

F.1 Bylaw for 624 and 628 Manchester Road: Zoning Regulation Bylaw Amendment Application No. 00803 and Development Permit with Variance No. 00195

Mayor Alto requested items **F.1. Bylaw for 624 and 628 Manchester Road: Zoning Regulation Bylaw Amendment Application No. 00803 and Development Permit with Variance No. 00195** and **F.2. Bylaw for 1326 Pandora Avenue: Rezoning Application No. 00767 and Development Permit with Variances Application No. 000594** be considered under one motion.

Moved By Councillor Dell

Seconded By Councillor Caradonna

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

1. Zoning Regulation Bylaw Amendment Bylaw (No. 1312) No. 23-076

CARRIED UNANIMOUSLY



Council Report

For the Meeting of November 23, 2023

To: Council
From: C. Kingsley, City Clerk
Date: November 14, 2023
Subject: 624 and 628 Manchester Road: Rezoning Application No. 00803 and associated Development Permit with Variances Application No. 00195

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1312) No. 23-076

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 23-076.

The issue came before Council on July 27, 2023 where the following resolution was approved:

624 and 628 Manchester Road: Zoning Regulation Bylaw Amendment Application No. 00803 and Development Permit with Variance No.00195 (Burnside)

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 13th, 2023, for 624 and 628 Manchester Road, such bylaw to include density bonus provisions related to a \$31,602.85 contribution with 70% going towards Community Amenity Fund and 30% going towards Victoria Housing Reserve Fund.
2. That first and second reading of the zoning regulation bylaw amendment be considered by Council and a public hearing date be set.
3. That subject to approval in principle at the Public Hearing, the applicant prepares and executes legal agreements, with contents satisfactory to the Director of Sustainable Planning and Community Development, and form satisfactory to the City Solicitor prior to adoption of the bylaw, to secure:
 - a. 11 Modo Car Share Memberships
 - b. unit 2B as an Adaptable Housing Unit
 - c. a 1.17 metre access along the back laneway.
4. That adoption of the proposed zoning regulation bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title and Survey Authority office have been so registered to the satisfaction of the City Solicitor.

5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City of Victoria or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Zoning Regulation Bylaw Amendment Application No. 00803, if it is approved, consider the following motion:

1. "That subject to adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes issuance of Development Permit with Variances No. 00195 for 624 and 628 Manchester Road, in accordance with plans submitted to the Planning department and date stamped by Planning on June 30th, 2023, subject to the following:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required front lot line setback to 2.9m
 - ii. reduce the required rear lot line setback to 3.2m
 - iii. reduce the required vehicle parking requirement from 16 to 13 spaces
 - iv. increase the location of the short-term bicycle parking spaces from 15m to 24m from the front lot line
 - v. increase the drive aisle slope from 8 percent to 11.80 percent.
 - b. The property being consolidated into one lot.
2. That the Development Permit with Variances No. 00195, if issued, lapses two years from the date of this resolution."

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 23-076

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-115 Zone, Manchester Multiple Dwelling District, and to rezone land known as 624 and 628 Manchester Road from the R1-B Zone, Single Family Dwelling District to the R-115 Zone, Manchester Multiple Dwelling 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. 1312)”.
- 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:

“3.154 R-115 Manchester Multiple Dwelling District”.

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part 3.153 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 624 and 628 Manchester Road, legally described as:
- (a) PID: 007-867-441
LOT 29, BLOCK 1, SECTION 4, VICTORIA DISTRICT, PLAN 1134, and
 - (b) PID: 007-867-450
LOT 30, BLOCK 1, SECTION 4, VICTORIA DISTRICT, PLAN 1134,
- and shown hatched on the attached map, are removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-115 Zone, Manchester Multiple Dwelling District.

READ A FIRST TIME the day of 2023

READ A SECOND TIME the _____ day of _____ 2023

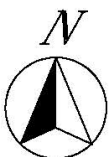
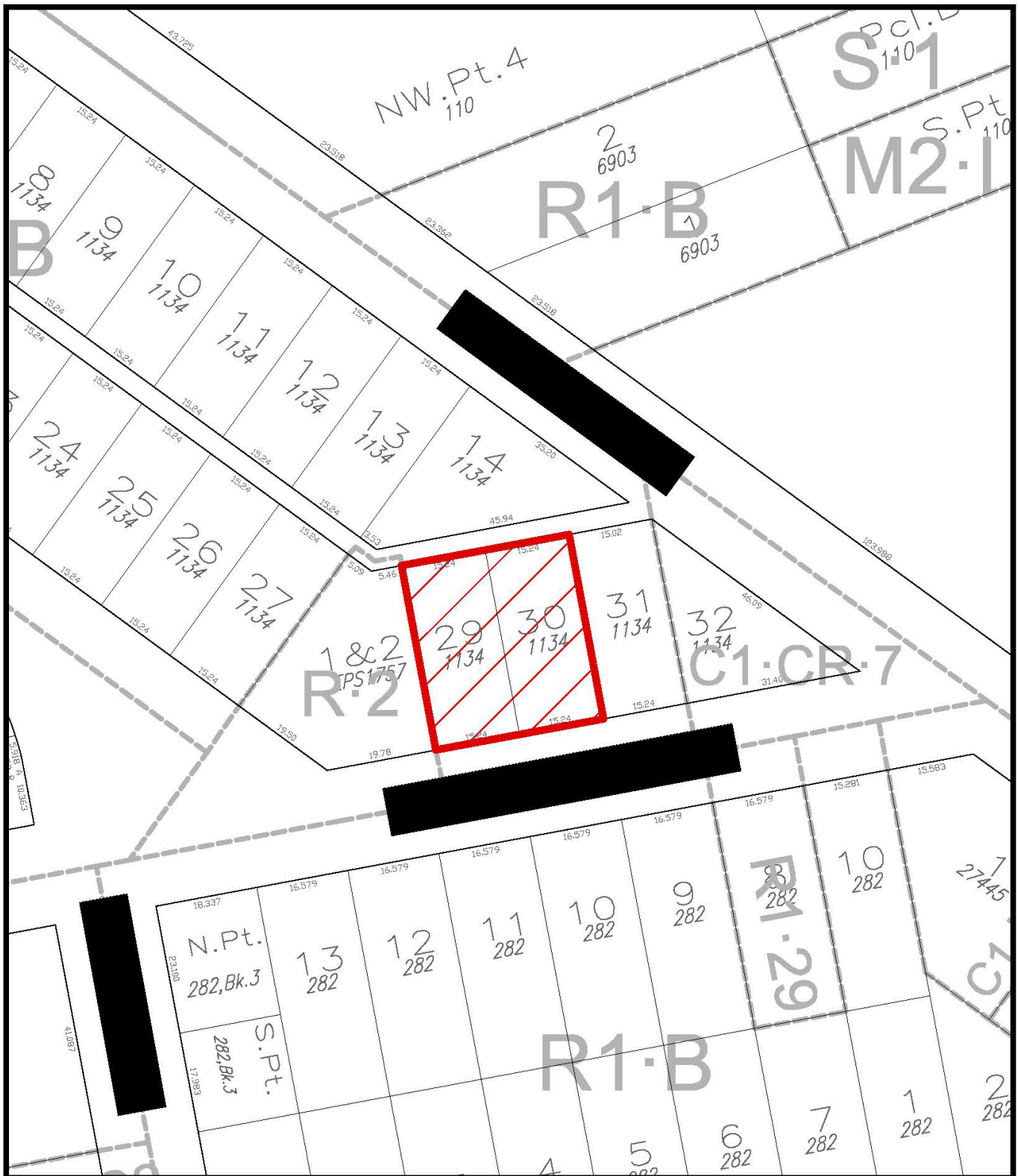
Public hearing held on the _____ day of _____ 2023

READ A THIRD TIME the _____ day of _____ 2024

ADOPTED on the _____ day of _____ 2024

CITY CLERK

MAYOR



624/628 Manchester Road
Rezoning No.00803



PART 3.154 – R-115 ZONE, MANCHESTER MULTIPLE DWELLING DISTRICT**3.154.1 Permitted Uses in this Zone**

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

- a. Single family dwelling, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Multiple dwelling, subject to the regulations set out in this Part
- d. Accessory building, subject to the regulations set out in Schedule “F”
- e. For certainty, secondary suites, garden suites, roomers, or boarders are only permitted as an accessory use to a single family dwelling and in accordance with Part 1.2 of the Zoning Regulation Bylaw

3.154.2 Lot Area, Number of Buildings

- a. Lot area (minimum) 1,018.12 m²
- b. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part

3.154.3 Community Amenities

- a. As a condition of additional density pursuant to Part 3.115.4 the following monetary contributions, as adjusted pursuant to Part 3.115.3 b. and c. must be provided as community amenities:
 - i. \$9,480.89 to the Victoria Housing Reserve Fund, and
 - ii. \$22,121.96 to the Local Amenities Reserve Fund
- b. Until the amenity contributions identified in Part 3.115.3.a. are paid in full, they shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw 23-076 is adopted and each year thereafter, by adding to the base contribution amounts in Part 3.115.3.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 3.115.3, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.154.4 Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 3.115.3 (maximum) 0.5:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.115.3 (maximum) 1.17:1

PART 3.154 – R-115 ZONE, MANCHESTER MULTIPLE DWELLING DISTRICT**3.154.5 Height, Storeys**

- | | |
|-------------------------------------|---------|
| a. <u>Building height</u> (maximum) | 11.40 m |
| b. <u>Storeys</u> (maximum) | 3 |

3.154.6 Setbacks, Projections

- | | |
|---|--------|
| a. <u>Front yard setback</u> (minimum) | 6.0 m |
| b. Except for the following maximum projections into the setback: | |
| i. porch | 2.50 m |
| ii. stairs | 1.40 m |
| c. <u>Rear yard setback</u> (minimum) | 6.00 m |
| d. <u>Side yard setback</u> from interior lot lines (minimum) | 2.50 m |
| Except for the following maximum projections into the setback: | |
| i. bicycle storage | 0.00 m |

3.154.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|---------|
| a. <u>Site Coverage</u> (maximum) | 61.50 % |
| b. <u>Open site space</u> (minimum) | 19 % |

3.154.8 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" |