

NO. 23-075

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating URMD-1 Zone, Camosun Street Urban Residential Multiple Dwelling District, and to rezone land known as 1516 Camosun Street, and 1270 and 1286 Pandora Avenue from the R3-2 Zone, Multiple Dwelling District to the URMD-1 Zone, Camosun Street Urban Residential Multiple Dwelling 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. 1311)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

“3.150 URMD-1 Zone, Camosun Street Urban Residential Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.149 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1516 Camosun Street, and 1270 and 1286 Pandora Avenue from, legally described as:
 - (a) PID: 005-520-291, Lot 7, Spring Ridge, Victoria City, Plan 182
 - (b) PID: 009-283-293, The Westerly 1/2 of Lot 5, Spring Ridge, Victoria City, Plan 182, Except the Southerly 10 Feet Thereof as Shown on Said Plan
 - (c) PID: 009-283-307, The Westerly 1/2 of Lot 6, Spring Ridge, Victoria City, Plan 182
 - (d) PID: 009-283-196, Parcel A (DD 396833I) of Lots 5 and 6, Spring Ridge, Victoria City, Plan 182

and shown hatched on the attached map in Schedule 1 of this Bylaw, is removed from the R3-2 Zone, Multiple Dwelling District, and placed in the URMD-1 Zone, Camosun Street Urban Residential Multiple Dwelling District.

READ A FIRST TIME the	day of	2023
READ A SECOND TIME the	day of	2023
Public hearing held on the	day of	2023
READ A THIRD TIME the	day of	2023

ADOPTED on the

day of

2023

CITY CLERK

MAYOR

PART 3.150 – URMD-1 ZONE, CAMOSUN STREET URBAN RESIDENTIAL MULTIPLE DWELLING DISTRICT

3.150.1 Permitted Uses in this Zone

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

- a. Multiple dwelling, subject to the regulations set out in this Part
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

3.150.2 Lot Area

- a. Lot area (minimum) 1725m²

3.150.3 Community Amenities

- a. As a condition of additional density pursuant to Part 3.150.4 the following monetary contributions, as adjusted pursuant to Part 3.150.3 b. and c. must be provided prior to issuance of a building permit:
 - i. \$45,000 to the Victoria Housing Reserve Fund
 - ii. \$105,000 to the Local Amenities Fund.
- b. Until the amenity contributions identified in Part 3.150.3 a. are paid in full, they shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw 23-075 is adopted and each year thereafter, by adding to the base contribution amounts in Part 3.150.3 a. an amount calculated by multiplying that 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 3.150.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.150.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 1.6:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.150.3 (maximum) 2:1

3.150.5 Height, Storeys

- a. Principal building height (maximum) 17.4m
- b. Storeys (maximum) 5

PART 3.150 – URMD-1 ZONE, CAMOSUN STREET URBAN RESIDENTIAL MULTIPLE DWELLING DISTRICT

3.150.6 Setbacks, Projections

- | | |
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| a. <u>Front yard setback</u> (minimum) | 12.0m |
| b. <u>Rear yard setback</u> (minimum) | 9.90m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 9.90m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 9.90m |

3.150.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

3.150.8 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" |

