

PART 6.94 – CA-80 ZONE, CENTRAL AREA (BELLEVILLE) DISTRICT

6.94.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Transient Accommodation and Transient Accommodation Accessory Uses
- c. Offices, including medical and dental offices
- d. Financial Service
- e. Gymnasium
- f. Public Building
- g. Hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities
- h. High tech
- i. Call Centre
- j. Home occupation subject to the regulations in Schedule “D”
- k. Cultural facility
- l. Retail sales
- m. Bakeries used predominantly for the retail sale of bakery products
- n. Restaurant

6.94.2 Size and Location of Permitted Uses

- a. No part of a dwelling unit shall be located on the first storey of a building
- b. A minimum of 350m² of the first floor of a building must only be used for the uses described in Part 6.94.1 k., l., m., and n.

6.94.3 Community Amenities

- a. As a condition of additional density pursuant to Part 6.94.4 the following monetary contributions, as adjusted pursuant to Part 6.94.3 b., must be provided as a community amenity:
 - \$237,285.29 to the Victoria Housing Fund
 - \$59,321.32 to the Downtown Core Area Public Realm Improvement Fund
 - \$59,321.32 to the Downtown Heritage Buildings Seismic Upgrade Fund

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- b. The amenity contributions identified in Part 6.94.3 a. shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #17-034 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 6.94.3 b. “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

6.94.4 Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided pursuant to Part 6.94.3 1.2:1
- b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 6.94.3 4:1

6.94.5 Height, Storeys

- a. Principal building height (maximum) 45.0m
- b. Storeys (maximum) 15
- c. For the purposes of Part 6.94.5., “principal building height” and “storeys” do not include stairwell access to roof top mechanical systems where that stairwell access does not project more than 3.3m above the maximum “principal building height.”

6.94.6 Setbacks, Projections

- a. Front yard (north) setback (minimum) 4.0m
- Except for the following maximum projections into the setback:
- Balconies 0.5m
 - Canopies 2.0m
- b. Rear yard (south) setback (minimum) for those portions of a building equal to or below 4.5m in height Nil
- c. Rear yard (south) setback (minimum) for those portions of a building above 4.5m in height 3.6m
- d. Side yard (west) setback (minimum) 5.6m

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- e. Side yard (east) setback (minimum) 2.8m

Except for the following maximum projections into the setback:

- Balconies 1.5m

6.94.7 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 53%
- b. Open site space (minimum) 39%

6.94.8 Vehicle and Bicycle Parking

- a. Vehicle parking for Seniors Housing (minimum) 0.35 stalls per dwelling unit
- b. Bicycle parking for Seniors Housing - Class 1 (minimum) 0.1 stalls per dwelling unit
- c. Vehicle parking and bicycle parking for all uses other than Seniors Housing Subject to the regulations in Schedule "C"
- d. For the purposes of Part 6.94.8., "Seniors Housing" means a building containing three or more dwelling units where the occupancy is restricted to persons of the age of at least 65 years

Bylaw 17-034 adopted May 25, 2017