

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CD-17 Zone, Gladstone Comprehensive Development District, and to rezone land known as 1211 Gladstone Avenue from the R-K Zone, Medium Density Attached Dwelling District, to the CD-17 Zone, Gladstone Comprehensive Development District, and land known as 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, and 1235 Caledonia Avenue from the R-2 Zone, Two-Family Dwelling District, to the CD-17 Zone, Gladstone Comprehensive Development 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. 1234)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 12 – Comprehensive Development Zones by adding the following words:

“12.17 CD-17, Gladstone Comprehensive Development District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.16 the provisions contained in Schedule 1 of this Bylaw.
- 4 The following lands, which are shown hatched on the attached map, are removed from the R-2 Zone, Two-Family Dwelling District, and the R-K Zone, Medium Density Attached Dwelling District, and placed in the CD-17 Zone, Gladstone Comprehensive Development District:
  - a) 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, and 1235 Caledonia Avenue, legally described as:

PID: 005-002-443 Lot 4, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-338 Lot 5, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-290 Lot 6, Section 50, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-265 Lot 7, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-231 Lot 8, Spring Ridge, Victoria City, Plan 205, except the northerly 56 feet thereof  
PID: 009-226-257 The Northerly 56 feet of Lot 8, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-214 Lot 9, Spring Ridge, Victoria City, Plan 205  
PID: 017-710-545 Lot 18, Spring Ridge, Victoria City, Plan 205.
  - b) 1211 Gladstone Avenue, legally described as:

PID: 018-007-503 Lot A, Section 53, Spring Ridge, Victoria City, Plan VIP55528
- 5 The Zoning Regulation Bylaw is further amended by adding to Schedule N – Residential Rental Tenure Properties, the lands described in section 4(a) and (b).

READ A FIRST TIME the                    **14<sup>th</sup>**    day of                    **October**                    2021

READ A SECOND TIME the                    **14<sup>th</sup>**    day of                    **October**                    2021

Public hearing held on the                                       day of                                       2021

READ A THIRD TIME the                                       day of                                       2021

ADOPTED on the                                       day of                                       2021

CITY CLERK

MAYOR

## PART 12.17 – CD-17 ZONE, GLADSTONE COMPREHENSIVE DEVELOPMENT DISTRICT

### 12.17.1 Permitted Uses in this Zone

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

- a. uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw, except public building, which is subject to the regulations in this Part.
- b. uses permitted in the R-K Zone, Medium Density Attached Dwelling District, subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw, except public building, which is subject to the regulations in this Part.
- c. multiple dwelling, subject to the regulations in this Part.
- d. daycare.

### 12.17.2 Number of Buildings, Building Separation Distance

- a. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.
- b. No more than two buildings are permitted on a lot.
- c. Minimum separation distance between buildings, excluding steps, must be at least 9.8m.

### 12.17.3 Location of Uses

- a. Public building and daycare uses are only permitted on the first storey of a multiple dwelling

### 12.17.4 Lot Area

- a. Lot area (minimum) 8680m<sup>2</sup>

### 12.17.5 Floor Space Ratio, Floor Area

- a. Floor space ratio (maximum) 1.29:1
- b. Total floor area (maximum) 11,200m<sup>2</sup>
- c. Combined floor area for public building and daycare (maximum) 140m<sup>2</sup>

# PART 12.17 – CD-17 ZONE, GLADSTONE COMPREHENSIVE DEVELOPMENT DISTRICT

## 12.17.6 Height

- |                           |                                                                                                                                                       |        |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| a.                        | <u>Building height</u> (maximum)                                                                                                                      | 15m    |
| Except for the following: |                                                                                                                                                       |        |
| i.                        | a <u>building</u> or portion of a <u>building</u> within 89.58m of Gladstone Avenue (maximum)                                                         | 11.25m |
| ii.                       | a <u>building</u> or portion of a <u>building</u> between 48.60m and 74.38m of Gladstone Avenue and within 16.05m of the west property line (maximum) | 9.5m   |

## 12.17.7 Setbacks

- |                                                                        |                                           |       |
|------------------------------------------------------------------------|-------------------------------------------|-------|
| a.                                                                     | Gladstone Avenue <u>setback</u> (minimum) | 7m    |
| Except for the following maximum projection into the <u>setback</u> :  |                                           |       |
| i.                                                                     | Steps                                     | 1.46m |
| b.                                                                     | Grant Street <u>setback</u> (minimum)     | 7m    |
| c.                                                                     | <u>Side yard setback</u> (east) (minimum) | 2.50m |
| Except for the following maximum projections into the <u>setback</u> : |                                           |       |
| i.                                                                     | Steps                                     | 1.50m |
| d.                                                                     | <u>Side yard setback</u> (west) (minimum) | 4m    |

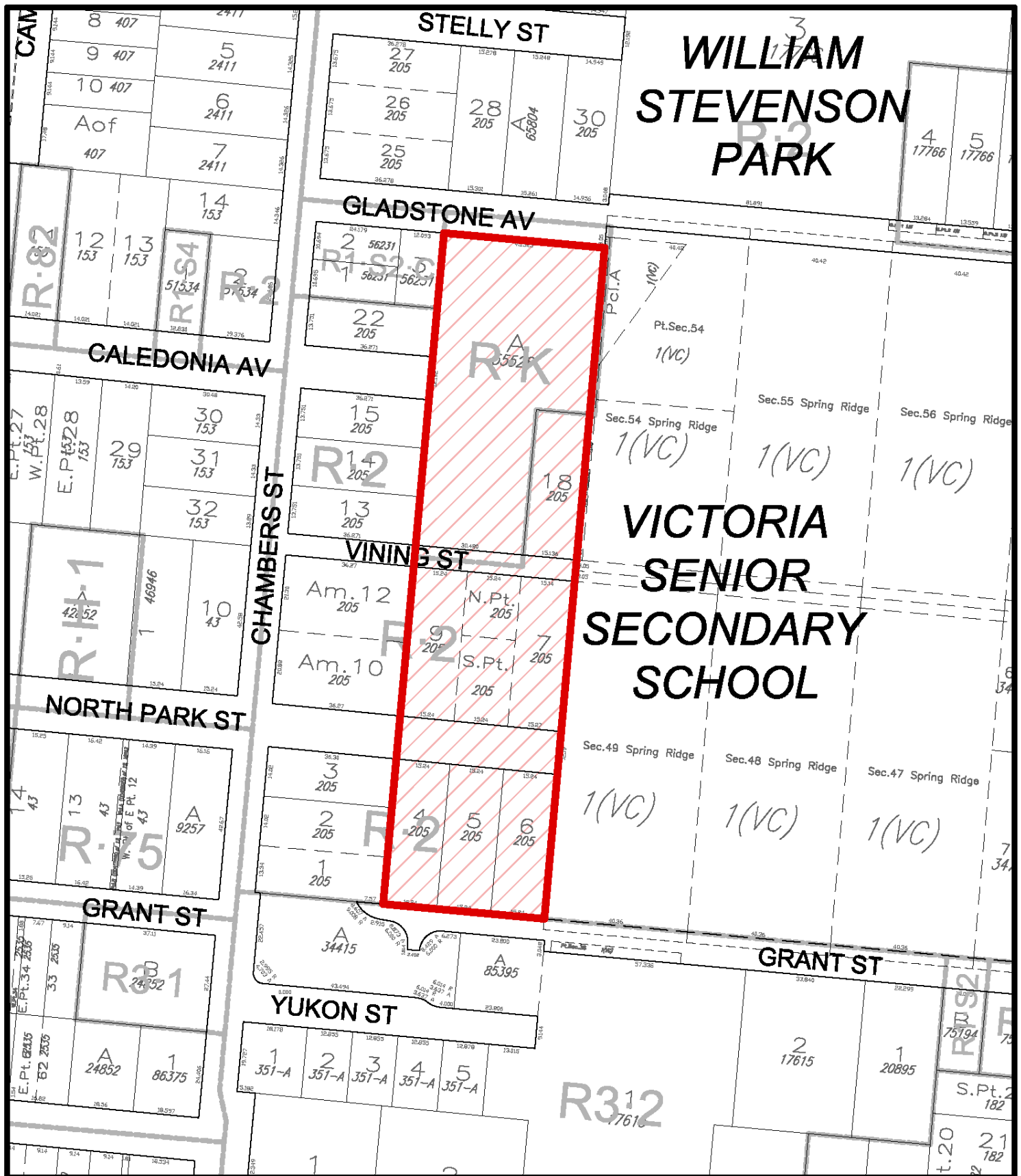
## 12.17.8 Site Coverage, Open Site Space

- |    |                                  |     |
|----|----------------------------------|-----|
| a. | <u>Site Coverage</u> (maximum)   | 57% |
| b. | <u>Open site space</u> (minimum) | 40% |

## 12.17.9 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" |

**[NOTE:** Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]



1211 Gladstone Ave, 1235 Caledonia Ave, 1219 Vining St,  
1230 Grant St, and 1209 - 1226 North Park St

Rezoning No.00715

