

NO. 20-106

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the P-CR Zone, Princess Commercial Residential District, and to rezone land known as 736 Princess Avenue from the M-1 Zone, Limited Light Industrial District to the P-CR Zone, Princess 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. 1238)”.
- 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:

“4.104 P-CR, Princess Commercial Residential District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.103 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 736 Princess Avenue, legally described as PID: 000-249-718 Lot 12, Block B, Section 3, Victoria District, Plan 8, and shown hatched on the attached map, is removed from the M-1 Zone, Limited Light Industrial District, and placed in the P-CR Zone, Princess Commercial Residential District.

READ A FIRST TIME the	8th	day of	October	2020
READ A SECOND TIME the	8th	day of	October	2020
Public hearing held on the		day of		2020
READ A THIRD TIME the		day of		2020
ADOPTED on the		day of		2020

CITY CLERK

MAYOR

PART 4.104 – P-CR ZONE, PRINCESS COMMERCIAL RESIDENTIAL DISTRICT**4.104.1 Permitted Uses in this Zone**

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

- a. high-tech
- b. multiple dwelling
- c. personal service
- d. office
- e. restaurant
- f. retail
- g. school

4.104.2 Community Amenity

As a condition of additional density pursuant to Part 4.104.4.b, the following community amenities must be provided:

- a. all dwelling units within a multiple dwelling must be secured through a legal agreement as rental for sixty (60) years.
- b. all dwelling units within a multiple dwelling must be secured through a legal agreement as 100% non-market and owned by a non-profit or government agency for sixty (60) years.

4.104.3 Lot Area

- a. Lot area (minimum) 556m²

4.104.4 Floor Space Ratio

- a. Maximum floor space ratio is 3:1, excluding residential uses, where the community amenities in Part 4.104.2 are not provided.
- b. Maximum floor space ratio permitted for all uses is 4.01:1, of which the floor space ratio of residential uses must not exceed 2.17:1, where the community amenities in Part 4.104.2 are provided.

4.104.5 Height, Storeys

- a. Principal building height (maximum) 21m
- b. Storeys (maximum) 6

PART 4.104 – P-CR ZONE, PRINCESS COMMERCIAL RESIDENTIAL DISTRICT

4.104.6 Setbacks

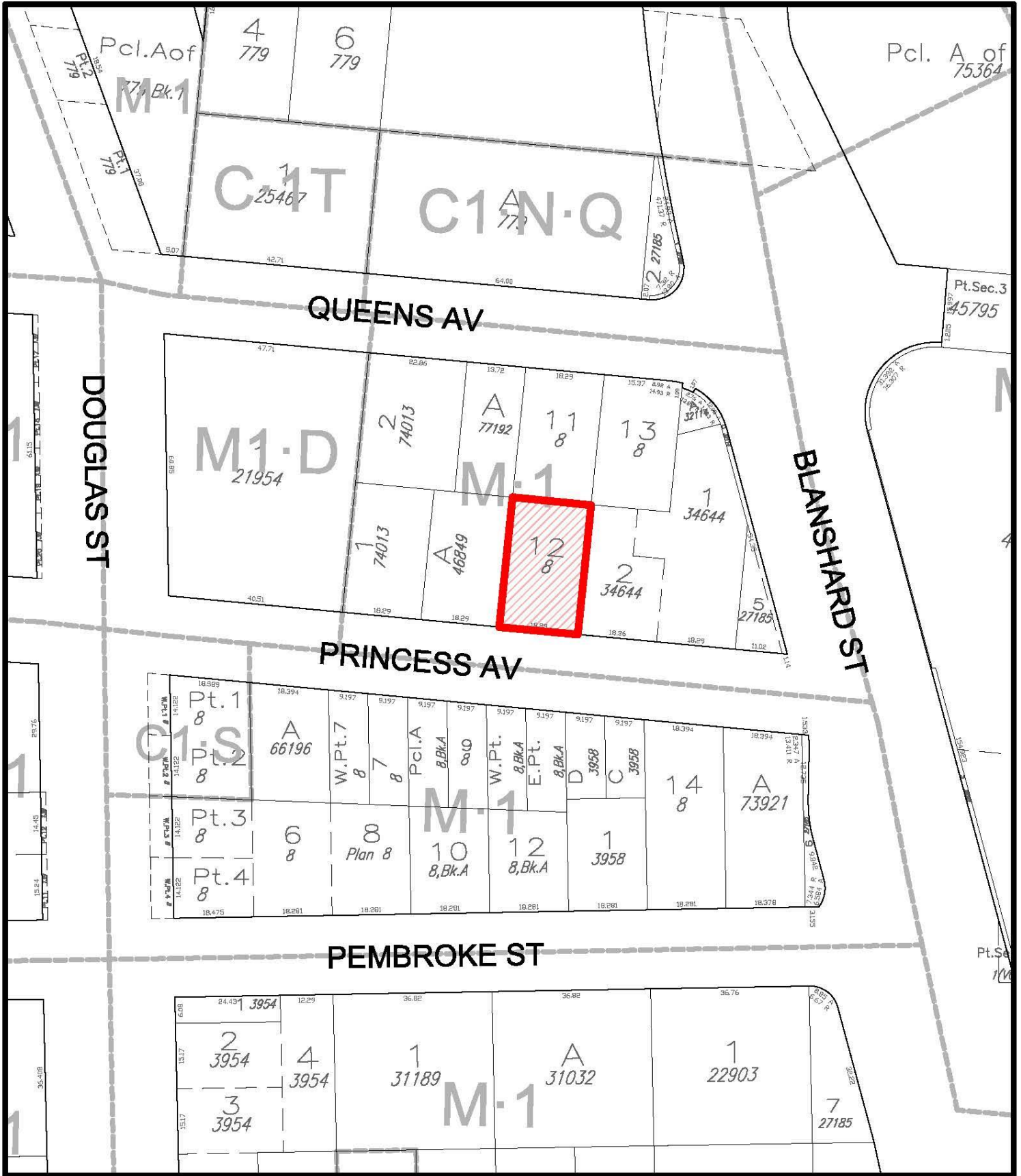
- | | |
|--|----|
| a. <u>Front yard setback</u> (minimum) | 0m |
| b. <u>Rear yard setback</u> (minimum) | 0m |
| c. <u>Side yard setback</u> (minimum) | 0m |

4.104.7 Site Coverage

- | | |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 96% |
|-----------------------------------|-----|

4.104.8 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” |



736 Princess Avenue
Rezoning No.00602

