

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-80 Zone, Central Area (Belleville) District, and to rezone land known as 701 Belleville Street from the T-1 Zone, Limited Transient Accommodation District to the CA-80 Zone, Central Area (Belleville) 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. 1095)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 6 – CENTRAL AREA ZONES by adding the following words:

"6.94 CA-80, Central Area (Belleville) District"

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.93 the provisions contained in Schedule 1 of this Bylaw.

- 4 The land known as 701 Belleville Street, legally described as:

Lot 30, District Lot 1269, Victoria City, Plan 760
Lot 31, District Lot 1269, Victoria City, Plan 760
Lot 32, District Lots 576 and 1269, Victoria City, Plan 760
Lot 33, District Lots 576 and 1269, Victoria City, Plan 760
Lot 34, District Lot 1269, Victoria City, Plan 760
Lot 35, District Lot 1269, Victoria City, Plan 760

and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the T-1 Zone, Limited Transient Accommodation District, and placed in the CA-80 Zone, Central Area (Belleville) District.

READ A FIRST TIME the	27th	day of	April	2017
READ A SECOND TIME the	27th	day of	April	2017
Public hearing held on the	11th	day of	May	2017
READ A THIRD TIME the	11th	day of	May	2017
ADOPTED on the		day of		2017

CITY CLERK

MAYOR

PART 6.94 – CA-80 ZONE, CENTRAL AREA (BELLEVILLE) DISTRICT

6.94.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Transient Accommodation and Transient Accommodation Accessory Uses
- c. Offices, including medical and dental offices
- d. Financial Service
- e. Gymnasium
- f. Public Building
- g. Hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities
- h. High tech
- i. Call Centre
- j. Home occupation subject to the regulations in Schedule “D”
- k. Cultural facility
- l. Retail sales
- m. Bakeries used predominantly for the retail sale of bakery products
- n. Restaurant

6.94.2 Size and Location of Permitted Uses

- a. No part of a dwelling unit shall be located on the first storey of a building
- b. A minimum of 350m² of the first floor of a building must only be used for the uses described in Part 6.94.1 k., l., m., and n.

6.94.3 Community Amenities

- a. As a condition of additional density pursuant to Part 6.94.4 the following monetary contributions, as adjusted pursuant to Part 6.94.3 b., must be provided as a community amenity:
 - \$237,285.29 to the Victoria Housing Fund
 - \$59,321.32 to the Downtown Core Area Public Realm Improvement Fund
 - \$59,321.32 to the Downtown Heritage Buildings Seismic Upgrade Fund

Schedule 1

PART 6.94 – CA-80 ZONE, CENTRAL AREA (BELLEVILLE) DISTRICT

- b. The amenity contributions identified in Part 6.94.3 a. shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #17-034 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 6.94.3 b. “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

6.94.4 Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided pursuant to Part 6.94.3 1.2:1
- b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 6.94.3 4:1

6.94.5 Height, Storeys

- a. Principal building height (maximum) 45.0m
- b. Storeys (maximum) 15
- c. For the purposes of Part 6.94.5., “principal building height” and “storeys” do not include stairwell access to roof top mechanical systems where that stairwell access does not project more than 3.3m above the maximum “principal building height.”

6.94.6 Setbacks, Projections

- a. Front yard (north) setback (minimum) 4.0m
 Except for the following maximum projections into the setback:
 - Balconies 0.5m
 - Canopies 2.0m
- b. Rear yard (south) setback (minimum) for those portions of a building equal to or below 4.5m in height Nil
- c. Rear yard (south) setback (minimum) for those portions of a building above 4.5m in height 3.6m
- d. Side yard (west) setback (minimum) 5.6m

PART 6.94 – CA-80 ZONE, CENTRAL AREA (BELLEVILLE) DISTRICT

- e. Side yard (east) setback (minimum) 2.8m

Except for the following maximum projections into the setback:

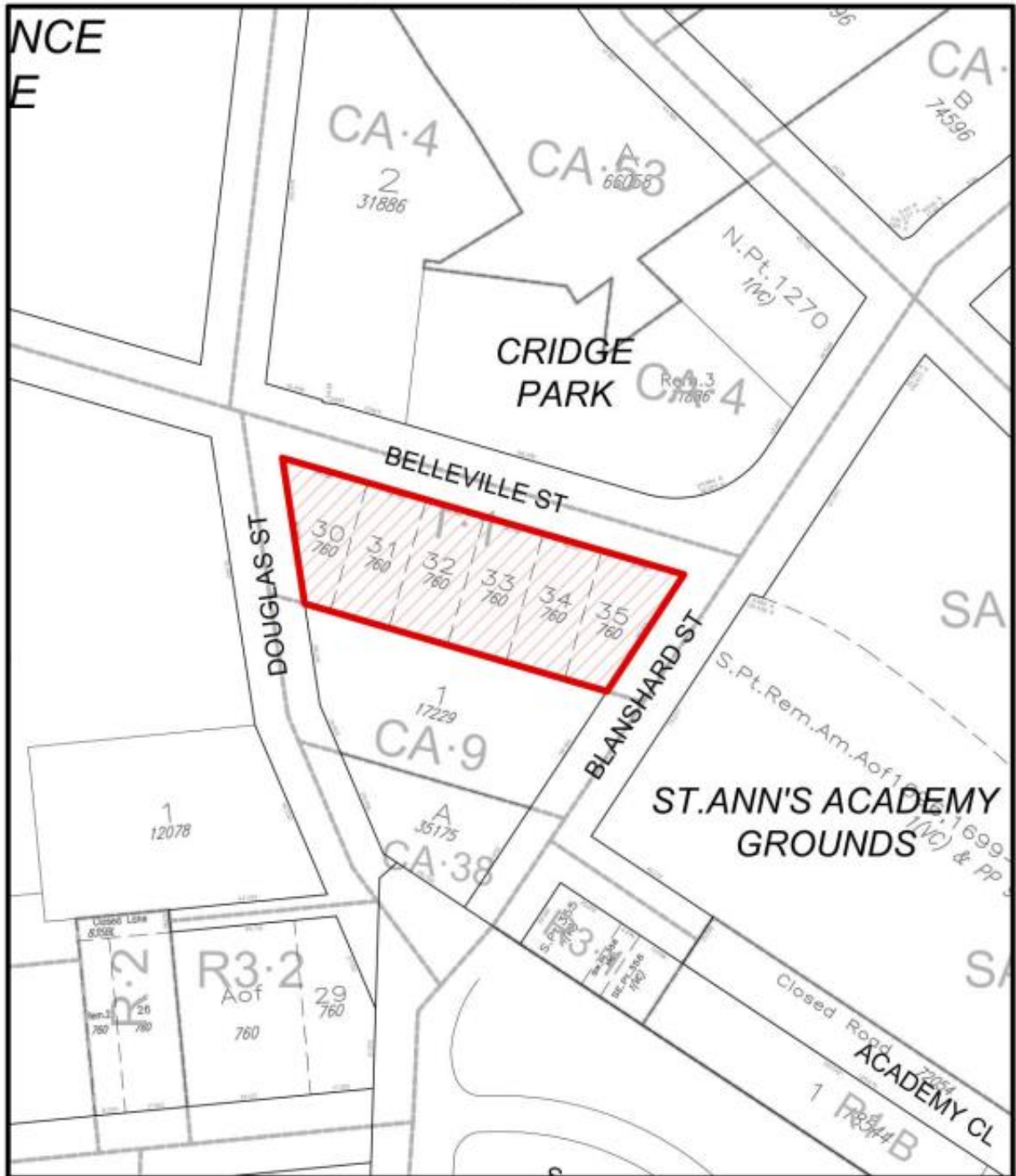
- Balconies 1.5m

6.94.7 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 53%
- b. Open site space (minimum) 39%

6.94.8 Vehicle and Bicycle Parking

- a. Vehicle parking for Seniors Housing (minimum) 0.35 stalls per dwelling unit
- b. Bicycle parking for Seniors Housing - Class 1 (minimum) 0.1 stalls per dwelling unit
- c. Vehicle parking and bicycle parking for all uses other than Seniors Housing Subject to the regulations in Schedule "C"
- d. For the purposes of Part 6.94.8., "Seniors Housing" means a building containing three or more dwelling units where the occupancy is restricted to persons of the age of at least 65 years



701 Belleville Street
Rezoning No.00513

