

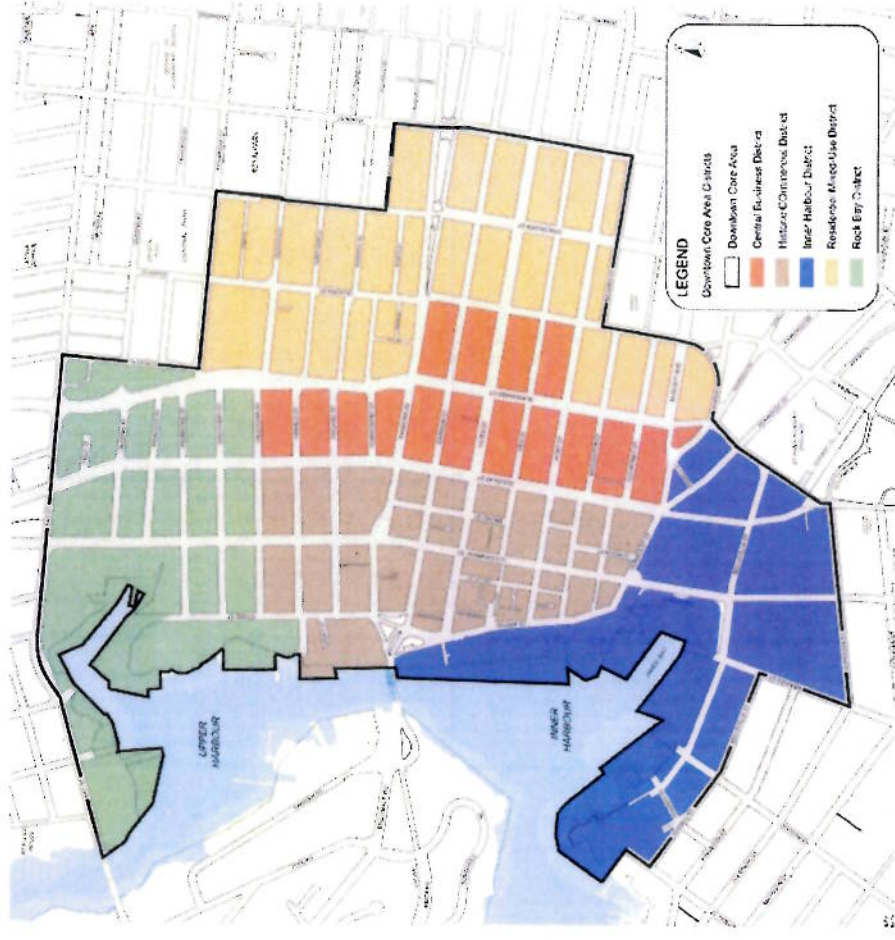
APPENDIX A – Draft Zoning Framework

***Materials available at the Public Open House on
January 15, 2014**

Project Background

Why are the zoning regulations being updated?

- The City of Victoria is proposing a new zoning bylaw for the Downtown Central Business District to facilitate the approximately 10,000 new residents that are expected to relocate to the downtown core area over the next 30 years. This increase in population will create a significant demand for employment, housing and retail space.
- The first phase of updating the zoning regulations will focus on the Central Business District, which covers a 15-block area of Downtown, and is the main employment centre for Victoria and the region as a whole.
- The City's Downtown Core Area Plan envisions the Central Business District to contain a concentration of higher density office buildings, along with such complementary uses as apartments and condominiums, hotels, restaurants, public institutions, personal service businesses and retail stores
- This vision will be implemented through new zoning regulations that will guide the type of development that will occur Downtown, fostering economic development and ensuring future growth is well-designed and diverse, and offers a range of amenities for the community
- Approval of the new zoning regulations will be considered through a Public Hearing



Fostering Economic Development

The proposed CBD-1 Zones (Central Business District) contain new regulations that permit:

- Increased density up to 4:1 Floor Space Ratio (FSR) for mixed uses and up to a maximum of 6:1 FSR for mixed uses if the density bonus program is utilized.
- Increased maximum building height ranging from 45-72 metres
- More permitted uses that include a range of commercial, institutional, and residential uses
- Requirements that the first storey of buildings be a minimum of 4 metres in height



How do the proposed regulations contribute to economic development?

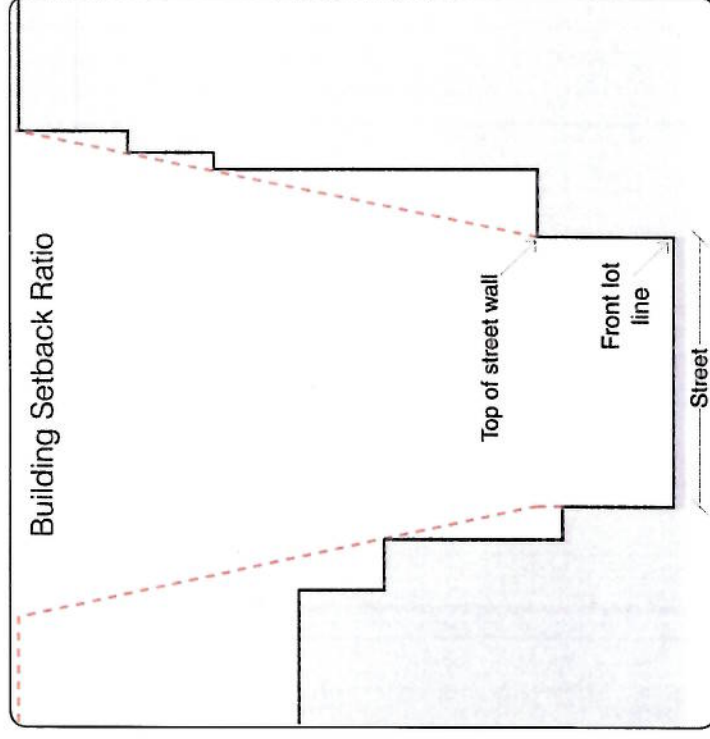
- Greater density provisions, increased height allowances and new permitted uses will attract new office space and businesses
- Requiring that the first storey of buildings be at least 4 metres in height will provide more functional space of commercial uses



Placemaking: Creating Special Places

The proposed CBD-1 Zones (Central Business District) contain new regulations that permit:

- Upper portions of buildings to be set back from the front lot line at a ratio
- Limitations on the floor area of upper storeys of tall buildings
- Separation distances from side and rear lot lines



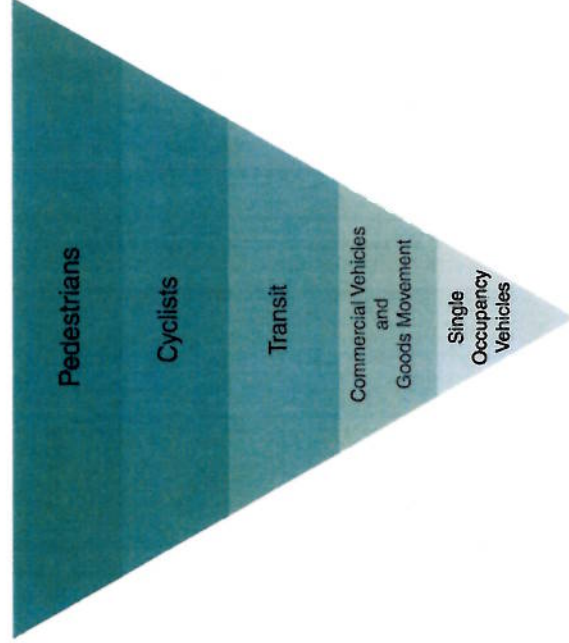
How do the proposed regulations contribute to placemaking?

- Buildings that are set back from the street at upper levels help reduce shadowing on the street
- Pedestrians on the sidewalk see more of the sky and perceive less of the building
- Separations required from the side and rear lot lines assist with privacy and access to light

Advancing Sustainability Principles

The proposed Central Business District zoning regulations support compact land use patterns that encourage walking, cycling and transit use through:

- Increased density (CBD-1A, 1B, 1C, 1D Zones only)
- More inclusive permitted uses
- No requirements for off-street vehicle parking
- Bicycle storage and recycling rooms exempt from density (floor space ratio) calculation



How do the proposed regulations advance sustainability principles?

- Increased density will be permitted in the Central Business District and concentrated along major transit corridors to facilitate compact land use patterns that encourage walking, cycling and transit use.
- Districts with a mix of land uses provide a variety of goods and services within easy walking and cycling distance to serve people that work and live Downtown.
- Private developments in the Central Business District will not be required to provide vehicle parking (although they may choose to).
- Bicycle storage and recycling rooms inside buildings (underground and ground level only) will not be subject to density calculations to encourage their provision.



Enhancing Street Vibrancy

The proposed CBD-1 Zones (Central Business District) contain new regulations for the base of buildings that require:

- Continuous “street walls” adjacent to streets. Street wall heights are proposed to be taller along wide streets and shorter along narrow streets
- Some land uses would be required to locate in the second and higher storeys or 6 metres away from the front of buildings at street level



How do the proposed regulations contribute to street vibrancy?

- “Street walls” refer to the base of buildings that are built to the sidewalk. These help enclose streets and create continuous interest for pedestrians.
- Locating uses such as offices and residential spaces in the upper levels of buildings and “active” uses at street level like retail and restaurants, create interest for passing pedestrians, support businesses and contribute to street vibrancy.

Improving Customer Service

The proposed Central Business District zoning regulations assist with customer service improvements by:

- Integrating a bonus density system that permits increased density up to 6:1 FSR (for non-residential uses) if an amenity contribution is made
- Using plain language to assist with understanding and interpreting zoning regulations
- Providing zoning diagrams for illustrative purposes to help clarify zoning regulations



How do the proposed regulations improve customer service?

- Integrating a bonus density system into zoning regulations that permit additional density without a Rezoning Application process reduces uncertainty for developers and others. It will also result in quicker processing of development applications if only a Development Permit is needed.
- The new zoning regulations are expressed in a clear, understandable manner and all permitted uses are defined to assist the public in interpreting the regulations.
- Some regulations that are more complex include diagrams for illustrative purposes alongside the text to help clarify the regulations.

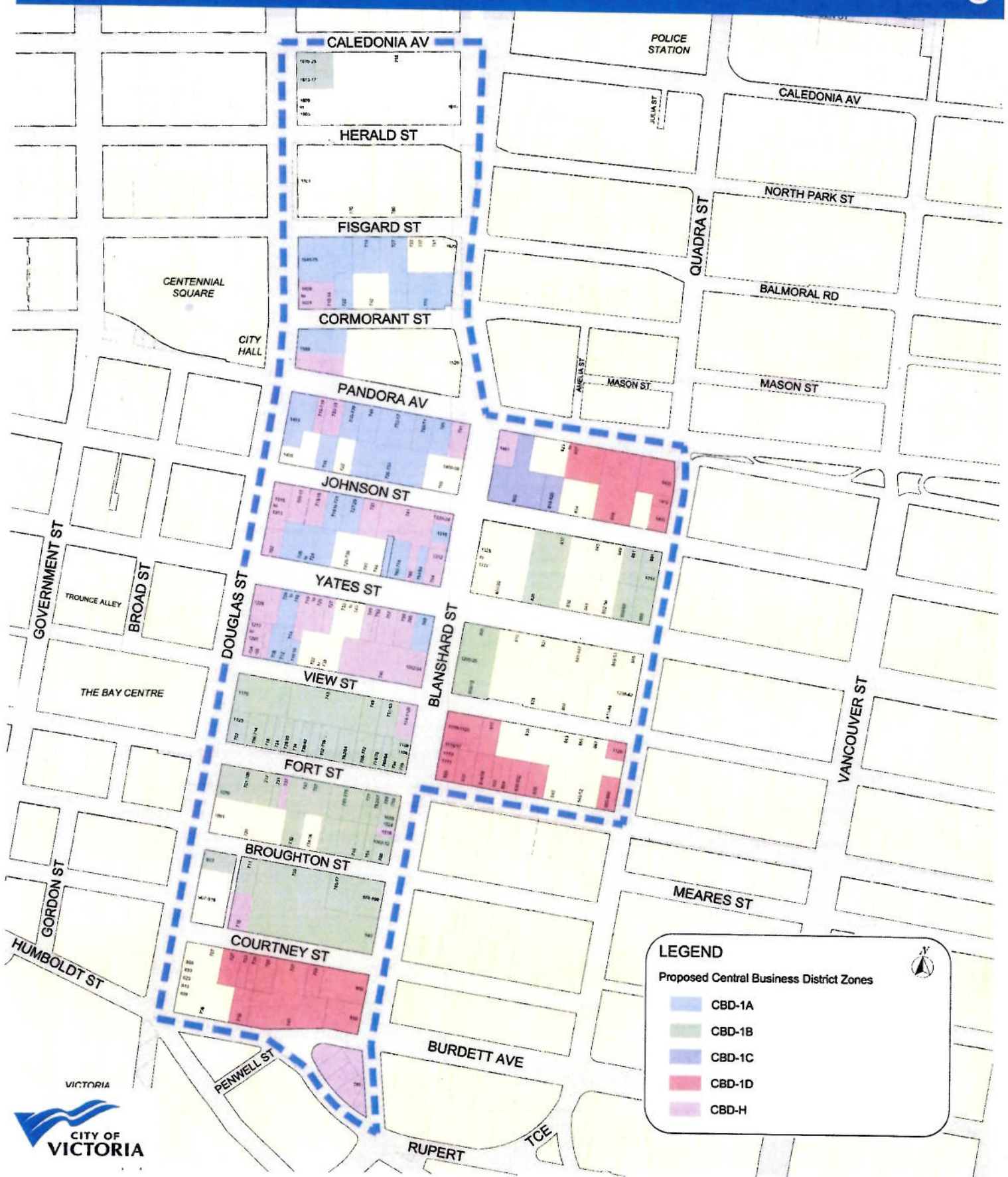
New Permitted Uses in the Central Business District

1. **"Apartment Dwelling"** means a self-contained dwelling unit within a multi-unit building.
"Self-contained dwelling unit" means a suite of rooms in a building designed for occupancy for residential purposes which has a separate entrance, and kitchen and bathroom facilities.
2. **"Artisan Studio"** means a building or portion thereof used for the practice of a trade or craft requiring artisan skills, but not offensively dirty or noisy in its operation, including but not limited to garment makers and tailors; goldsmiths, silversmiths and jewelers; shoe and leather repair; potters and similar craftspeople.
3. **"Arts Studio"** means a building, or portion thereof, used for the creation, display, instruction or sale of the arts.
4. **"Brew Pub"** means a small-scale brewery producing beer for sale on the premises or for distribution beyond the premises, with the floor area devoted to the production of beer not to exceed 35% of the total floor area of the brew-pub, and includes an accessory drinking establishment or restaurant.
"Drinking establishment" means a building, or portion thereof, for the service of drink to customers, includes establishments licensed under the Liquor Control and Licensing Act, and may include accessory entertainment.
"Restaurant" means the use of land, building or portion thereof where food and beverages are sold for consumption, includes portable food vending and may include accessory catering.
5. **"Convention Facility"** means the use of a building or portion thereof for meetings, conferences, fairs and exhibitions.
6. **"Daycare"** means daytime care for people of all ages and abilities who cannot be fully independent, but excludes overnight boarding.
7. **"Drinking Establishment"** means a building, or portion thereof, for the service of drink to customers, includes establishments licensed under the *Liquor Control and Licensing Act*, and may include accessory entertainment.
8. **"Educational Facility"** means the use of land, buildings or structures for education and training.
9. **"Essential Services"** means the use of land, building or portion thereof to provide services to the community including but not limited to courts of law, hospitals, fire halls, health services, legislative chambers, libraries or police stations.
10. **"Financial Service"** means any uses related to all forms of financial services such as chartered banks, credit unions, trust companies, insurance and mortgage companies.
11. **"High Tech"** means the design, research, manufacture, testing or servicing of commercial products including computer software and hardware, in the fields of electronics, telecommunications, engineering, robotics, biotechnology, health care and related industries.
12. **"Hotel"** means an establishment providing accommodation and related services and includes motels, hostels, vacation rentals, bed and breakfast accommodation and single room occupancy.
"Single room occupancy" means short-term or long-term accommodation in single rooms without private bathrooms or kitchens.
13. **"Laundry Facility"** means an establishment for washing clothes or textiles, including dry-cleaners and laundromats, but excludes industrial laundry.
"Industrial laundry" means a laundry facility that serves large institutions or commercial establishments that require a constant flow of clean linen or working clothing that is essential to the operation, such as hospitals, hotels or other large institutions.

New Permitted Uses in the Central Business District

14. **"Live Work"** means a self-contained dwelling unit that may also be combined with commercial space, limited to the following commercial uses:
- a. artisan studio,
 - b. arts studio,
 - c. high tech,
 - d. office, and
 - e. personal service,
- provided only the resident or residents of such accommodation work in the self-contained dwelling unit and provided only one additional non-resident is employed.
- "Self-contained dwelling unit"** means a suite of rooms in a building designed for occupancy for residential purposes which has a separate entrance, and kitchen and bathroom facilities.
15. **"Nightclub"** means an entertainment venue for dancing or live music enclosed within a building and may include a drinking establishment.
- "Drinking establishment"** means a building, or portion thereof, for the service of drink to customers, includes establishments licensed under the *Liquor Control and Licensing Act*, and may include accessory entertainment.
16. **"Office"** means the use of a building, or portion thereof, for the purpose of conducting business, clerical, training or professional activities and services, including medical and therapeutic offices.
17. **"Personal Service"** means the use of a building or portion thereof to provide grooming services to a person, including but not limited to hairstylists, aestheticians and spa services.
18. **"Place of Worship"** means a building or portion thereof where congregations gather for prayer or religious study.
19. **"Recreational Facility"** means the use of land, building or portion thereof, for the conduct of sports and leisure activities, including fitness, indoor games, or activities related to clubs or associations.
20. **"Rental Business"** means the rental of goods that include home, office and garden supplies, sporting equipment and transportation vehicles, both motorized and human-powered.
21. **"Residential Care Facility"** means a facility where regular care or supervision is given by a health care professional as well as assistance with the performance of the personal functions and activities necessary for daily living for persons such as the aged or chronically ill who are unable to perform them efficiently for themselves, and includes overnight boarding.
22. **"Restaurant"** means the use of land, building or portion thereof where food and beverages are sold for consumption, includes portable food vending and may include accessory catering.
- "Portable food vending"** means a portable cart, truck or similar arrangement located on a lot for the sale of food which must be removed each day at the end of business.
- "Catering"** means the preparation of food for consumption which will be delivered off-site to a customer.
23. **"Retail"** means the sale of any type of goods and may include the production of goods to be retailed if subordinate to the retail sales, and includes service retailers such as travel agencies and tourist services, but excludes wholesale, gasoline and automotive fuels.
- "Wholesale"** means the use of land, building or portion thereof, for the sale and distribution of goods in large quantities for resale by others.

Map of Central Business District Zoning



Map of Site Specific Zoning

