

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to make changes to Urban Place Designations in order to implement the future land use directions identified in the Burnside Gorge Neighbourhood Plan.

Under its statutory powers, including section 472 of the *Local Government Act*, the Council of the Corporation of the City of Victoria, in public meeting, enacts as follows:

Title

- 1 This Bylaw may be cited as “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (No. 19)”.

Official Community Plan Bylaw

- 2 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in the Table of Contents, List of Maps, by replacing the text, “Map 19: Burnside Strategic Directions” with the text “Map 19: Burnside Neighbourhood”.
- 3 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended in section 6: Land Management and Development, as follows:
 - a) By repealing Map 2: Urban Place Designations and replacing it with the Map 2: Urban Place Designations, which is attached to this Bylaw in Exhibit 1.
 - b) By deleting section 6.1.11 and replacing it with the following:

“6.1.11 **Industrial Employment** consists of light industrial areas where a range of manufacturing, processing, warehousing, distribution and repair activities occur. Ground floors include spaces appropriate for light to medium industry along with ancillary offices and retail sales. Upper floors may contain a range of light industrial or commercial uses, creating a mix of uses without displacing valuable space for industries.”
 - c) By adding the following sections immediately after section 6.1.13:

“6.1.14 **Employment-Residential** consists of a range of employment-generating uses, with a limited amount of residential uses generally on upper floors. This designation is considered appropriate in transitional areas where the potential for general employment space should be retained but where residential uses may be introduced. Employment-generating uses may include commercial uses, such as office, as well as light industrial uses where appropriate.

6.1.15 **Industrial Employment-Residential** consists of light industrial uses at ground level in order to preserve the City’s stock of lands for light industrial businesses. Upper levels may include commercial or residential uses. This designation is appropriate in transitional areas close to residential neighbourhoods, but not in the heart of the City’s industrial employment areas, as the types of light industrial uses which are compatible with residential uses are limited.”

- 4 The Official Community Plan Bylaw, 2012, is amended in section 6: Land Management and Development, Figure 8: Urban Place Guidelines as follows:

a) By deleting the row with the Designation “Town Centre” immediately after “Large Urban Village” and replacing it with the following:

| | | | | |
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| Town Centre | <p>Low-rise, mid-rise and high-rise multi-unit buildings up to approximately 10 storeys including row-houses, apartments, freestanding commercial and mixed-use buildings.</p> <p>In Mayfair Town Centre, buildings up to approximately 12 storeys in the western half of the Mayfair Shopping Centre site, and along the west side of Douglas Street south of Speed Street.</p> | <p>Ground-oriented commercial and community services reinforce the sidewalk. Three to five storey building facades define the street wall. Regularly spaced street tree planting, wide sidewalks, and central public green space or square. Parking underground, at the rear or otherwise screened.</p> | <p>Low, mid and high-rise multi-unit residential and mixed-use. Commercial, including office, destination retail, and visitor accommodation. Live/work. Home occupations.</p> | <p>Total floor space ratios generally up to 2:1.</p> <p>Notwithstanding the above, for Mayfair Town Centre, total floor space ratios generally up to 1.5:1.</p> <p>Increased density up to a total of approximately 3:1 may be considered for the advancement of plan objectives.</p> |
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b) By deleting the row with the Designation “Core Employment” immediately after “Core Business” and replacing it with the following:

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| Core Employment | <p>West of Douglas Street: Buildings up to approximately five storeys designed to accommodate light industrial uses on the ground floor and commercial or light industrial</p> | <p>Buildings set close to the street, wide sidewalks, regularly spaced tree planting and active uses at grade where appropriate. Green infrastructure.</p> | <p>Mix of predominantly industrial, light industrial, high technology, marine industrial, research and development, commercial, office and</p> | <p>Total floor space ratios up to approximately 3:1.</p> <p>Total floor space ratios ranging from a base of 3:1 to a maximum of 5:1 for the area south of</p> |
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| | <p>uses above. Building forms with at-grade spaces accommodating limited retail uses fronting onto Government Street south of Pembroke Street, and onto Store Street.</p> <p>Buildings from eight to approximately 15 storeys in height between Douglas Street and Blanshard Street.</p> | <p>Large parcels / lots.</p> <p>Institutional and industrial buildings with common courtyard open grounds internal to the site.</p> <p>Landscape screening for service and parking areas.</p> | <p>complimentary retail.</p> <p>Residential uses on upper floors in buildings containing light industrial and commercial uses are supported in the half-block on the north side of Chatham Street between Store Street and Government Street.</p> <p>Residential mixed-use, work/live, and commercial, including office, hotels and other visitor accommodation, located between Douglas Street and Blanshard Street.</p> | <p>Queens Avenue between Douglas Street and Blanshard Street.</p> <p>(Maximum residential floor space ratio of 3:1)</p> |
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c) By deleting the row with the Designation “Industrial” immediately after “Core Employment” and replacing it with the following:

| | | | | |
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| Industrial Employment | <p>Light industrial or mixed-use buildings ranging from one storey to approximately four storeys, designed to support light industrial uses on the ground floor (e.g. with sufficient floor-to-ceiling</p> | <p>Ground-oriented buildings set close to the sidewalk with active uses at grade where appropriate.</p> <p>Sidewalks with regularly spaced tree planting.</p> <p>Off-street parking to the</p> | <p>Predominantly light industrial uses including manufacturing, processing, warehousing, distribution, and repair, as well as accessory retail or office uses, on the ground floor.</p> <p>Commercial (including limited retail) or light</p> | <p>Total floor space ratios up to 3:1 in the Burnside Gorge neighbourhood west of Bridge Street.</p> <p>Total floor space ratios ranging up to approximately 2:1 elsewhere.</p> |
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| | heights, and loading bays). | rear or side-yard. Landscape screening for service and parking areas. | industrial uses on upper floors. | Of total floor space, upper-floor commercial uses may comprise up to 1.5:1 floor space ratio. |
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d) By inserting the following new row after the row with the Designation “Industrial Employment” and before “Marine Industrial”:

| | | | | |
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| Industrial Employment-Residential | Buildings up to approximately five storeys, with ground floor designed to support light industrial uses (e.g. with sufficient floor-to-ceiling heights, and loading bays). | Ground-oriented buildings set close to the sidewalk. Off-street parking to the rear or side-yard. Landscape screening for service and parking areas. | Light industrial uses, as well as ancillary retail or office uses, on the ground floor. Residential, commercial or light industrial uses on upper floors. Industrial work/live uses. Along Cecelia Road, uses which activate the street or provide local services, including food services, may be supported, within buildings which are designed to accommodate light industrial tenants. | Total floor space ratio up to approximately 2.0 FSR. Of the total floor space, residential uses may comprise up to 1.5:1 floor space ratio. |
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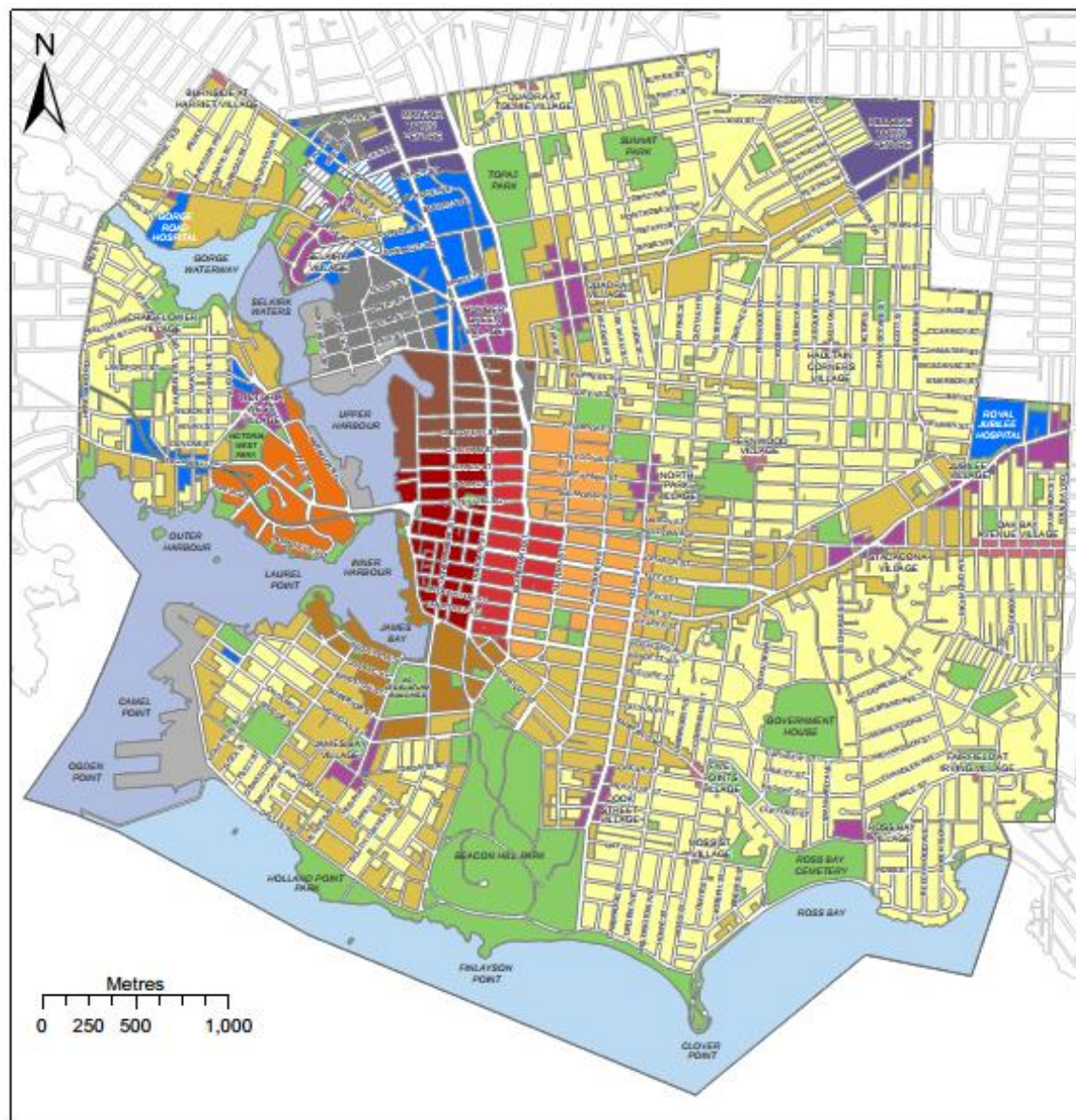
e) By deleting the row with the Designation “General Employment” immediately after “Marine Industrial” and replacing it with the following:

| | | | | |
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| General Employment | <p>Large floor-plate buildings from one storey up to approximately four storeys.</p> <p>Buildings up to approximately six storeys in the following locations: adjacent to the Douglas-Hillside-Gorge-Government intersection; along the west side of Douglas Street north of Burnside Road; and along the east side of Douglas Street north of Spruce Avenue.</p> <p>Buildings up to 9 storeys or 10 storeys in select interior locations at Royal Jubilee Hospital.</p> | <p>Ground-oriented buildings set close to the sidewalk.</p> <p>Large lots with on-site outdoor circulation, storage, and materials handling space.</p> <p>Institutional and industrial buildings defining open grounds.</p> <p>Off-street parking to the rear or side-yard.</p> <p>Landscape screening for service and parking areas.</p> | <p>Commercial, including office and retail.</p> <p>Light industrial.</p> <p>Industrial work/live.</p> <p>Education, research and development, health services.</p> | <p>Total floor space ratios up to approximately 2:1.</p> |
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f) By inserting the following new row in Figure 8 after the row with the Designation “General Employment”:

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| Employment-Residential | <p>Commercial, light industrial or mixed-use buildings up to approximately five storeys in height.</p> | <p>Ground-oriented buildings set close to the sidewalk.</p> <p>Off-street parking to the rear or side-yard.</p> <p>Landscape screening for</p> | <p>Commercial, including office and retail.</p> <p>Light industrial on the ground floor.</p> <p>Work-live.</p> <p>Residential uses on upper floors where commercial or</p> | <p>Total floor space ratios up to approximately 2.5:1.</p> <p>Of total floor space, upper-floor residential uses may comprise up to 1.5:1 floor space ratio.</p> |
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MAP 2 Urban Place Designations



Urban Place Designations extend to the centerlines of adjacent streets.

