

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R3-AM-4 Zone, Mid-Rise Multiple Dwelling Burdett District, and to rezone land known as:

- 1120 Burdett Avenue, 1124 Burdett Avenue and the westerly portion of 1128 Burdett Avenue from the R1-B Zone, Single Family Dwelling District; and
- the easterly portion of 1128 Burdett Avenue from the R3-AM1, Mid-Rise Multiple Dwelling District

to the R3-AM-4, Mid-Rise Multiple Dwelling Burdett District.

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. 1100)”.
- 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:

“3.111 R3-AM-4 Mid-Rise Multiple Dwelling Burdett District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.110 the provisions contained in Schedule 1 of this Bylaw.
 - (a) The land known as 1120, 1124 and the westerly portion of 1128 Burdett Avenue, legally described as:
 - Lot 11 Fairfield Farm Estate Victoria City, Plan 392
 - Parcel B (DD 177944I) of Lot 12, Fairfield Farm Estate, Victoria City, Plan 392
 - Parcel A (DD 81442I) of Lots 12 and 13 Fairfield Farm Estate, Victoria City, Plan 392is removed from the R1-B zone, Single Family Dwelling District;
 - (b) The land known as the easterly portion of 1128 Burdett Avenue, legally described as Parcel A (DD 81442I) of Lots 12 and 13 Fairfield Farm Estate, Victoria City Plan 392 is removed from the R3-AM-1, Mid-Rise Multiple Dwelling District; and
 - (c) All of the aforementioned land, which is shown hatched on the map attached to and forming part of this Bylaw as Appendix 1 is placed in the R3-AM-4 Zone, Mid-Rise Multiple Dwelling Burdett District.

READ A FIRST TIME the	25th	day of	May	2017
READ A SECOND TIME the	25th	day of	May	2017
RESCIND SECOND READING the		day of		2018

REREAD A SECOND TIME the	day of	2018
Public hearing held on the	day of	2018
READ A THIRD TIME the	day of	2018
ADOPTED on the	day of	2018

CITY CLERK

MAYOR

PART 3.111 – R3-AM-4 ZONE, MID-RISE MULTIPLE DWELLING BURDETT DISTRICT

3.111.1 Permitted Uses in this Zone

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

- a. Single family dwelling subject to the regulations in the R1-B Zone
- b. Two Family Dwelling subject to the regulations in the R-2 Zone
- c. Multiple dwelling
- d. Rest home – Class A and rest home – Class B
- e. Public Building subject to the regulations in the R-2 Zone
- f. Home occupation subject to the regulations in Schedule “D”
- g. Multiple Dwelling Accessory Use subject to the regulations in Schedule “F”

3.111.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.111.3 a monetary contribution of \$41,436.02 must be provided as a community amenity to be dedicated to the Fairfield neighbourhood.
- b. The amenity contributions identified in Part 3.111.2 a. shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #17-047 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the 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 3.111.2 b. “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.111.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided, referred to in Part 3.111.2 1.2:1
- b. Floor space ratio (maximum) where the community amenity has been provided, referred to in Part 3.111.2 1.66:1

3.111.4 Lot Area

- a. Lot area (minimum) for the uses listed under Part 3.111.1 c, d, e and g 1600m²

PART 3.111 – R3-AM-4 ZONE, MID-RISE MULTIPLE DWELLING BURDETT DISTRICT**3.111.5 Height, Storeys**

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|---|-----|
| a. Principal <u>building height</u> (maximum) | 12m |
| b. <u>Storeys</u> (maximum) | 4 |

3.111.6 Setbacks, Projections

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|---|-------------------------------------|
| a. <u>Front yard setback</u> (minimum) | 10.5m |
| b. <u>Rear yard</u> or <u>side yard setback</u> (minimum) | one half the <u>building height</u> |

3.111.7 Site Coverage, Open Site Space

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

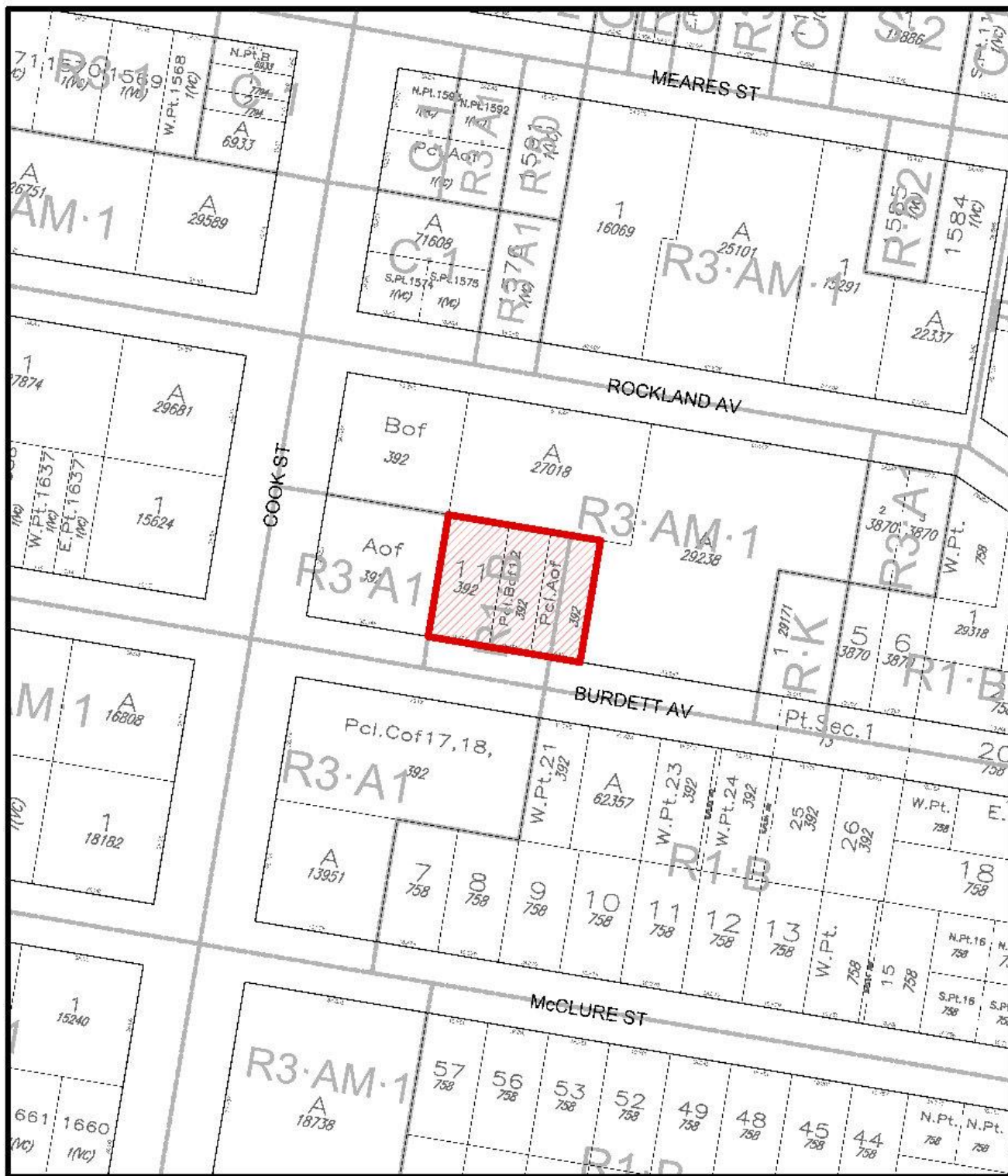
3.111.8 Landscaping

- | | |
|---|--|
| a. Except for driveways, all <u>yards</u> within 3m or one half of the <u>building height</u> , whichever is greater, of a street shall be <u>open site space</u> | |
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3.111.9 Vehicle and Bicycle Parking

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| a. Parking (minimum) | Subject to the regulations in Schedule "C" |
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Appendix 1 to Bylaw No.17-047



1120, 1124 and 1128 Burdett Avenue
Rezoning No.00516

