

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-OV Zone, Olympic View District, and to rezone land known as 749-767 Douglas Street from the CA-4 Zone, Central Area Commercial District, to the CA-OV Zone, Olympic View 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. 1264)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 6 – Central Area Zones by adding the following words:

“6.106 CA-OV, Olympic View District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.105 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 749-767 Douglas Street, legally described as PID: 001-121-987; Lot 1 of Lots 207, 209, 210, 228, and 1270B, Victoria City, Plan 31886 and shown hatched on the attached map, is removed from the CA-4 Zone, Central Area Commercial District, and placed in the CA-OV Zone, Olympic View District.

READ A FIRST TIME the	day of	2021
READ A SECOND TIME the	day of	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 6.106 – CA-OV ZONE, OLYMPIC VIEW DISTRICT**

**6.106.1 Definitions**

In this Zone:

- a) “Rooftop Structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.
- b) “Projections above maximum building height” means rooftop structures may project above the maximum height to the extent indicated in the zone.

**6.106.2 Permitted Uses in this Zone**

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

- a. Office
- b. Public Building
- c. Cultural Facility
- d. Drinking Establishment
- e. Financial Service
- f. Restaurant
- g. Hotel
- h. Personal Service
- i. Retail Liquor Sale
- j. Retail Trade
- k. Small-scale Commercial Urban Agriculture
- l. Utility

**6.106.3 Location and Siting of Uses**

- a. No first storey office use is permitted within 6m of the wall of any building that abuts a street or pedestrian walkway.
- b. Areas used for the storage of garbage or recyclable materials must be enclosed within a building.

**6.106.4 Floor Space Ratio (maximum)**

- a. Floor space ratio (maximum) 3:1
- b. Floor space ratio (maximum) where the community amenities have been provided pursuant to part 6.106.8 5.2:1

**6.106.5 Height**

- a. Building height (maximum) 43m
- b. Projections above maximum building height (maximum)
  - i. Parapets 1.0m
  - ii. Rooftop Structures 5.0m

**PART 6.106 – CA-OV ZONE, OLYMPIC VIEW DISTRICT****6.106.6 Setbacks**

- |                                 |      |
|---------------------------------|------|
| a. Interior Southeast (minimum) | 4.5m |
| b. Interior Southwest (minimum) | 4.5m |

Setback Plane (minimum)

- |  |                            |
|--|----------------------------|
| c. <u>Buildings</u> abutting Douglas and Humboldt Street, for any <u>building</u> portion above 20.0m in <u>height</u> : | 5:1 (Angle of Inclination) |
|--|----------------------------|

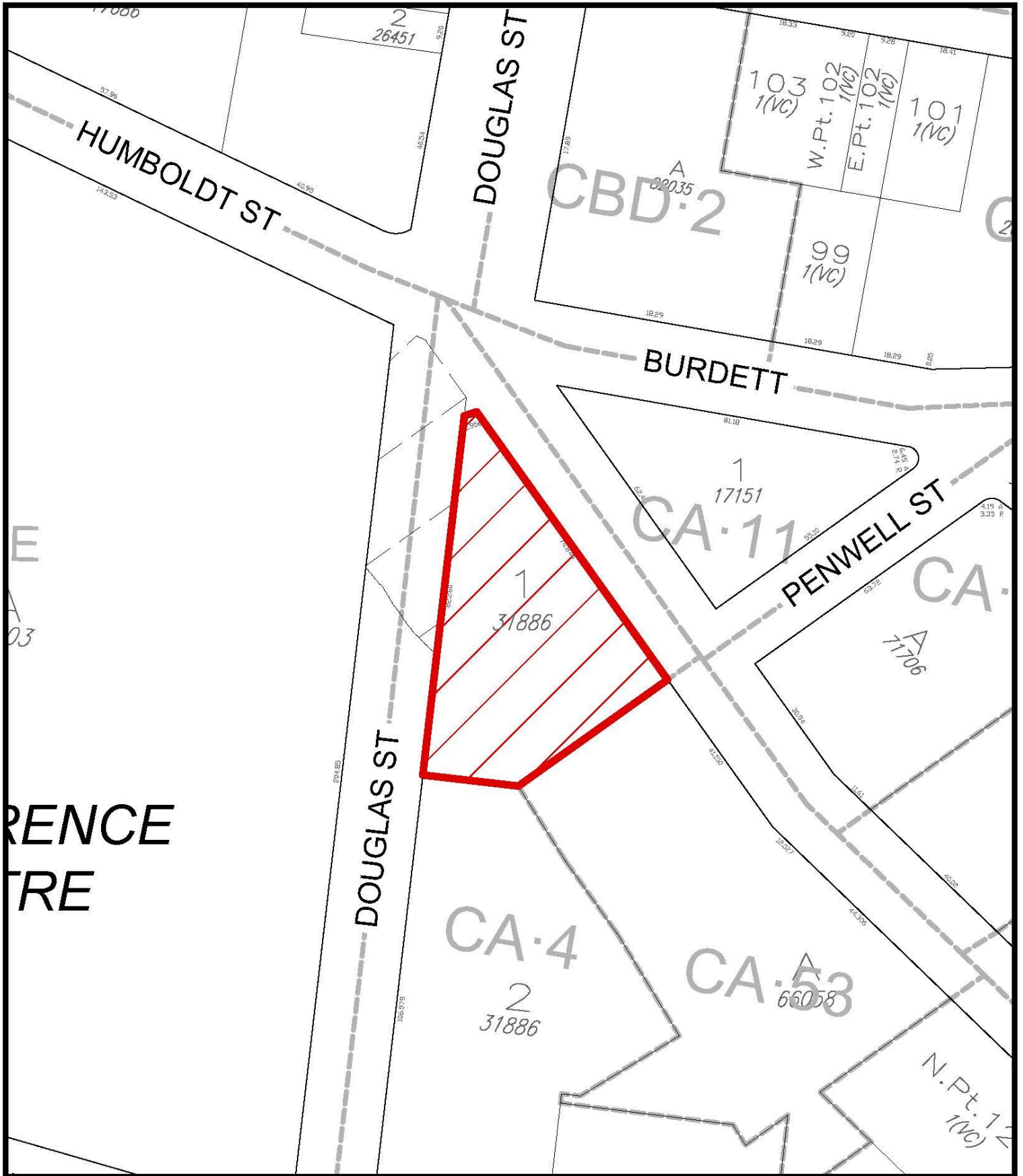
**6.106.7 Vehicle and Bicycle Parking**

- |                                     |   |
|-------------------------------------|---|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C"  |
| b. Bicycle parking (minimum)        | Subject to the regulations in Schedule "C" except as otherwise specified in this Part |
| Bicycle parking spaces (long term)  | 100   |
| Bicycle parking spaces (short term) | 42  |

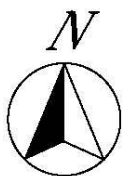
**6.106.8 Community Amenities**

As a condition of additional density pursuant to section 6.106.4, the following amenities must be provided:

- a) statutory right-of-way along Humboldt Street to accommodate public vehicle turn-around movements;
- b) statutory right-of-way along Douglas Street to include sidewalk and seating of a sufficient size and area to accommodate anticipated transit demand on this future rapid bus corridor and station and 5.5m clear pedestrian passage;
- c) provision of transit shelter areas on Douglas St. to include bench seating to accommodate a minimum of 64 people seated and overhead weather protection over 63% of the seating area that extends beyond the seating by 1.5m;
- d) statutory right-of-way to secure pedestrian through-block access path along the east property boundary;
- e) provision of a minimum of 94 BC Transit EcoPasses per year for a three-year period;
- f) commitment to achieve Step Code 3 of the British Columbia Building Code.



E  
A  
03  
  
RENCE  
TRE



749-767 Douglas Street  
Rezoning No.00746

