

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CD-8 Zone, Chown Place Comprehensive Development District, and to rezone land known as 11 Chown Place from the R3-G-SC Zone, Garden Apartment (Senior Citizen) District to the CD-8 Zone, Chown Place Comprehensive Development District.

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 “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1281)”.
- 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:

“12.8 CD-8, Chown Place Comprehensive Development District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.7 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 11 Chown Place, legally described as PID: 005-066-999 Lot A (DD 270373I), Section 10 and 11, Victoria District, Plan 11749 and shown hatched on the attached map, is removed from the R3-G-SC Zone, Garden Apartment (Senior Citizen) District, and placed in the CD-8 Zone, Chown Place Comprehensive Development District.
- 5 The Zoning Regulation Bylaw is further amended by adding to the Schedule N – Residential Rental Tenure Property, the land 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	28th	day of	July	2022
READ A THIRD TIME the	28th	day of	July	2022
ADOPTED on the		day of		2022

CITY CLERK

MAYOR

PART 12.8 – CD-8 ZONE, CHOWN PLACE COMPREHENSIVE DEVELOPMENT DISTRICT

12.8.1 Regulations in the CD-8 Zone

The following regulations and Part 12.8.2 and 12.8.3 apply to the entire CD-8 Zone:

- a. This Zone is divided into Development Areas 1, 2, 3, 4, 5, 6 and 7, as shown on the map attached as Appendix 1.
- b. Notwithstanding Section 14(3) of the General Regulations, the regulations in this Zone apply to panhandle lots.
- c. Notwithstanding Section 19 of the General Regulations:
 - i. more than one building is permitted on a lot subject to the regulations in this Zone; and
 - ii. a building may be located partly on one lot and partly on another.
- d. Notwithstanding Section 27 of the General Regulations, setbacks for irregular lots and panhandle lots shall be interpreted from the north, south, east and west boundaries of each Development Area.
- e. Vehicle parking for a building located within one Development Area may be located in a different Development Area within this Zone.
- f. Shared drive aisles between Development Areas are permitted.
- g. Vehicle and bicycle parking subject to the regulations in Schedule C – Off-street Parking, except as otherwise provided for in Part 12.8.10.

12.8.2 Community Amenities

As a condition of additional density pursuant to Part 12.8.3, the following community amenities must be provided:

- a. all dwelling units must be secured through a legal agreement as affordable or below-market rental for 60 years, or the life of the building, whichever is greater
- b. all dwelling units must be secured through a legal agreement as owned by a non-profit or government agency in perpetuity.
- c. the protection, preservation, restoration and maintenance of an existing Garry Oak meadow with a site area of approximately 1823m².
- d. construction and maintenance of and public access to east-west and north-south pedestrian pathways through the site linking Balfour Road and Harriet Road and Irma Street north and south.

12.8.3 Floor Space Ratio

- a. Floor space ratio for all Development Areas combined (maximum) 0.5:1
- b. Floor space ratio for all Development Areas combined, where the amenities have been provided pursuant to Part 12.8.2 (maximum) 1:1

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

PART 12.8 – CD-8 ZONE, CHOWN PLACE COMPREHENSIVE DEVELOPMENT DISTRICT

12.8.4 Development Area 1 (DA-1)

The regulations in Part 12.8.5 to 12.8.10 apply to Development Area 1 (DA-1) only.

12.8.5 Uses (DA-1)

The following use is the only use permitted in this Development Area:

- a. Multiple dwelling

12.8.6 Lot Area (DA-1)

- a. Lot area (minimum) 3680m²

12.8.7 Height (DA-1)

- a. Principal building height (maximum) 12.6m

12.8.8 Setbacks (DA-1)

- a. North (minimum) 14.5m
- b. South (minimum) 3m
- c. East (minimum) 12.5m
- d. West (minimum) 9.5m

12.8.9 Site Coverage, Open Site Space (DA-1)

- a. Site coverage (maximum) 28%
- b. Open site space (minimum) 35%

12.8.10 Vehicle Parking (DA-1)

- a. Multiple dwelling 0.35 spaces per dwelling unit

12.8.11 Development Area 2 (DA-2)

The regulations in Part 12.8.12 to 12.8.16 apply to Development Area 2 (DA-2) only.

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12.8.12 Uses (DA-2)

The following use is the only use permitted in this Development Area:

- a. Multiple dwelling

12.8.13 Lot Area (DA-2)

- a. Lot area (minimum) 2330m²

12.8.14 Height (DA-2)

- a. Principal building height (maximum) 20.5m

12.8.15 Setbacks (DA-2)

- a. North (minimum) 3m
 b. South (minimum) 9m
 c. East (minimum) 2m
 d. Setback from the street (west) (minimum) 6.5m

12.8.16 Site Coverage, Open Site Space (DA-2)

- a. Site Coverage (maximum) 38%
 b. Open Site Space (minimum) 49%

12.8.17 Development Area 3 (DA-3)

The regulations in Part 12.8.18 to 12.8.22 apply to Development Area 3 (DA-3) only.

12.8.18 Uses (DA-3)

The following use is the only use permitted in this Development Area:

- a. Multiple Dwelling

12.8.19 Lot Area (DA-3)

- a. Lot area (minimum) 2245m²

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12.8.20 Height (DA-3)

- | | |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 20.5m |
|---|-------|

12.8.21 Setbacks (DA-3)

- | | |
|---|------|
| a. North (minimum) | 7.5m |
| b. South (minimum) | 4.5m |
| c. East (minimum) | 1.5m |
| d. Setback from the street (west) (minimum) | 6.5m |

12.8.22 Site Coverage, Open Site Space (DA-3)

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 39% |
| b. <u>Open Site Space</u> (minimum) | 56% |

12.8.23 Development Area 4 (DA-4)

The regulations in Part 12.8.24 to 12.8.28 apply to Development Area 4 (DA-4) only.

12.8.24 Uses (DA-4)

The following uses are the only uses permitted in this Development Area:

- a. Multiple dwelling
- b. Attached dwelling

12.8.25 Lot Area (DA-4)

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 2270m ² |
|------------------------------|--------------------|

12.8.26 Height (DA-4)

- | | |
|---|----|
| a. Principal <u>building height</u> (maximum) | 9m |
|---|----|

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12.8.27 Setbacks (DA-4)

- | | |
|---|------|
| a. North (minimum) | 7.5m |
| Except for the following maximum projection into the <u>setback</u> : | |
| i. Deck | 3.5m |
| b. South (minimum) | 6.5m |
| c. East (minimum) | 13m |
| d. West (minimum) | 8.5m |
| e. Setback closest to the street (minimum) | 5.5m |

12.8.28 Site Coverage, Open Site Space (DA-4)

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 23% |
| b. <u>Open Site Space</u> (minimum) | 48% |

12.8.29 Development Area 5 (DA-5)

The regulations in Part 12.8.30 to 12.8.34 apply to Development Area 5 (DA-5) only.

12.8.30 Uses (DA-5)

The following use is the only use permitted in this Development Area:

- | |
|-----------------------------|
| a. <u>Multiple dwelling</u> |
|-----------------------------|

12.8.31 Lot Area (DA-5)

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 3335m ² |
|------------------------------|--------------------|

12.8.32 Height (DA-5)

- | | |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 14m |
|---|-----|

PART 12.8 – CD-8 ZONE, CHOWN PLACE COMPREHENSIVE DEVELOPMENT DISTRICT

12.8.33 Setbacks (DA-5)

- | | |
|--|-------|
| a. North (minimum) | 9.5m |
| b. South (minimum) | 8.5m |
| c. East (minimum) | 12.5m |
| d. West (minimum) | 14m |
| e. Setback closest to a street (minimum) | 12m |

12.8.34 Site Coverage, Open Site Space (DA-5)

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 27% |
| b. <u>Open site space</u> (minimum) | 61% |

12.8.35 Development Area 6 (DA-6)

The regulations in Part 12.8.36 to 12.8.40 apply to Development Area 6 (DA-6) only.

12.8.36 Uses (DA-6)

The following use is the only use permitted in this Development Area:

- a. Multiple dwelling

12.8.37 Lot Area (DA-6)

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 3500m ² |
|------------------------------|--------------------|

12.8.38 Height (DA-6)

- | | |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 14m |
|---|-----|

12.8.39 Setbacks (DA-6)

- | | |
|--------------------|-------|
| a. North (minimum) | 3m |
| b. South (minimum) | 8m |
| c. East (minimum) | 16.5m |
| d. West (minimum) | 9.5m |

PART 12.8 – CD-8 ZONE, CHOWN PLACE COMPREHENSIVE DEVELOPMENT DISTRICT

12.8.40 Site Coverage, Open Site Space (DA-6)

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 26% |
| b. <u>Open site space</u> (minimum) | 74% |

12.8.41 Development Area 7 (DA-7)

The regulations in Part 12.8.42 to 12.8.46 apply to Development Area 7 (DA-7) only.

12.8.42 Uses (DA-7)

The following uses are the only uses permitted in this Development Area:

- a. Attached dwelling
- b. Public building

12.8.43 Lot Area (DA-7)

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 4998m ² |
|------------------------------|--------------------|

12.8.44 Height (DA-7)

- | | |
|---|----|
| a. Principal <u>building height</u> (maximum) | 9m |
|---|----|

12.8.45 Setbacks (DA-7)

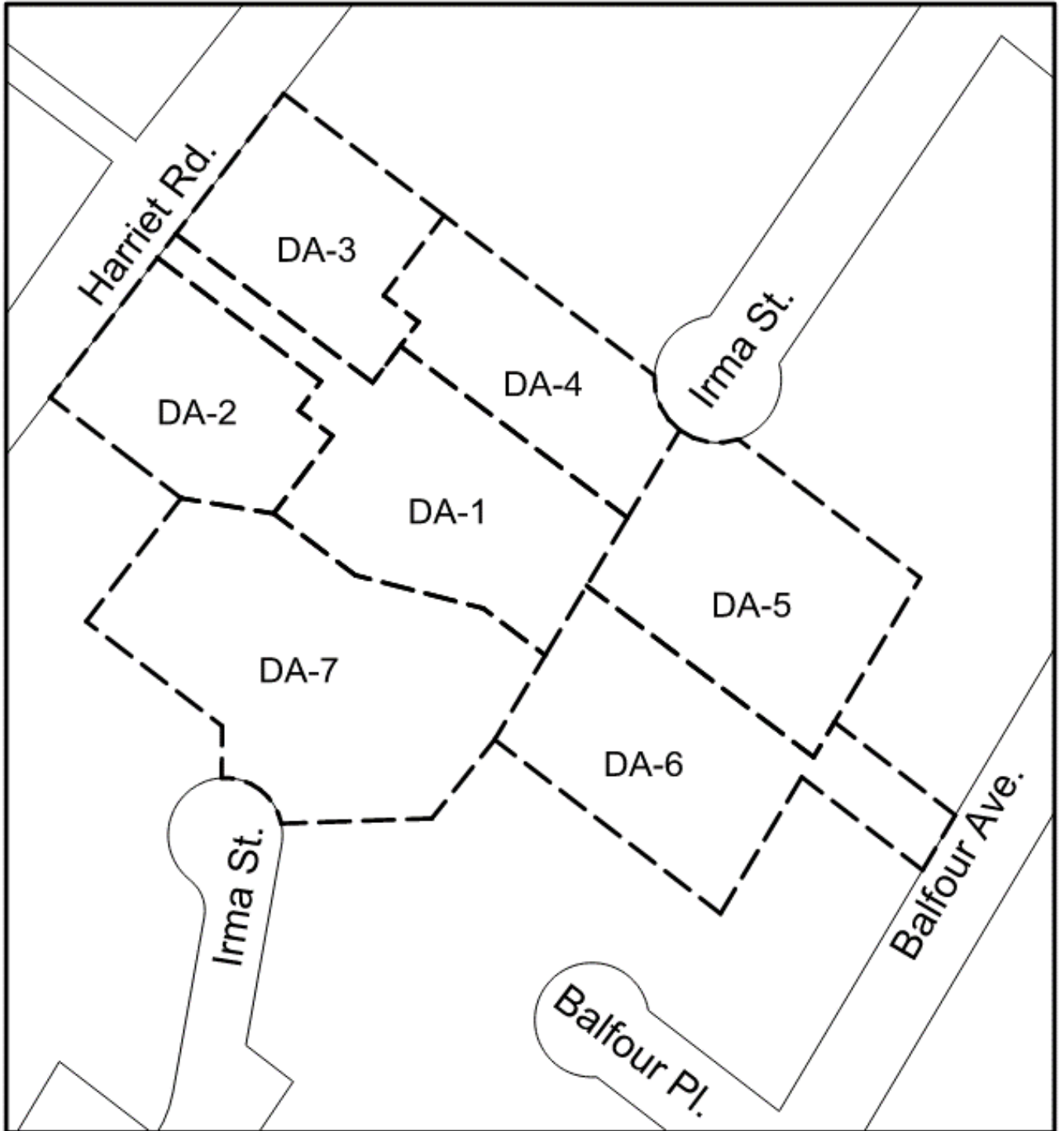
- | | |
|--------------------|------|
| a. North (minimum) | 2m |
| b. South (minimum) | 9m |
| c. East (minimum) | 5.5m |
| d. West (minimum) | 7.5m |

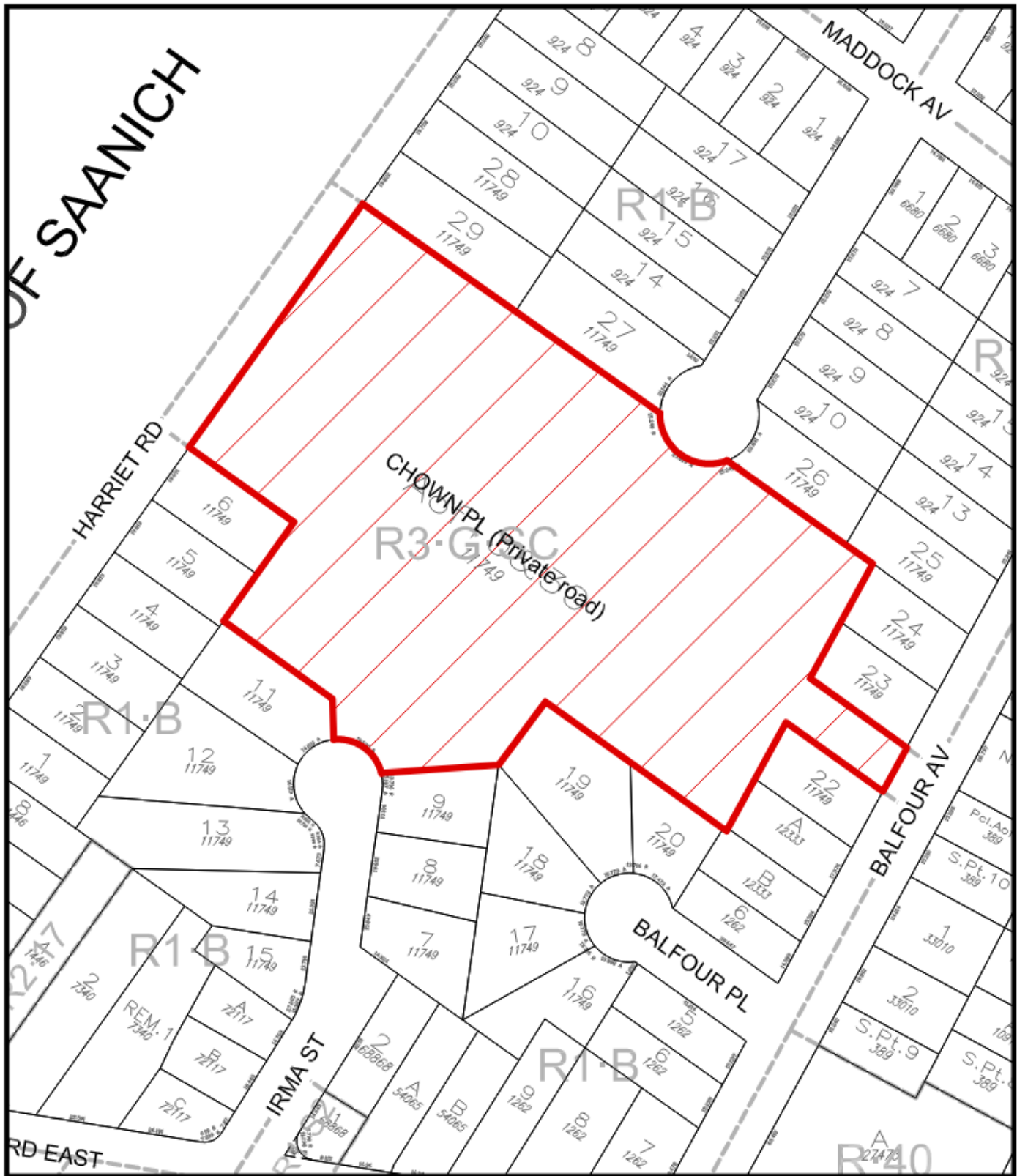
12.8.46 Site Coverage, Open Site Space (DA-7)

- | | |
|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 17% |
| b. <u>Open site space</u> (minimum) | 83% |

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

Appendix 1





11 Chown Place
 Rezoning No.00797

