

NO. 22-070

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-C3 Zone, Catherine Commercial District, and to rezone land known as 822 Catherine Street and 304 Langford Street from the R-2 Zone, Two Family Dwelling District to the C1-C3 Zone, Catherine Commercial District.

The Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1283)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.109 C1-C3, Catherine Commercial District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.108 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 822 Catherine Street and 304 Langford Street, legally described as PID: 000-500-879, Lot C (DD 338654I), Block N, Section 31, Esquimalt District, Plan 549, and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the C1-C3 Zone, Catherine Commercial District.
- 5 The Zoning Regulation Bylaw is further amended by adding to Schedule N – Residential Rental Tenure Properties, the lands described in section 4.

READ A FIRST TIME the **7th** day of **July** 2022

READ A SECOND TIME the **7th** day of **July** 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

PART 4.109 – C1-C3 ZONE, CATHERINE COMMERCIAL DISTRICT**4.109.1 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
- c. Retail sales
- d. Restaurant
- e. Bakeries, if all the products baked or prepared therein are sold or intended to be sold by retail therein or therefrom
- f. Professional businesses

4.109.2 Location and Siting of Permitted Uses

- a. Commercial uses must be located on the first storey in those parts of a building that are located within 8m from Catherine Street.
- b. Residential uses are not permitted on the first storey in those parts of a building that are located within 7m from Catherine Street.

4.109.3 Lot Area

- a. Lot area (minimum) 1000m²

4.109.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1810m²
- b. Floor space ratio (maximum) 1.81:1

4.109.5 Height, Storeys

- a. Commercial-residential building height (maximum) 16m
- b. Storeys (maximum) 3

PART 4.109 – C1-C3 ZONE, CATHERINE COMMERCIAL DISTRICT**4.109.6 Setbacks, Projections**

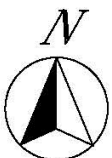
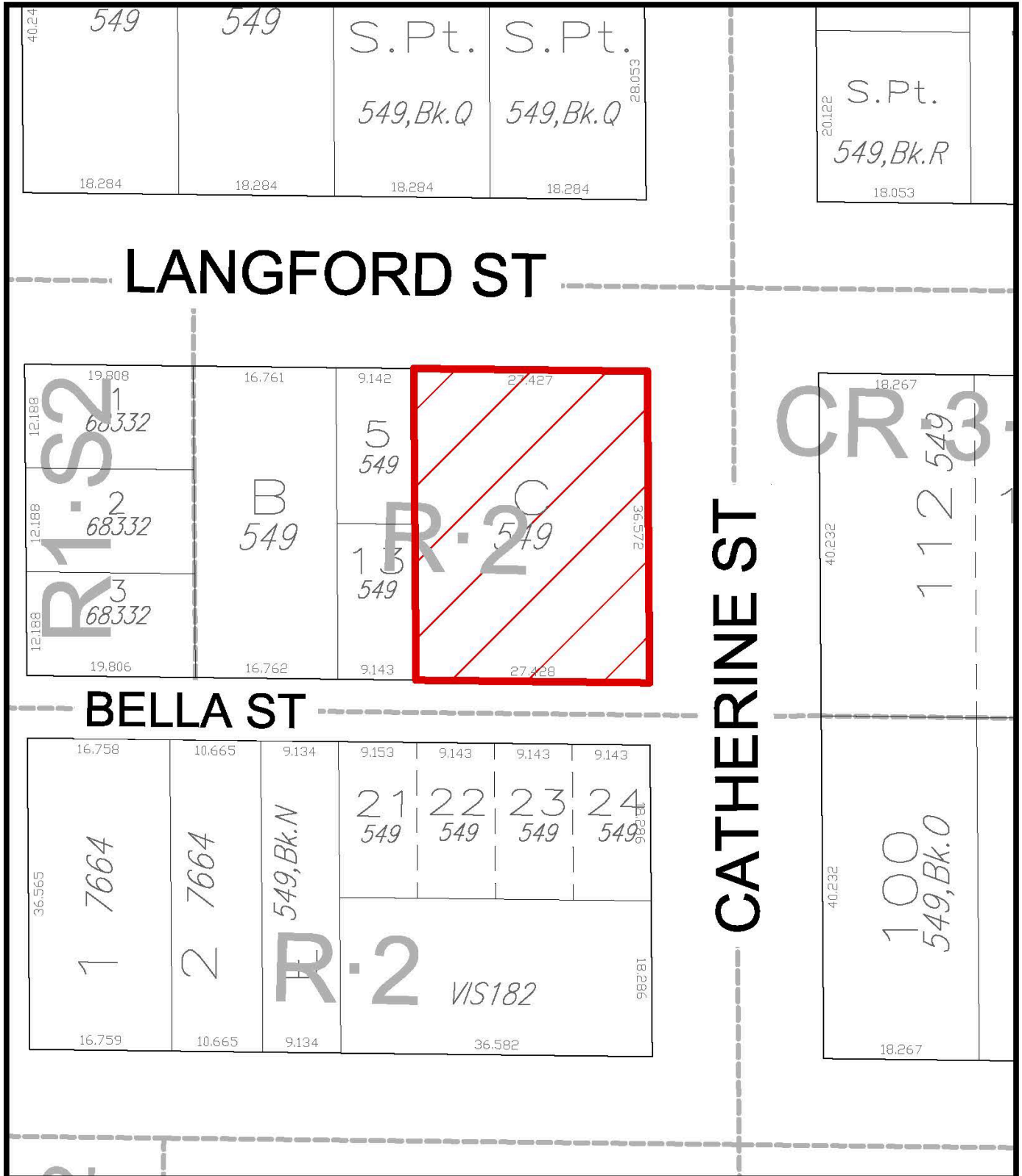
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|--|------|
| a. <u>Front yard setback</u> (minimum) | |
| • <u>First storey</u> | 3.0m |
| • Above the first <u>storey</u> | 6.0m |
| b. <u>Rear yard setback</u> (minimum) | 6.0m |
| c. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 2.4m |

4.109.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 73% |
| b. <u>Open site space</u> (minimum) | 27% |

4.109.8 Vehicle and Bicycle Parking

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



822 Catherine Street & 304 Langford Street
Rezoning No.00782

