

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the S-12 Zone, Douglas & Kings Limited Service District, and to rezone land known as 2615 Douglas Street from the S-1 Zone, Limited Service District, to the S-12 Zone, Douglas & Kings Limited Service District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1275)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 7 – Industrial and Service Zones by adding the following words:

“7.64 S-12 Douglas & Kings Limited Service District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.63 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2615 Douglas Street, legally described as PID: 003-149-021, Lot 2, Section 4, Victoria District, Plan 23740 and shown hatched on the attached map, is removed from the S-1 Zone, Limited Service District, and placed in the S-12 Zone, Douglas & Kings Limited Service District.

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>April</b>	2022
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>April</b>	2022
Public hearing held on the		day of		2022
READ A THIRD TIME the		day of		2022
ADOPTED on the		day of		2022

CITY CLERK

MAYOR

**PART S-12 ZONE – DOUGLAS & KINGS LIMITED SERVICE DISTRICT****7.64.1 Definitions**

In this Zone, “commissary kitchen” means a commercial kitchen space available for the use of food truck operators, caterers, and other food service businesses to prepare food and beverages for sale on and off-site, including accessory retail sales.

**7.64.2 Permitted Uses in this Zone**

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

- a. bakeries
- b. banks and other financial institutions
- c. brewery
- d. brewpub
- e. commissary kitchen
- f. distillery
- g. high tech
- h. liquor retail store as an accessory use to a distillery or brewery
- i. professional services
- j. clubs
- k. recreation and entertainment services
- l. printing and publishing establishments
- m. restaurants
- n. wholesale and retail sales
- o. offices
- p. servicing and repair of goods.

**7.64.3 Restrictions on Use, Number of Buildings**

- a. Maximum of one liquor retail store permitted on a lot
- b. Notwithstanding section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.

**PART S-12 ZONE – DOUGLAS & KINGS LIMITED SERVICE DISTRICT****7.64.4 Lot Area, Floor Area, Floor Space Ratio**

- |   |                      |
|---|----------------------|
| a. <u>Lot area</u> (minimum)  | 10,000m <sup>2</sup> |
| b. Combined <u>floor area</u> of brewery, distillery and brewpub uses (maximum) | 615m <sup>2</sup>    |
| c. <u>Floor area</u> of <u>liquor retail store</u> (maximum)                    | 125m <sup>2</sup>    |
| d. <u>Floor space ratio</u> (maximum)   | 1.5:1                |

**7.64.5 Height**

- |   |     |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 15m |
|---|-----|

**7.64.6 Setbacks, Projections**

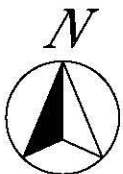
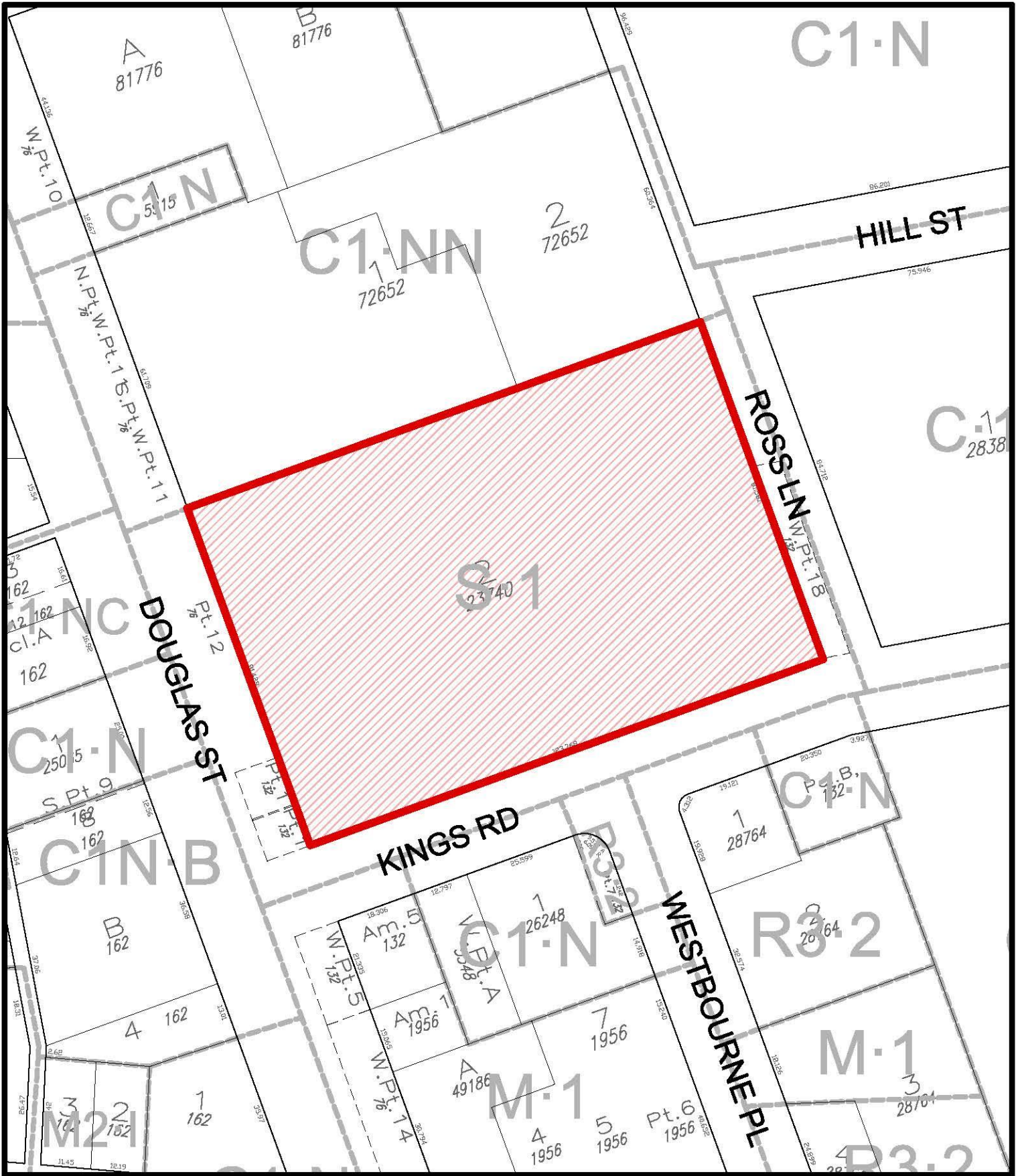
- For a corner lot to secure view lines, no building shall be sited closer to an intersection of two streets than the diagonal line connecting points 3m distant from the intersecting point.
- Paragraph (a) does not apply to any part of a building which is below the elevation of the intersection point or more than 3m above it.
- A minimum setback of 6m is required where the lot adjoins the side yard or rear yard of a lot zoned for predominantly residential purposes.

**7.64.7 Site Coverage**

- |                                   |     |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 60% |
|-----------------------------------|-----|

**7.64.8 Vehicle and Bicycle Parking, Loading**

- Vehicle parking (minimum) Subject to the regulations in Schedule "C"
- Bicycle parking (minimum) Subject to the regulations in Schedule "C"
- A loading space shall be provided having dimensions of not less than 4m in width, 9m in length, and 4.3m in height, set back at least 3m from the street and located within a building or a yard.



2615 - 2629 Douglas Street  
Rezoning No.00680

