

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-6 Zone, Commercial Residential Fernwood Village District, and to rezone land known as 1310 Gladstone Avenue from the R1-B Zone, Single Family Dwelling District, to the CR-6 Zone, Commercial Residential Fernwood Village 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. 1048)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.79 CR-6, Commercial Residential Fernwood Village District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.78 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1310 Gladstone Avenue, legally described as the west ½ of Lot 7, Section 75, Victoria District, Plan 277 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the CR-6 Zone, Commercial Residential Fernwood Village District.

READ A FIRST TIME the	day of	2016
READ A SECOND TIME the	day of	2016
Public hearing held on the	day of	2016
READ A THIRD TIME the	day of	2016
ADOPTED on the	day of	2016

CITY CLERK

MAYOR

PART 4.79 – CR-6 ZONE, COMMERCIAL RESIDENTIAL FERNWOOD VILLAGE DISTRICT

4.79.1 Permitted Uses in this Zone

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

- a. Uses and regulations permitted in the R1-B Zone
- b. Retail
- c. Bakery
- d. Restaurant
- e. Neighbourhood pub, restricted to 175m²
- f. Personal services
- g. Athletic instruction, restricted to 114m²
- h. Office, restricted to above the first storey
- i. Self-contained dwelling units, restricted to above the first storey

4.79.2 General

If the primary use of a Lot is a use permitted in the R1-B, Single Family Dwelling District:

- a. The regulations in the R1-B Zone, Single Family Dwelling District apply
- b. The regulations set out in sections 4.79.3- 4.79.8 do not apply

4.79.3 Lot Area

<u>Lot area</u> (minimum)	365.00m ²
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4.79.4 Floor Space Ratio

<u>Floor space ratio</u> (maximum)	1:1
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4.79.5 Height

Principal <u>building height</u> (maximum)	10.60m
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4.79.6 Setbacks, Projections

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|---|-------|
| a. <u>Front yard setback</u> (minimum) | 3.50m |
| b. A <u>building</u> canopy which faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 2.00m |
| c. <u>Rear yard setback</u> (minimum) | 7.50m |
| d. West <u>side yard setback</u> from the interior <u>lot line</u> (minimum) | 1.50m |
| e. Notwithstanding paragraph d, a deck and stairs above ground floor may project into the west <u>side yard setback</u> (maximum) | 0.50m |
| f. East <u>side yard setback</u> from the interior <u>lot line</u> (minimum) | 0.00m |

4.79.7 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 63% |
| b. <u>Open site space</u> (minimum) | 30% |

4.79.8 Vehicle and Bicycle Parking

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|----------------------------------|---|
| a. Vehicle parking (minimum) | 2 spaces, one of which is dedicated to visitor parking |
| b. Access/egress and drive aisle | Parking or loading spaces on a <u>lot</u> may be served by a driveway located on a lot in a different zone from the <u>lot</u> providing the parking or loading spaces, provided there is registered against title to the <u>lot</u> providing the driveway an easement appurtenant to the <u>lot</u> providing the parking or loading spaces and furthermore there is registered a covenant in favour of the City restricting the use of the easement area on the servient tenement to a driveway. |
| c. Bicycle parking (minimum) | 6 spaces |
| d. Bicycle storage (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part 4.79 |

Bylaw No. 16-001

Rezone from R1-B Zone, Single Family Dwelling District
to CR-6 Zone, Commercial Residential Fernwood Village District

