

NO. 23-011

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw 80-159 by:

1. creating the CD-19 Zone, Douglas Caledonia Comprehensive Development District, and
2. rezoning land known as 710 Caledonia Avenue and 1961 Douglas Street from the C-1 Zone, Limited Service District and the T-1 Zone, Limited Transient Accommodation District to the CD-19 Zone, Douglas Caledonia Comprehensive Development District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1292)”.
- 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:

“12.19 CD-19, Douglas Caledonia Comprehensive Development District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.18 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 710 Caledonia Avenue, legally described as PID: 003-107-329 Lot 1 of Lots 732, 733, 734, and 735, Victoria City, Plan 23509 and shown hatched on the attached map, is removed from the T-1 Zone, Limited Transient Accommodation District and placed in the CD-19 Zone, Douglas Caledonia Comprehensive Development District.
- 5 The land known as 1961 Douglas Street, legally described as PID: 003-017-575 Lot A of Lots 736, 747, 748, 749 and 751, Victoria City, Plan 24557 and shown hatched on the attached map, is removed from the C-1 Zone, Limited Service District and placed in the CD-19 Zone, Douglas Caledonia Comprehensive Development District.

READ A FIRST TIME the	day of	2023
READ A SECOND TIME the	day of	2023
Public hearing held on the	day of	2023
READ A THIRD TIME the	day of	2023

ADOPTED on the

day of

2023

CITY CLERK

MAYOR

PART 12.19 – CD-19 ZONE, DOUGLAS CALEDONIA COMPREHENSIVE DEVELOPMENT DISTRICT

12.19.1 Definitions

- a. “Parapet” means a vertical projection of a wall at the outer edge of a roof.
- b. “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.

12.19.2 Permitted Uses in this Zone

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

- a. Daycare
- b. Financial Service
- c. High Tech
- d. Home occupation subject to the regulations in Schedule “D”
- e. Multiple dwelling
- f. Office, including but not limited to professional services and medical and dental services
- g. Personal Service
- h. Retail
- i. Restaurant
- j. Transient Accommodation

12.19.3 Location of Permitted Uses

- a. No first storey office or financial service use is permitted within 6m of the wall of any building that abuts a street, plaza or pedestrian walkway.

PART 12.19 – CD-19 ZONE, DOUGLAS CALEDONIA COMPREHENSIVE DEVELOPMENT DISTRICT

12.19.4 Community Amenities

As a condition of additional density pursuant to Part 12.19.6, the following community amenities must be provided through Agreements with the City securing:

- a. a minimum of 133 dwelling units to be operated by a non-profit or government agency and remain affordable or below-market for 60 years or the life of the building, whichever is greater
- b. a minimum of 171 dwelling units to be rental tenure in perpetuity
- c. a minimum of 30 accessible dwelling units constructed in accordance with National Standards of Canada standards for barrier-free design
- d. construction and maintenance of an on-site public plaza no less than 800m² in size and a statutory right of way to allow for public access across the plaza
- e. design and construction of a mid-block crosswalk on Discovery Street
- f. design and construction of a full traffic signal at the intersection of Douglas Street and Discovery Street
- g. design and construction of a centre median at the proposed western Caledonia Avenue driveway crossing
- h. design and construction of a new BC Transit bus stop on Douglas Street

12.19.5 Lot Area

- a. Lot area (minimum) 6722m²

12.19.6 Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenities have not been provided pursuant to Part 12.19.4 1.4:1
- b. Total floor space ratio (maximum) for all development areas combined where the community amenities have been provided pursuant to Part 12.19.4 6.79:1
- c. Total floor space ratio (maximum) for multiple dwelling use for all development areas combined where the community amenities have been provided pursuant to Part 12.19.4 5.41:1

PART 12.19 – CD-19 ZONE, DOUGLAS CALEDONIA COMPREHENSIVE DEVELOPMENT DISTRICT

12.19.7 Height, Storeys

- | | |
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| a. Principal <u>building height</u> (maximum) | 45m |
| Except for the following projections above maximum <u>height</u> (maximum) | |
| i. Parapets | 1.0m |
| ii. Rooftop Structures | 5.0m |

12.19.8 Rooftop Structure Size

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| a. Rooftop Structure coverage of the <u>building</u> roof area (maximum) | 20% |
| Except for solar heating panels and green roof systems | |

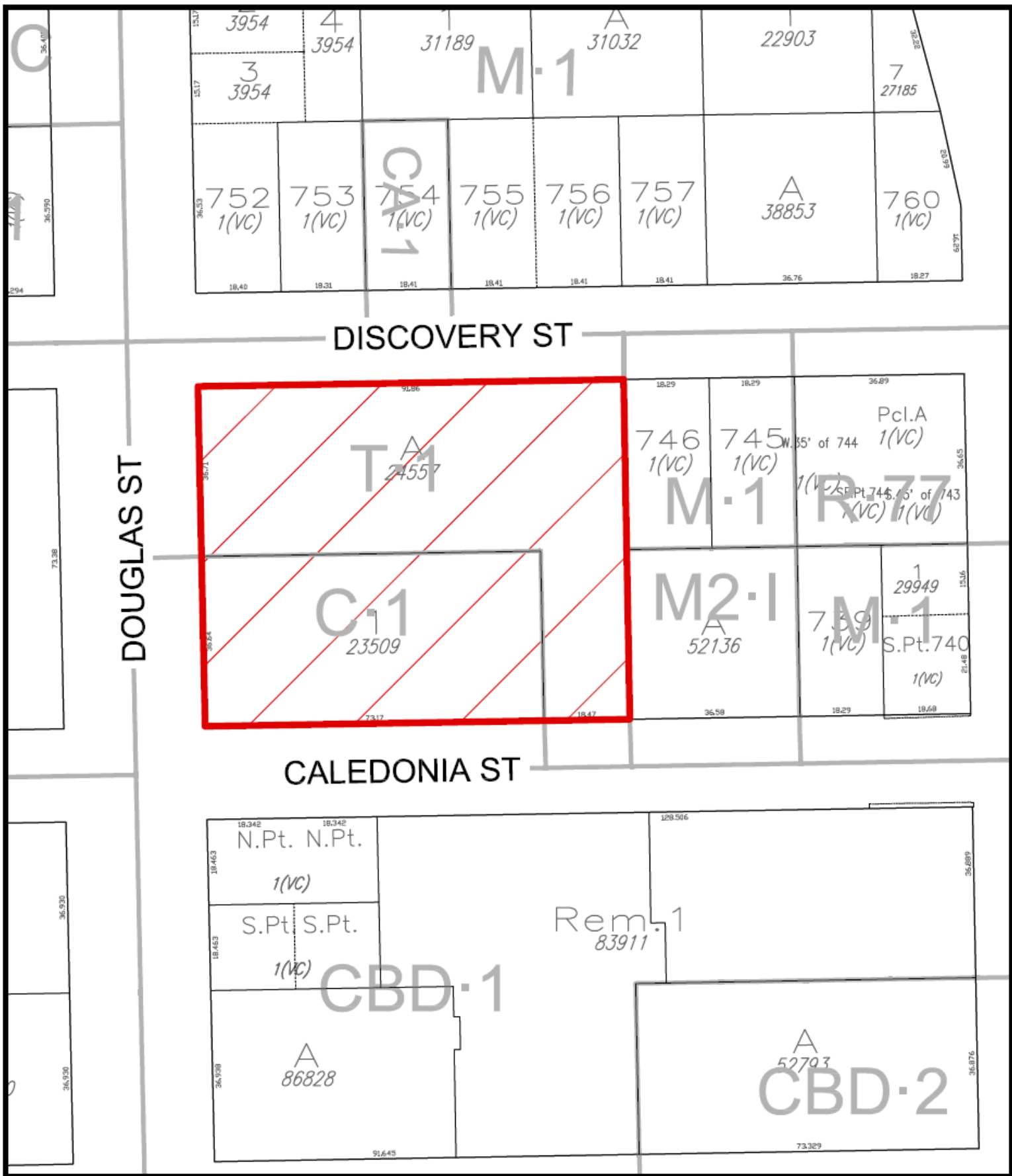
12.19.9 Setbacks, Projections

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| a. Douglas Street | |
| i. <u>Setback</u> for any portion of the <u>building</u> up to 4 <u>storeys</u> (minimum) | 0m |
| ii. <u>Setback</u> for any portion of the <u>building</u> above 4 <u>storeys</u> (minimum) | 4.6m |
| b. Discovery Street | |
| i. <u>Setback</u> for any portion of the <u>building</u> up to 4 <u>storeys</u> (minimum) | 0m |
| ii. <u>Setback</u> for any portion of the <u>building</u> above 4 <u>storeys</u> (minimum) | 3.0m |
| c. Caledonia Street | |
| i. <u>Setback</u> for any portion of the <u>building</u> up to 4 <u>storeys</u> (minimum) | 0m |
| ii. <u>Setback</u> for any portion of the <u>building</u> above 4 <u>storeys</u> (minimum) | 3.0m |
| d. Building separation (minimum) above 4 <u>storeys</u> | 20m |
| e. Notwithstanding subsections a – d, a <u>balcony</u> or deck may project into a <u>setback</u> or building separation to a maximum of 2.0m | |
| f. <u>Setback</u> for Rooftop Structures from the outer edge of the roof (minimum) | 3m |

PART 12.19 – CD-19 ZONE, DOUGLAS CALEDONIA COMPREHENSIVE DEVELOPMENT DISTRICT

12.19.10 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



710 Caledonia Ave. & 1961 Douglas St.
Rezoning No.00815

