



Council Report
For the Meeting of June 9, 2016

To: Council **Date:** June 3, 2016
From: C. Coates, City Clerk
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1067) No. 16-051

RECOMMENDATION

That Council consider first and second readings of Bylaw No. 16-051

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed of *Zoning Regulation Bylaw, Amendment Bylaw (No. 1067) No. 16-051*.

The rezoning application came before Council on April 28, 2016, where the following resolution was approved:

Rezoning Application No. 00486 for 515 Burnside Road East

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00486 for 515 Burnside Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and that Council consider giving final reading to the Bylaw once the following conditions have been met:

1. Registration of Statutory Rights-of-Way on the Burnside Road and laneway frontages of 3.66m and 1.172m, respectively, to the satisfaction of City staff.
2. Submission of a sanitary sewer impact study showing measures to be required to the satisfaction of City staff.

Respectfully submitted,

Handwritten signature of Chris Coates.

Chris Coates
City Clerk

Handwritten signature of Jocelyn Jenkyns.

Jocelyn Jenkyns
Deputy City Manager

Report accepted and recommended by the City Manager:

Handwritten signature of the City Manager.

Date: June 3, 2016

NO. 16-051

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by creating the C1-CR-8 Zone, Burnside Jutland Commercial Residential District, and to rezone land known as 515 Burnside Road from the R1-B Zone, Single Family Dwelling District to the C1-CR-8 Zone, Burnside Jutland Commercial Residential 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.1067)”.
- 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:

“4.81 C1-CR-8 Burnside Jutland Commercial Residential”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.80 the provisions contained in Schedule 1 of this Bylaw.

The land known as 515 Burnside Road East, legally described as Lot 2, Block 1, Section 4, Victoria District, Plan 1134 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the C1-CR-8 Zone, Burnside Jutland Commercial Residential 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

Schedule 1
**PART 4.81 – C1-CR-8 ZONE, BURNSIDE JUTLAND COMMERCIAL
RESIDENTIAL DISTRICT**

4.81.1 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, Single Family Dwelling District
- b. Offices

4.81.2 General

If a lot does not have an office use, pursuant to section 4.81.1(b),

- a. that lot is subject to the regulations in the R1-B Zone, Single Family Dwelling District;
- b. that lot is not subject to the regulations set out sections 1.81.3 – 1.81.8

4.81.3 Lot Area

- a. Lot area (minimum) 500.00m²
- b. Lot width (minimum) 15.00m average lot width

4.81.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.58:1

4.81.5 Height, Storeys

- a. Principal building height (maximum) 7.60m

4.81.6 Setbacks, Projections

- a. Front yard setback (minimum) 7.40m
Except for the following maximum projections into the setback:
- b. Rear yard setback (minimum) 5.40m
- c. Side yard setback - East (minimum) 1.40m
- d. Side yard setback – West (minimum) 1.70m

Schedule 1

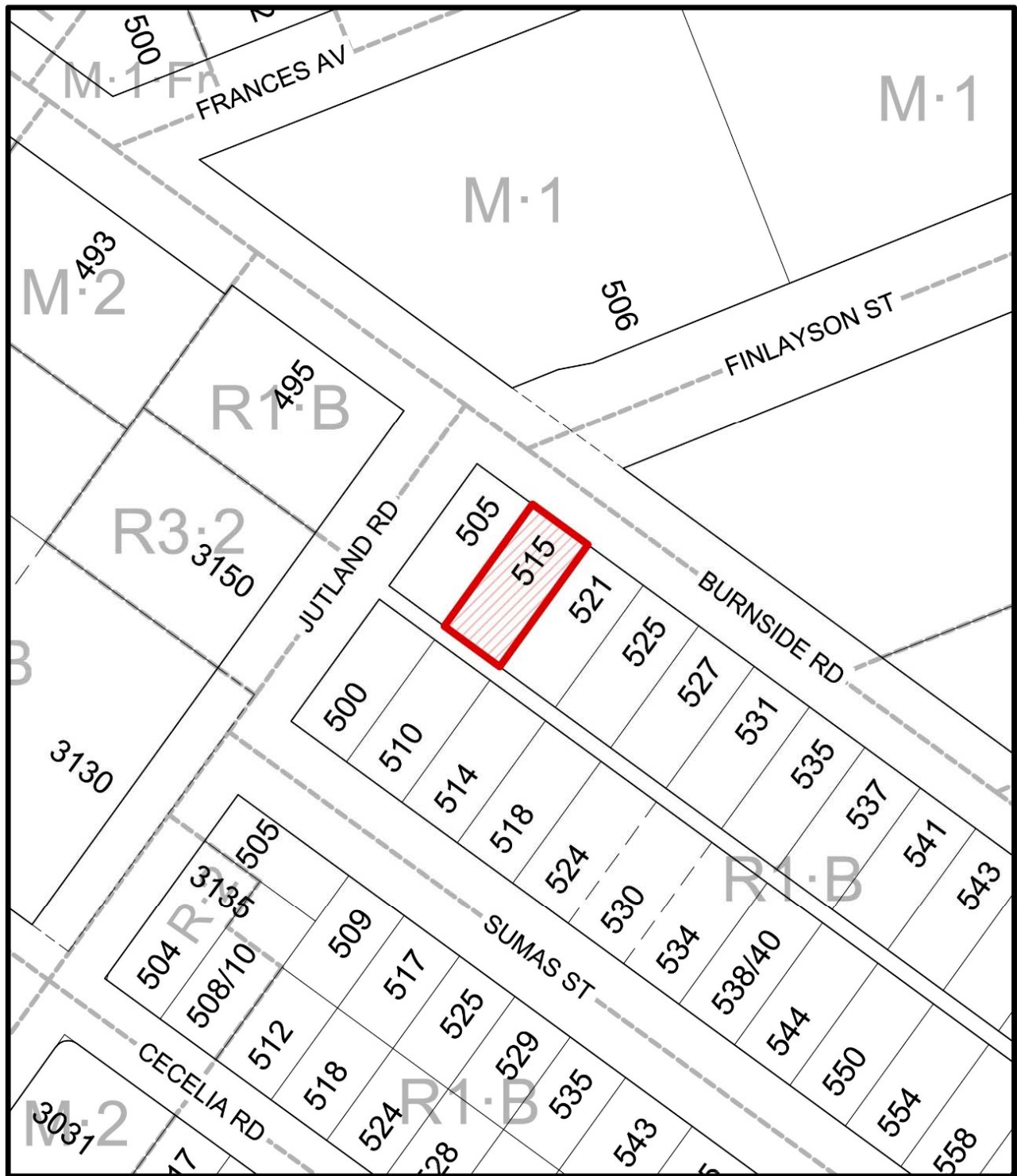
**PART 4.81 – C1-CR-8 ZONE, BURNSIDE JUTLAND COMMERCIAL
RESIDENTIAL DISTRICT**

4.81.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum) | 45.50% |
| b. <u>Open site space</u> (minimum) | 38.00% |

4.81.8 Vehicle and Bicycle Parking

- | | |
|--------------------------------------|--|
| a. Vehicle parking (minimum) | 7 spaces |
| b. Bicycle parking (minimum) | Subject to the regulations in
Schedule "C" |
| c. <u>Landscape screen</u> (minimum) | 0.3m east side/Nil west side
with 1.8m high fence |



515 Burnside Road
Rezoning #00486
Bylaw #16-051

