NO. 20-047

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-DH Zone, Douglas-Hillside District, and to rezone land known as 2649, 2651, 2655, 2657 and 2659 Douglas Street and 735 Hillside Avenue from the C1-NN Zone, Suburban Centre District, and C1-N Zone, Neighbourhood Shopping District, to the CR-DH Zone, Douglas-Hillside 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. 1222)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 4 – General Commercial Zones</u> by adding the following words:

"4.101 CR-DH Douglas-Hillside District"

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.100 the provisions contained in Schedule 1 of this Bylaw.
- 4 The following lands, which are shown hatched on the attached map forming part of this Bylaw as Appendix 1, are removed from the C1-NN Zone, Suburban Centre District, and placed in the CR-DH Zone, Douglas-Hillside District:
 - a) land known as 2655, 2657 and 2659 Douglas Street (legally described as PID 026-816-415, Lot A, Section 4, Victoria District Plan VIP81776); and
 - b) land known as 735 Hillside Avenue (legally described as PID 026-816-423, Lot B, Section 4, Victoria District Plan VIP81776).
- 5 The following lands, which are shown cross-hatched on the attached map forming part of this Bylaw as Appendix 1, are removed from the C1-N Zone, Neighbourhood Shopping District, and placed in the CR-DH Zone, Douglas-Hillside District:
 - a) land known as 2649 and 2651 Douglas Street (legally described as PID 005-942-748, Lot 1, Section 4, Victoria District Plan 5915).

READ A FIRST TIME the	day of	2020
READ A SECOND TIME the	day of	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

Schedule 1 PART 4.101 – CR-DH ZONE, DOUGLAS-HILLSIDE DISTRICT

4.101.1 Permitted Uses in this Zone

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

- a. bakery
- b. <u>club</u>
- c. financial service
- d. high tech
- e. home occupation subject to the regulations in Schedule "D"
- f. multiple dwelling
- g. office, including medical and dental services
- h. personal service
- i. <u>restaurant</u>
- j. retail.

4.101.2 Community Amenity

As a condition of additional density pursuant to Part 4.101.4, the following community amenity must be provided:

a. all <u>dwelling units</u> within a <u>multiple dwelling</u> must be secured through a legal agreement as rental in perpetuity.

4.101.3 Lot Area

Lot area (minimum)

4800m²

4.101.4 Floor S	pace Ratio		
a. <u>Floor spa</u>	<u>ce ratio</u> (maximum)	2:1	
	<u>ce ratio,</u> where the amenities have been oursuant to Part 4.101.2 (maximum)	2.5:1	
4.101.5 Height			

Principal building height (maximum)

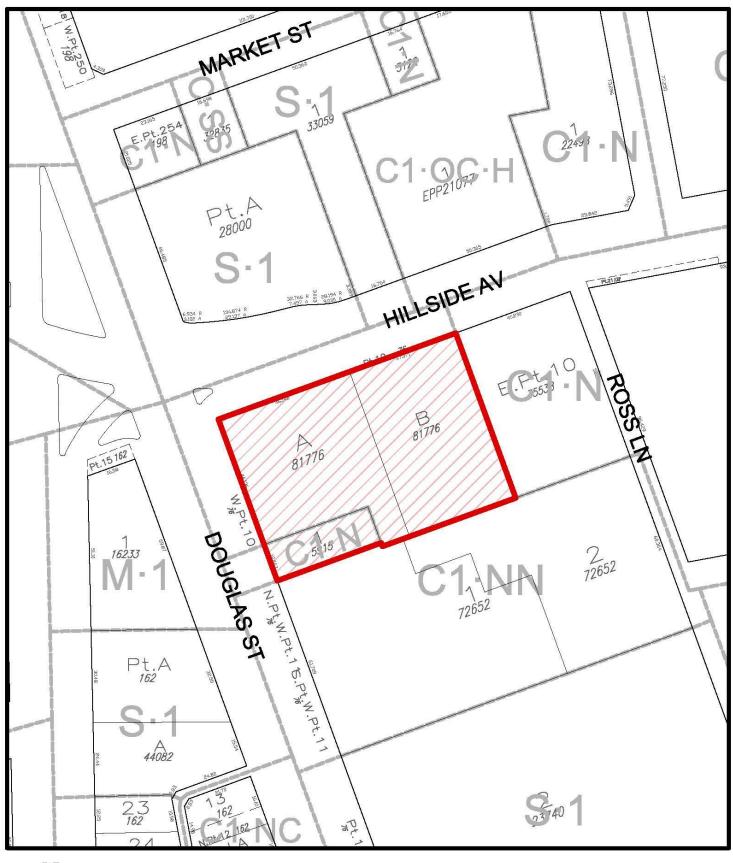
19.5m

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Schedule 1 PART 4.101 – CR-DH ZONE, DOUGLAS-HILLSIDE DISTRICT

4.101.	4.101.6 Setbacks				
a.	Douglas Street setback (minimum)	0m			
b.	Hillside Avenue <u>setback</u> (minimum)	0m			
C.	Interior lot line (east) (minimum)	5.25m			
d.	Southerly <u>lot</u> line (minimum)	5m			
	Except for the following:				
	 that portion of the principal <u>building</u> within 39m of Douglas Street (minimum) 	3m			
4.101.	4.101.7 Site Coverage, Open Site Space				
a.	Site Coverage (maximum)	62%			
b.	Open site space (minimum)	27%			
4.101.8 Vehicle and Bicycle Parking					
a.	Vehicle parking (minimum)	Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part			
b.	Residential parking (minimum)	53 parking spaces			
C.	Commercial parking (minimum)	25 parking spaces			
d.	Visitor parking (minimum)	10 parking spaces			
e.	Bicycle parking (minimum)	Subject to the regulations in Schedule "C"			

Words that are <u>underlined</u> see definitions in Schedule "A" of the Zoning Regulation Bylaw





2649 to 2659 Douglas Street and 735 Hillside Avenue Rezoning No.00664

