

NO. 16-032

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-HM Zone, Hillside and Market District, and to rezone land known as 766-770 Hillside Avenue and 755-795 Market Street from the R3-2 Zone, Multiple Dwelling District and R1-B Zone, Single Family Dwelling District to the C1-HM Zone, Hillside and Market 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. 1064)”.
- 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:  
  
“4.80 C1-HM, Hillside and Market District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.79 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 766-770 Hillside Avenue and 755-795 Market Street legally described as Lot 1, Section 4, Victoria District, Plan 30215 and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R3-2 Zone, Multiple Dwelling District Zone and the R1-B Zone, Single Family Dwelling District, and placed in the C1-HM Zone, Hillside and Market District.

READ A FIRST TIME the                      **24<sup>th</sup>**      day of                      **March**                      2016

READ A SECOND TIME the                      **24<sup>th</sup>**      day of                      **March**                      2016

Public hearing held on the                      day of                      2016

READ A THIRD TIME the                      day of                      2016

ADOPTED on the                      day of                      2016

CORPORATE ADMINISTRATOR

MAYOR

**PART 4.80 – C1-HM ZONE, HILLSIDE AND MARKET DISTRICT****4.80.1 Permitted Uses in this Zone**

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

- a. All of the uses permitted in the C1-N Zone, Neighbourhood Shopping District,
- b. Transient accommodation
- c. Public building
- d. Home occupation subject to the regulations in Schedule “D”

**4.80.2 General Regulations**

Except as provided in this part, the regulations set out in the C1-N Zone, Part 4.3 of the Zoning Regulation Bylaw apply in this Zone.

**4.80.3 Site Area, Floor Space Ratio**

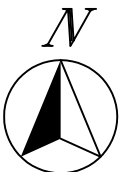
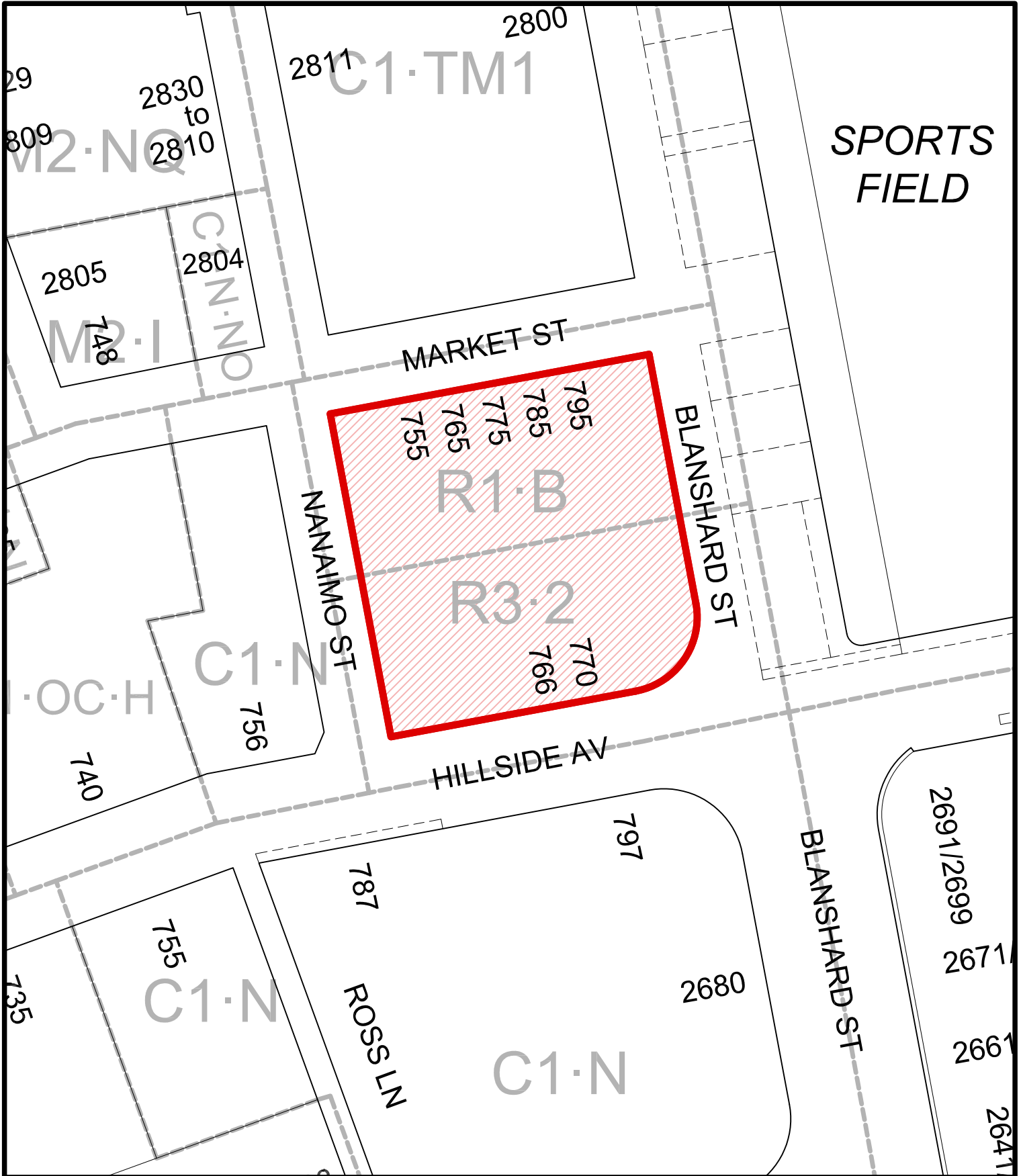
- |                                       |                    |
|---------------------------------------|--------------------|
| a. <u>Site area</u> (minimum)         | 5800m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 1.48:1             |

**4.80.4 Setbacks**

- |  |  |
|--|--|
| a. <u>Front yard setback</u> (Hillside Ave) (minimum)      | 3.90m                                  |
| b. <u>Rear yard setback</u> (Market St.) (minimum)         | 4.00m to building and 1.50m to parkade |
| c. <u>West Side yard setback</u> (Nanaimo St.) (minimum)   | 6.00m to building and 0.10 to parkade  |
| d. <u>East Side yard setback</u> (Blanshard St.) (minimum) | 1.40m                                  |

**4.80.5 Vehicle and Bicycle Parking**

- |                              |  |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



755-795 Market Street & 766-770 Hillside Avenue  
Rezoning No.00497

