

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 PART 4 – General Commercial Zones 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 **23rd** day of **July** 2020

READ A SECOND TIME the **23rd** day of **July** 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 4.101 – 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. club
- 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. restaurant
- 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 dwelling units within a multiple dwelling must be secured through a legal agreement as rental in perpetuity.

4.101.3 Lot Area

<u>Lot area</u> (minimum)	4800m ²
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4.101.4 Floor Space Ratio

- | | |
|---|-------|
| a. <u>Floor space ratio</u> (maximum) | 2:1 |
| b. <u>Floor space ratio</u> , where the amenities have been provided pursuant to Part 4.101.2 (maximum) | 2.5:1 |

4.101.5 Height

Principal <u>building height</u> (maximum)	19.5m
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PART 4.101 – CR-DH ZONE, DOUGLAS-HILLSIDE DISTRICT**4.101.6 Setbacks**

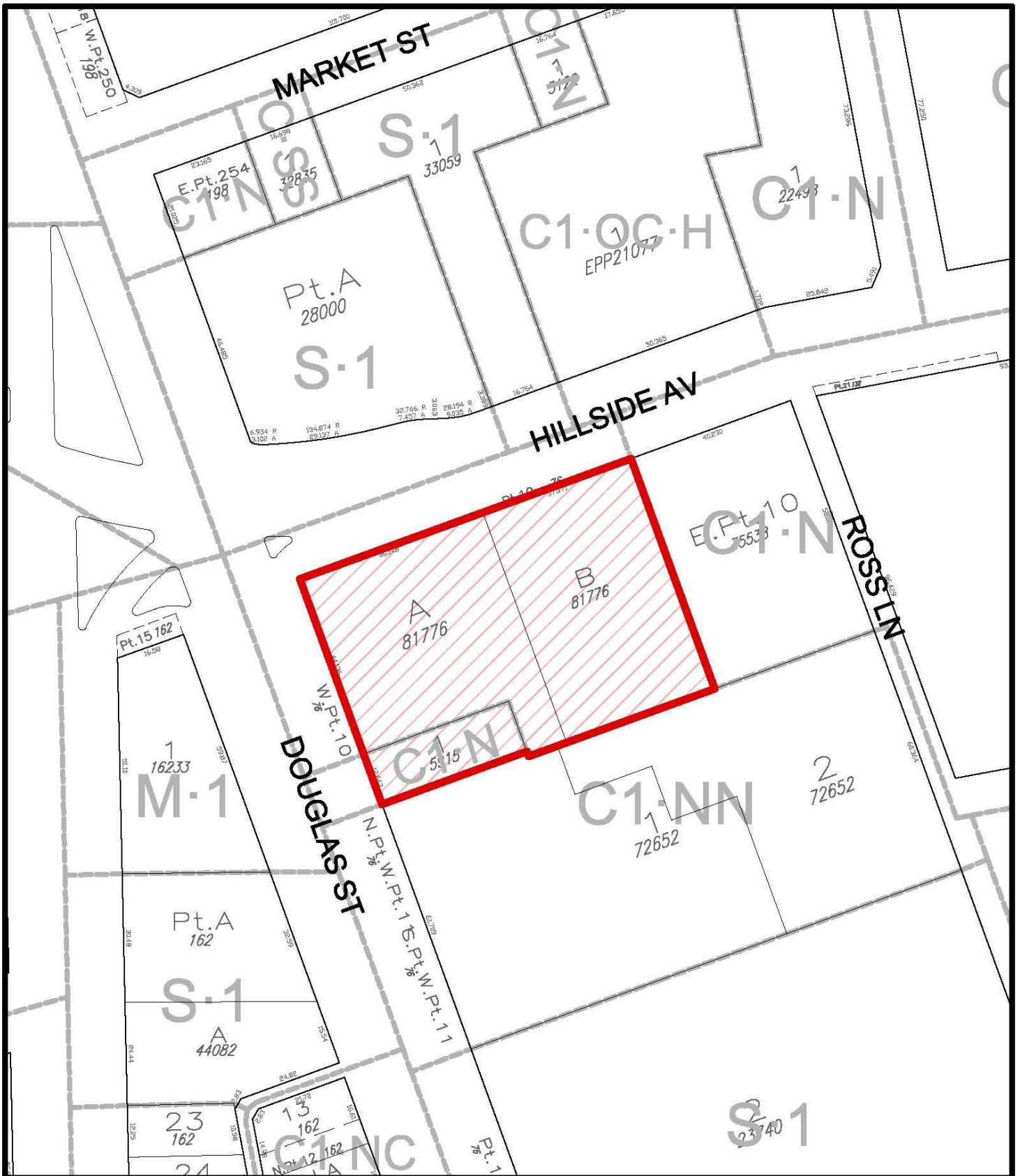
- | | |
|---|-------|
| a. Douglas Street <u>setback</u> (minimum) | 0m |
| b. Hillside Avenue <u>setback</u> (minimum) | 0m |
| c. Interior <u>lot</u> line (east) (minimum) | 5.25m |
| d. Southerly <u>lot</u> line (minimum) | 5m |
| Except for the following: | |
| i. that portion of the principal <u>building</u> within 39m of Douglas Street (minimum) | 3m |

4.101.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 62% |
| b. <u>Open site space</u> (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" |



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

