

NO. 15-051

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend Part 6.73 - CA-62 Zone, Central Area (Yates-View) District, of the Zoning Regulation Bylaw by changing the amenities required for increased density within that Zone and by excluding areas on the ground floor of a building used exclusively as secured bicycle storage from the calculation of floor space ratio.

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. 1043)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in Schedule B by deleting
the text of Part 6.73, and substituting the provisions contained in Schedule 1 of this
Bylaw.

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

SCHEDULE 1

PART 6.73 - CA-62 ZONE, CENTRAL AREA (YATES-VIEW) DISTRICT

Purpose

- 1 The purpose of this Zone is to allow additional density for specified amenities.

Definitions

- 2 In the CA-62 Zone, Central Area (Yates-View) District,

“Amenities” means all of the following:

- (a) at least 80% of the floor area is provided exclusively for residential use;
- (b) a 3 m wide public walkway secured by Statutory Right-of-Way along the east side of the property, in this Zone, linking Yates and View Streets;
- (c) public art with a value of at least \$100,000;
- (d) a contribution of \$100,000 to the Victoria Housing Reserve Fund;
- (e) a housing agreement pursuant to Section 905 of the Local Government Act providing for a minimum of 10% of adaptable housing units in this Zone, and requiring that all housing units in this Zone must be capable of being rented to tenants, and requiring that all housing units in this Zone must be used and occupied only as rental housing for a period of ten years from the issuance of an occupancy permit.

Permitted Uses

- 3 The only uses permitted in this Zone are all of those permitted under Part 6.40 for the CA-HG Zone, Harris Green District.

Siting of Uses

- 4 Residential uses may be located on the first storey of a building.

Regulations Table

- 5 The regulations set out in the following Table apply if the Amenities are provided:

| <i>Category of regulation</i> | <i>Requirements</i> | |
|---------------------------------|------------------------|--|
| <u>Height</u> (max.) | 55 m | |
| <u>Floor Space Ratio</u> (max.) | 5.83:1 | |
| <u>Setbacks</u> | | |
| | <i>Boundary of Lot</i> | <i>Setback (m)</i> |
| | Front (Yates Street) | 1.4 m for portions of the <u>building</u> less than 10 m in <u>height</u> 3.5 m for portions of the <u>building</u> 10 m or more in <u>height</u> |

| | | |
|--|--------------------|--|
| | Rear (View Street) | 1.5 m for portions of the <u>building</u> less than 10 m in <u>height</u> 5.3 m for portions of the <u>building</u> 10 m or more in <u>height</u> |
| | Side (East) | 3.0 m |
| | Side (West) | 0 m |

That part of the ground floor of a building used exclusively as secure bicycle storage shall be excluded from the calculation of Floor Space Ratio in this Zone.

General regulations

- 6 Except as provided in this Part, the regulations applicable in the CA-HG Zone, Harris Green District, apply in this Zone.