

NO. 17-096

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CD-14 Zone, Pemberton Comprehensive Development, and to rezone land known as 750 Pemberton Road from the T-22 Zone, Pemberton Transient Accommodation District to the CD-14 Zone, Pemberton Comprehensive Development.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1117)”.
- 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:  
  
“12.14 CD-14, Pemberton Comprehensive Development”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.13 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 750 Pemberton Road, legally described as Lot 1, Section 68, Victoria District, Plan 38875 and shown hatched on the attached map forming part of this Bylaw as Schedule 2, is removed from the T-22 Zone, Pemberton Transient Accommodation District, and placed in the CD-14 Zone, Pemberton Comprehensive Development.

READ A FIRST TIME the	<b>26<sup>th</sup></b>	day of	<b>October</b>	2017
READ A SECOND TIME the	<b>26<sup>th</sup></b>	day of	<b>October</b>	2017
Public hearing held on the		day of		2017
READ A THIRD TIME the		day of		2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

## PART 12.14 – CD-14 ZONE, Pemberton Comprehensive Development

### Development Areas

1. This zone is divided into Development Areas 1 to 6, as shown on the map attached as Appendix 1.

### Definitions

2. In this Zone,

“carriage house” means a building containing two dwelling units located on the same lot as a multiple dwelling.

### 3.0 Regulations in the CD-14 Zone

The following regulations apply to the entire CD-14 Zone:

#### **Panhandle Lot Regulations**

- 3.1 Notwithstanding section 14(3) of the General Regulations, the regulations contained in Schedule “H” – Panhandle Lot Regulations do not apply to the lots within this zone

#### **Uses**

- 3.2 The following uses are permitted in all Development Areas in this Zone:

- a) Single family dwelling
- b) Accessory buildings subject to the regulations in Schedule “F”
- c) Home occupation subject to the regulations in Schedule “D”

#### **Parking**

- 3.3 Vehicle and bicycle parking subject to the regulations in Schedule “C”

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

#### **Minimum Site Area**

- 4.1 705m<sup>2</sup>

#### **Minimum Lot Width**

- 4.2 15.5m

#### **Maximum Floor Area**

- 4.3 207m<sup>2</sup> for all floor levels combined

#### **Maximum Floor Space Ratio**

- 4.4 0.29:1

#### **Height and Number of Storeys**

- 4.5 Height must not exceed 7.35m and no more than two storeys

#### **Maximum Site Coverage**

- 4.6 20%

**PART 12.14 – CD-14 ZONE, Pemberton Comprehensive Development****Minimum Setbacks**

4.7	Front	24m
	Rear	5.25m
	Side (north)	3m
	Side (south)	0m

**5.0 Development Area 2 (DA-2)****Uses**

5.1 In addition to the uses permitted in section 3.2, the following uses are permitted in this Development Area:

- a) Multiple dwelling created through a house conversion and subject to the regulations in Schedule "G"
- b) Carriage House

**Number of Buildings**

5.2 Notwithstanding section 19 of the General Regulations, in this Development Area, there may be two buildings in addition to one accessory building

**Minimum Site Area**

5.3 2016m<sup>2</sup>

**Minimum Lot Width**

5.4 49m

**Maximum Floor Area**

5.5 740m<sup>2</sup> for the multiple dwelling

5.6 175m<sup>2</sup> for the carriage house

**Maximum Floor Space Ratio**

5.7 0.45:1

**Height and Number of Storeys**

5.8 Height of a multiple dwelling must not exceed 11.90m and two and a half storeys

5.9 Height of a carriage house must not exceed 10.70m and two storeys

**Maximum Site Coverage**

5.10 25%

**Minimum Setbacks**

5.11		<b>Multiple Dwelling</b>	<b>Carriage House</b>
	Front	26m	63m
	Rear	2.60m from the south west property line; otherwise a minimum of 21m	0.19m
	Side (north)	8.80m	8.20m
	Side (south)	4m	10.25m

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

**PART 12.14 – CD-14 ZONE, Pemberton Comprehensive Development****6.0 Development Area 3 (DA-3)****Minimum Site Area**6.1 1060m<sup>2</sup>**Minimum Lot Width**

6.2 35m

**Maximum Floor Area**6.3 228m<sup>2</sup> for all floor levels combined**Maximum Floor Space Ratio**

6.4 0.21:1

**Height and Number of Storeys**6.5 Height must not exceed 7.30m and no more than 2 storeys**Maximum Site Coverage**

6.6 20%

**Minimum Setbacks**

6.7	Front	16m
	Rear	6.80m
	Side (south east)	12m
	Side (north west)	3.70m

**7.0 Development Area 4 (DA-4)****Minimum Site Area**7.1 1078m<sup>2</sup>**Minimum Lot Width**

7.2 32.80m

**Maximum Floor Area**7.3 245m<sup>2</sup> for all floor levels combined**Maximum Floor Space Ratio**

7.4 0.23:1

**Height and Number of Storeys**7.5 Height must not exceed 7.20m and no more than 2 storeys**Maximum Site Coverage**

7.6 20%

## PART 12.14 – CD-14 ZONE, Pemberton Comprehensive Development

### Minimum Setbacks

7.7	Front		7.15m
	Rear		14.35m
	Side (east)		5m
	Side (west)		3m

### **8.0 Development Area 5 (DA-5)**

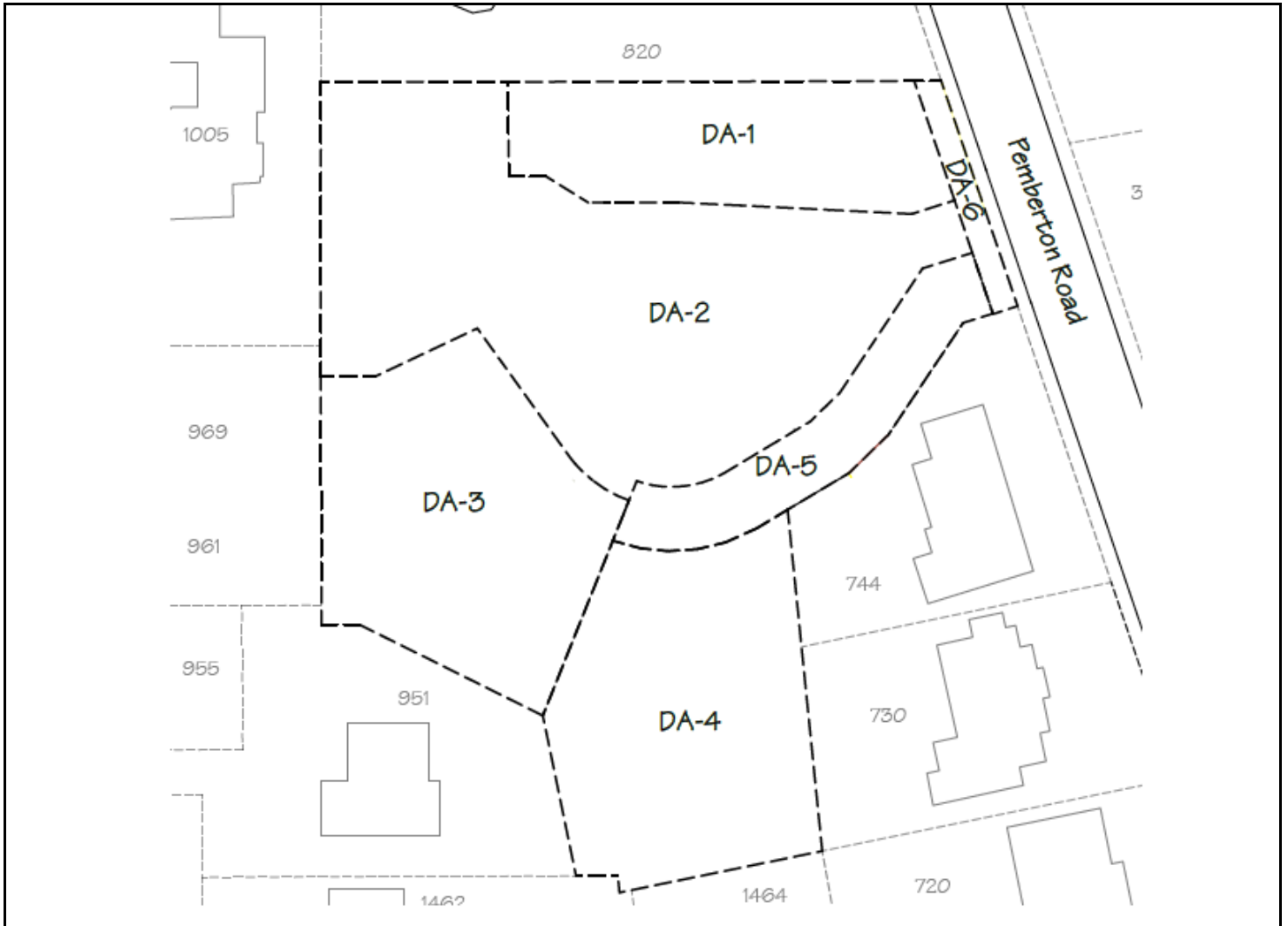
No buildings or structures may be constructed in this Development Area, except for a driveway for access purposes

### **9.0 Development Area 6 (DA-6)**

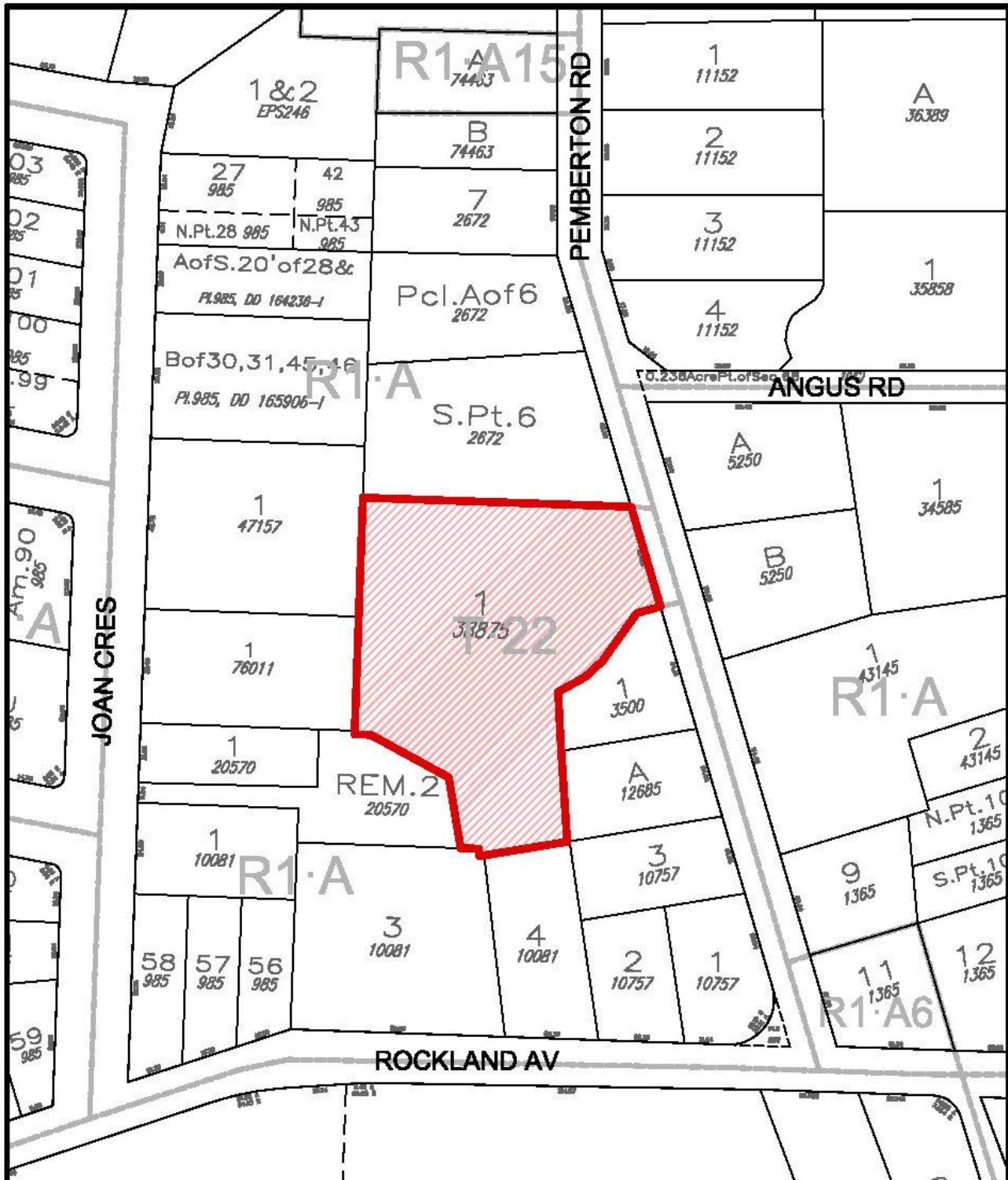
No buildings or structures may be constructed in this Development Area

**PART 12.14 – CD-14 ZONE, Pemberton Comprehensive Development**

**APPENDIX 1**



# SCHEDULE 2



750 Pemberton Road  
Rezoning No.00545

