#### NO. 24-008

#### A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CD-20 Zone, Gorge Road East Comprehensive Development District, and to rezone land known as 133 and 129/135 Gorge Road East from the T-1 Zone, Limited Transient Accommodation District to the CD-20 Zone, Gorge Road East 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. 1331)".
- 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:

"12.20 CD-20 Gorge Road East Comprehensive Development District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.19 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 133 and 129/135 Gorge Road East, legally described as
  - (a) PID: 000-584-967 LOT 1, SECTION 10, VICTORIA DISTRICT, PLAN 22973, and
  - (b) PID: 002-608-421 LOT 2, SECTION 10, VICTORIA DISTRICT, PLAN 22973

and shown hatched on the attached map, are removed from the T-1 Zone, Limited Transient Accommodation District, and placed in the CD-20 Zone, Gorge Road East Comprehensive Development District.

READ A FIRST TIME the	7 <sup>th</sup>	day of	March	2024
READ A SECOND TIME the	<b>7</b> <sup>th</sup>	day of	March	2024
READ A THIRD TIME the	7 <sup>th</sup>	day of	March	2024
ADOPTED on the		day of		2024

#### Schedule 1

## PART 12.20 – CD-20 ZONE, GORGE ROAD EAST COMPREHENSIVE DEVELOPMENT DISTRICT

## 12.20.1 General Regulations

- a. This Zone is divided into Development Areas 1 and 2, as shown on the map attached as Appendix 1.
- b. Vehicle and bicycle parking are subject to the regulations in Schedule "C".

## 12.20.2 Height, Storeys

a. Principal <u>building</u> <u>height</u> (maximum)

18.5m

b. Storeys (maximum)

6

## 12.20.3 Community Amenities

- a. As a condition of additional density pursuant to Part 12.20.4 the following community amenities must be provided:
  - i. All dwelling units must be secured through a legal agreement as rental in perpetuity.

## 12.20.4 Floor Area, Floor Space Ratio

a. Floor space ratio (maximum)

1.2:1

b. Floor space ratio where the amenities have been provided 2:1 pursuant to Part 12.20.3 (maximum)

## 12.20.5 Site Coverage, Open Site Space

a. Site Coverage (maximum)

40.0%

b. Open site space (minimum)

50.0%

### 12.20.6 Development Area 1 (DA-1)

a. The regulations in Part 12.20.7 to 12.20.9 apply to Development Area 1 (DA-1) only.

#### 12.20.7 Uses - DA-1

The following uses are the only uses permitted in DA-1:

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule "D"
- c. Accessory Buildings subject to the regulations in Schedule "F"
- d. Commercial uses:
  - i. business offices
  - ii. professional businesses
  - iii. retail stores
  - iv. restaurants

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

#### Schedule 1

## PART 12.20 – CD-20 ZONE, GORGE ROAD EAST COMPREHENSIVE DEVELOPMENT DISTRICT

- v. high tech
- vi. cultural facility
- vii. personal services
- viii. medical offices

## 12.20.8 Siting of Permitted uses - DA-1

a. Commercial uses must be located within the first storey of any building.

## 12.20.9 Setbacks, Projections - DA-1

a. Front yard setback (minimum)

Except for the following maximum projections into the setback:

• Balcony 0.50m

b. Rear yard setback (minimum) 10.0m

c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) 6.0m

## 12.20.10 Development Area 2 (DA-2)

a. The regulations in Part 12.20.11 to 12.20.12 apply to Development Area 2 (DA-2) only.

5.0m

### 12.20.11 Uses - DA-2

The following uses are the only uses permitted in DA-2:

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule "D"
- c. Accessory Buildings subject to the regulations in Schedule "F"

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

## Schedule 1

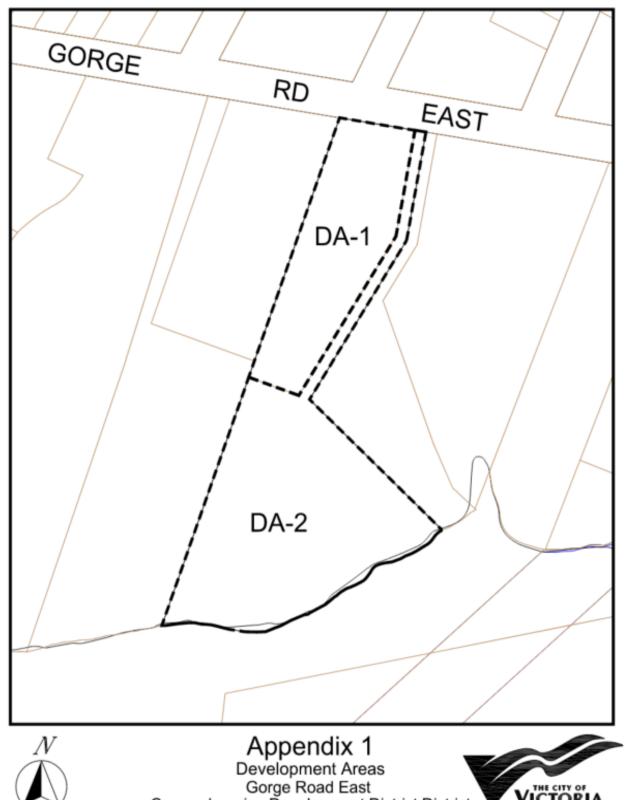
# PART 12.20 – CD-20 ZONE, GORGE ROAD EAST COMPREHENSIVE DEVELOPMENT DISTRICT

## 12.20.12 Setbacks, Projections - DA-2

a.	Front yard setback (minimum)	5.0m
b.	Rear yard setback (minimum)	15.0m

c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) 6.0m

Schedule 1 PART 12.20 - CD-20 ZONE, GORGE ROAD EAST COMPREHENSIVE **DEVELOPMENT DISTRICT** 





Gorge Road East Comprehensive Development District District VICTORIA

