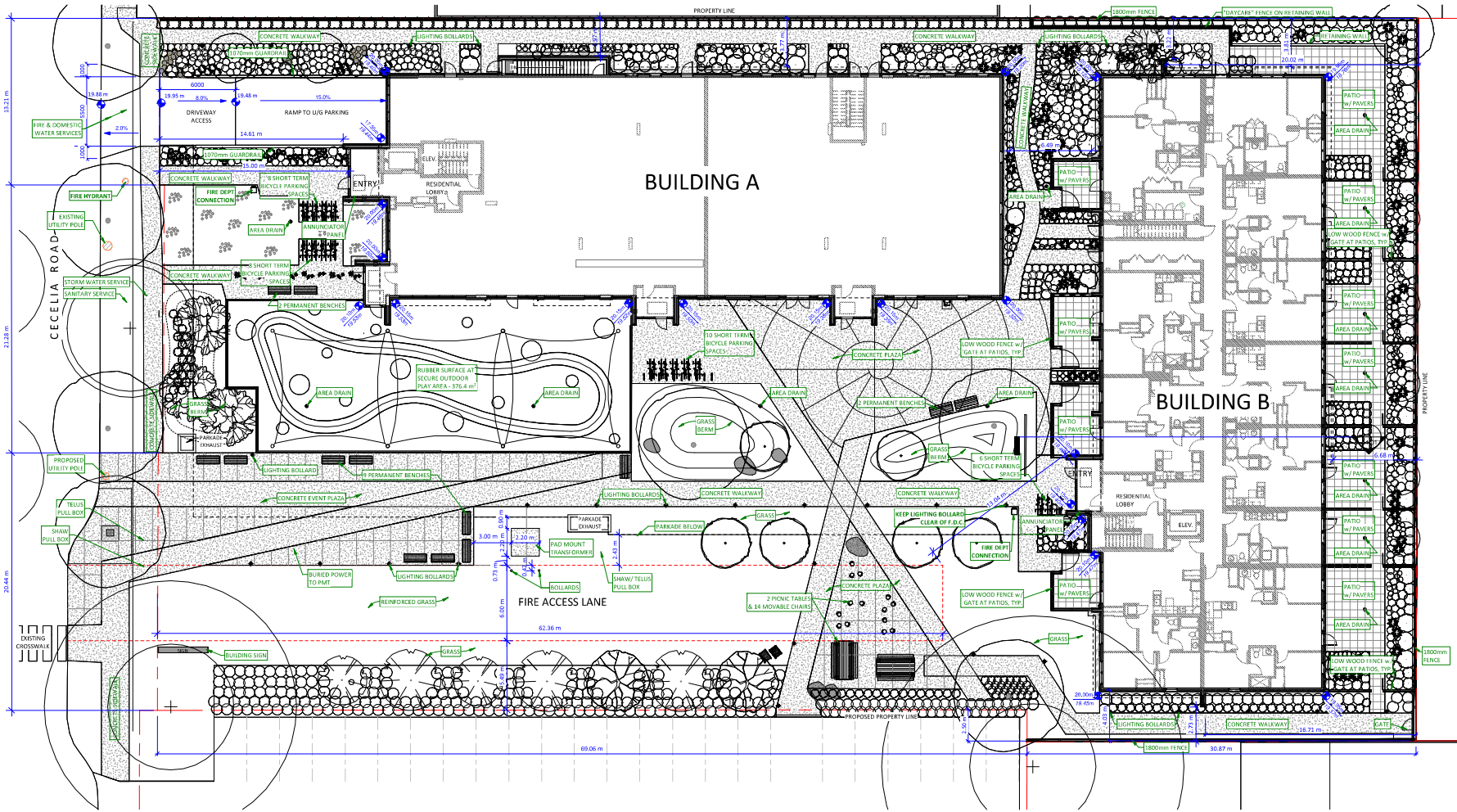
I am one of the owners of 491 Burnside Road East., which is adjacent to 496 Cecelia Road.

I am sending this email message to advise that I am in support of the proposed project at 496 and 498 Cecelia Road and 3130 Jutland Road

If you have any questions, I can be reached by cellular phone at [REDACTED] or by email.

Yours truly,

Jeff Pink



Christine Lintott Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.1569
 www.lintottarchitect.ca

Issue	Date
50% REVIEW	JULY 31, 2020
85% COORDINATION	MARCH 5, 2021
95% BC HOUSING REVIEW & TLHS PRICING	APRIL 1, 2021
BUILDING PERMIT	JUNE 25, 2021
REVISED BUILDING PERMIT	JANUARY 28, 2022

Revision	No.	Description	Date
1	1	Revised notes at 85%	2021-08-12

Consultant

SYMBOL LEGEND
NEW GAS PIPE
ELECTRICAL SERVICE

Burnside School Property

496-498 Cecelia Road & 3130 Jutland Road, Victoria, BC

Site Plan

Date	2022-01-27 2:22:21 PM
Drawn by	CC
Checked by	CL
A1.00	
Scale	As indicated

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

- a. Lot area (minimum) 5560m²

12.10.5 Floor Space Ratio, Floor Area

- a. Floor space ratio (maximum) 0.5:1
- b. Floor space ratio where the community amenities have been provided pursuant to Part 12.10.3 (maximum) 1.41:1
- c. Total floor area (maximum) 7818m²
- d. Combined floor area of public building and daycare (minimum) 809m²

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

12.10.6 Height, Building Separation Distance

- | | |
|--|-------|
| 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

- | | |
|---|-------|
| 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

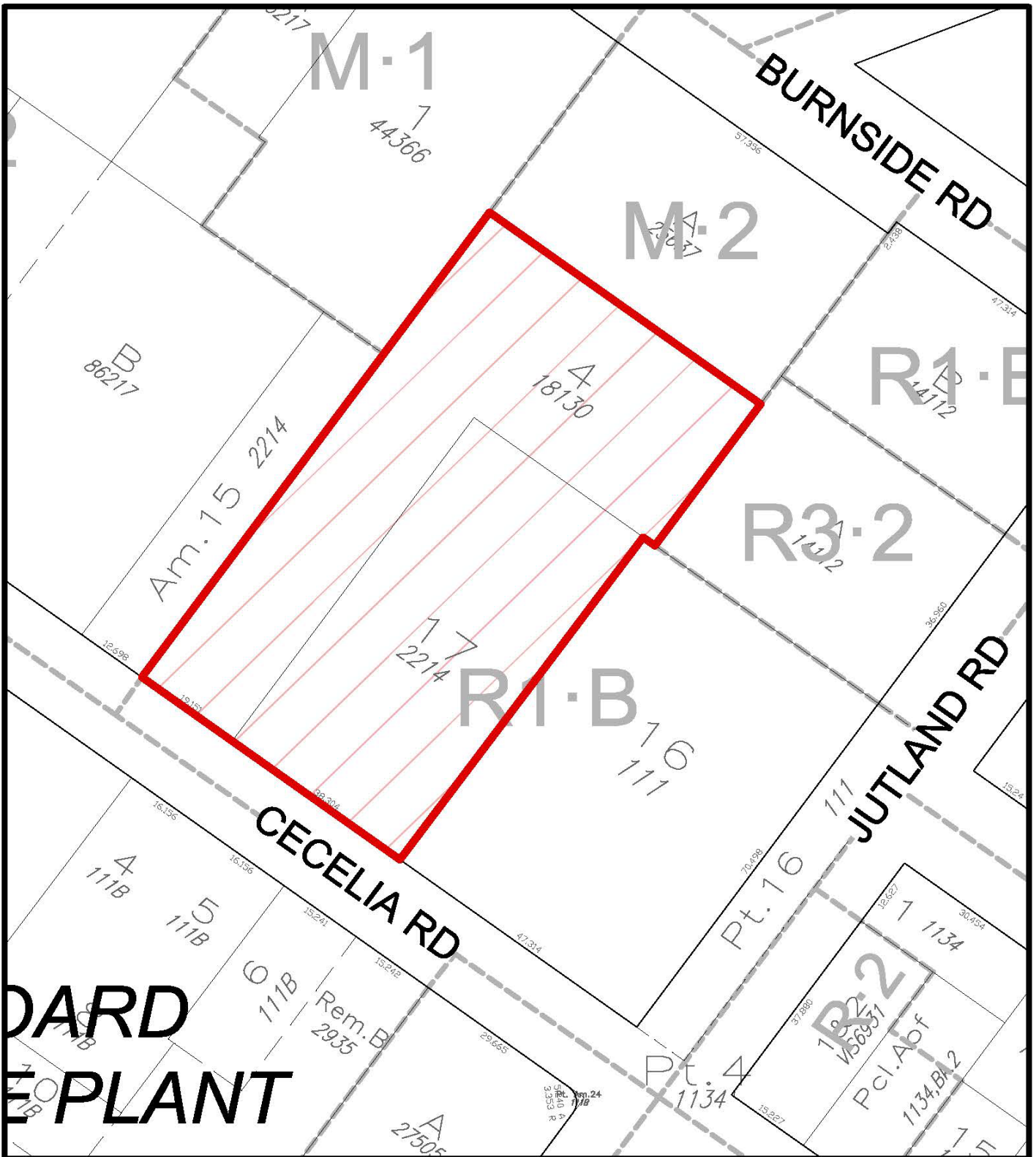
- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 33% |
| b. <u>Open site space</u> (minimum) | 62% |

12.10.9 Vehicle and Bicycle Parking

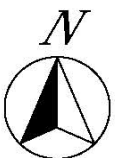
- | | |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

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

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw



**DARD
E PLANT**



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



NO. 22-004

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to change the urban placedesignation for 496 Cecelia Road and a portion of 498 Cecelia Road from Public Facilities, Institutions, Parks and Open Space to Large Urban Village.

Under its statutory powers, including Division 4 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1 This Bylaw may be cited as the “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 40)”.
- 2 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in connection with the land known 496 Cecelia Road and a portion of 498 Cecelia Road by:
 - (a) changing its urban place designation from Public Facilities, Institutions, Parks and Open Space to Large Urban Village;
 - (b) repealing Map 2 of section 6 and replacing it with the Map 2 attached to this bylaw as Schedule “A”; and
 - (c) repealing Map 19 of section 21 and replacing it with the Map 22 attached to this bylaw as Schedule “B”.

READ A FIRST TIME the _____ day of _____ 2022

READ A SECOND TIME the _____ day of _____ 2022

Public hearing held on the _____ day of _____ 2022

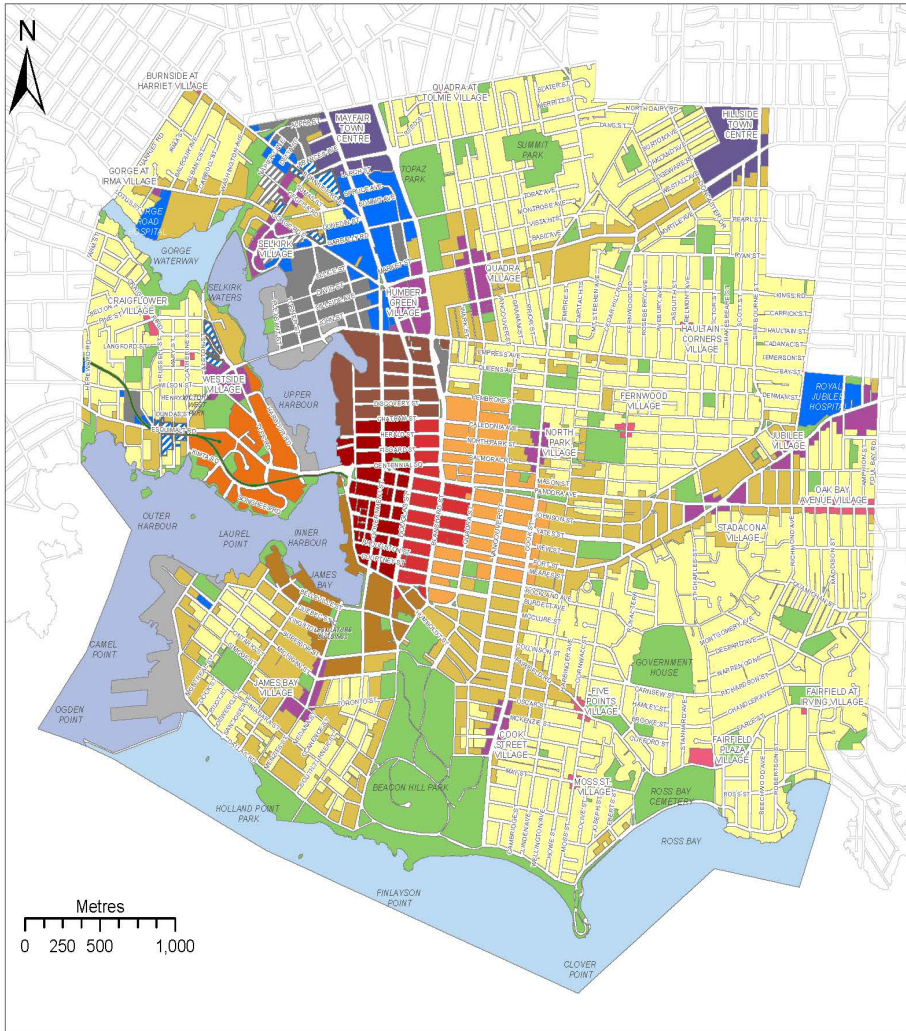
READ A THIRD TIME the _____ day of _____ 2022

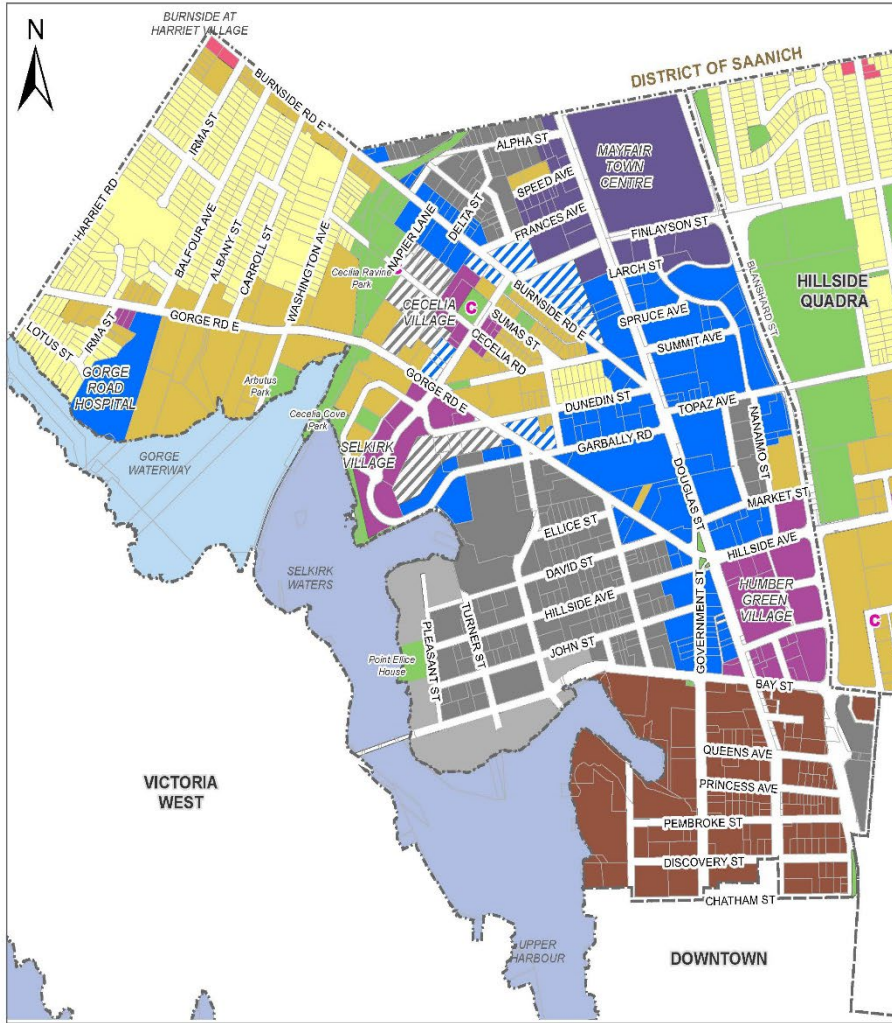
ADOPTED on the _____ day of _____ 2022

CITY CLERK

MAYOR







MAP 19 Burnside Neighbourhood

Urban Place Designations*

- Core Employment
- Industrial Employment
- Employment-Residential
- Industrial
- Marine Industrial
- General Employment
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.