

NO. 15-090

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by creating the CCVC Zone, Craigdarroch Castle Visitor Centre District, and to rezone land known as 1070 Joan Crescent from the R1-A Zone, Rockland Single Family Dwelling, to the CCVC Zone, Craigdarroch Castle Visitor Centre 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. 1057)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 9 – OTHER ZONES by adding the following words:

“9.5 CCVC, Craigdarroch Castle Visitor Centre District”.
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 9.4 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1070 Joan Crescent, legally described as Parcel L (being a consolidation of Lots 127 and Lot 128, see CA4773883), Section 74, Victoria District, Plan 985, is removed from the R1-A Zone, Rockland Single Family Dwelling District, and placed in the CCVC District, Craigdarroch Castle Visitor Centre District.

READ A FIRST TIME the	day of	2015
READ A SECOND TIME the	day of	2015
Public hearing held on the	day of	2015
READ A THIRD TIME the	day of	2015
ADOPTED on the	day of	2015

CORPORATE ADMINISTRATOR

MAYOR

PART 9.5 - CCVC ZONE, CRAIGDARROCH CASTLE VISITORS CENTRE DISTRICT

9.5.1 Permitted Uses in this Zone

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

- a. cultural facility, including theatre, restricted to not more than 30 seats
- b. commercial exhibits
- c. public building
- d. retail sales, but only as part of an active cultural facility
- e. restaurant, but only as part of an active cultural facility

9.5.2 Lot Area

<u>Lot area</u> (minimum)	1040 m ²
---------------------------	---------------------

9.5.3 Floor Space Ratio

<u>Floor space ratio</u> (maximum)	0.45:1
------------------------------------	--------

9.5.4 Height, Storeys and Number of Principal Buildings

- | | |
|---|------|
| a. <u>Building height</u> (maximum) | 8.8m |
| b. <u>Building height</u> (maximum) for buildings under 15 m ² in total floor area | 3.5m |
| c. <u>Storeys</u> (maximum) | 3 |
| d. Number of principal <u>buildings</u> (maximum) | 2 |

9.5.5 Setbacks

Minimum setbacks, excluding stairs

- | | |
|---|------|
| a. Joan Crescent | 8.5m |
| b. From an internal <u>lot boundary</u> | 0 m |

PART 9.5 - CCVC ZONE, CRAIGDARROCH CASTLE VISITORS CENTRE DISTRICT

9.5.6 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 33% |
| b. <u>Open site space</u> (minimum) | 50% |

9.5.7 Regulations Specific to a Restaurant

- | | |
|---|------------------|
| a. A restaurant may be located in a <u>front yard</u> or <u>side yard</u> | |
| b. Only one <u>restaurant</u> is permitted per <u>lot</u> | |
| c. <u>Restaurant</u> total <u>floor area</u> (maximum) | 14m ² |
| d. <u>Height</u> (maximum) | 3.5m |
| e. <u>Setback</u> from Joan Crescent (minimum) | 8.5m |
| f. <u>Roof deck</u> | Not permitted |

9.5.8 Vehicle and Bicycle Parking

- | | |
|--------------------------------------|-----------|
| a. Vehicle parking (minimum) | 10 stalls |
| b. Class A bicycle parking (minimum) | 6 spaces |

Notwithstanding anything in this bylaw, the vehicle parking and bicycle parking requirements for this zone may be provided on an adjacent property if:

1. the vehicle and biking parking, and related rights, are secured by an easement;
2. the obligations of the easement are secured by covenant to the benefit of the City; and
3. the provision of vehicle and biking parking on the adjacent lot do not cause a contravention of this bylaw, as it relates to the adjacent lot.