

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Official Community Plan for the City of Victoria to exempt the subdivision of land in specific Development Permit Areas and Heritage Conservation Areas from the requirement to obtain a development permit or heritage alteration permit, and to correct typographical and clerical errors.

Under its statutory powers, including sections 875 to 878, and 919.1 to 920 of the *Local Government Act*, the Council of the Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 16)".
- 2 Schedule A of Bylaw No. 12-013, The Official Community Plan Bylaw, 2012, is amended by:
 - (a) repealing Figure 3 of section 3 and replacing it with the Figure 3 attached to this Bylaw as Schedule I;
 - (b) striking out from Broad Objective 6(a) of section 6 the words "energy district" and substituting the words "district energy";
 - (c) striking out from policy 6.1 of section 6 the words "as amended from time to time as shown in Appendix C,";
 - (d) repealing Map 2 of section 6 and replacing it with the Map 2 attached to this bylaw as Schedule II;
 - (e) repealing Map 5 of section 7 and replacing it with the Map 5 attached to this bylaw as Schedule III;
 - (f) striking out from Policy 7.26 of section 7 the reference number "7.25.1" and substituting it with the reference number "7.26.1";
 - (g) inserting the word "face" in Figure 13 of section 8 immediately after the words "eg. 2:1 width of street to building";
 - (h) inserting the word "face" in Figure 13 of section 8 immediately after the words "eg. 3:1 width of public space to building";
 - (i) striking out from policy 10.13.1 of section 10 the words "Bowker Creek and Cecelia Creek watersheds" and substituting the words "Bowker Creek watershed and Cecilia Ravine Park";
 - (j) immediately after the heading "Community Economic Development" in section 14, renumbering
 - (i) policies 14.8 to 14.55 as policies 14.9 to 14.56 respectively, and

- (ii) any sub-paragraphs contained within the policies set out in section 2(k)(i) to maintain internal consistency;
- (k) immediately after the heading "Cultural Planning" in section 16, renumbering
 - (i) policies 16.7 to 16.26 as policies 16.8 to 16.27 respectively, and
 - (ii) any sub-paragraphs contained within the policies set out in section 2(l)(i) to maintain internal consistency;
- (l) striking out from policy 19.10 of section 19 the word "city" and substituting the word "City";
- (m) repealing Map 19 of section 21 and replacing it with the Map 19 attached to this bylaw as Schedule IV;
- (n) repealing Map 22 of section 21 and replacing it with the Map 22 attached to this bylaw as Schedule V;
- (o) striking out from policy 21.6.2 of section 21 the word "complimentary" and substituting the word "complementary";
- (p) in Appendix A, Overview,
 - (i) repealing section 2(a)(i)(2) and replacing it with the following:
 - "(2) where a Development Permit is exempted or not required for the construction of a new building or other structure, or part thereof, a Building Permit has been obtained for the construction of a new building or other structure, or part thereof, which may include conditions (including the provision of security) that the property be fully and suitably landscaped; or"
 - (ii) striking out the period at the end of section 2(a)(iv) and substituting the following: "; and"
 - (iii) inserting the following section 2(a)(v) immediately after section 2(a)(iv)
 - "(v) the subdivision of land, provided that:
 - (1) it does not create or otherwise involve a panhandle lot; and
 - (2) it is not located in DPA 12(HC), Legislative Precinct or DPA 13, Core Songhees, subject to the exceptions provided in those DPAs."
 - (iv) striking out the period at the end of section 2(b)(iii)(2) and substituting the following: "; and"

- (v) inserting the following section 2(b)(iv) immediately after section 2(b)(iii):
“the subdivision of land, provided it does not create or otherwise involve a panhandle lot.”;
- (q) in Appendix A, DPA 13: Core Songhees,
 - (i) repealing Map 64 and replacing it with the Map 64 attached to this bylaw as Schedule VI,
 - (ii) striking out the period at the end of section 2(b)(i)(3) and substituting a semi-colon immediately followed by the word “or”, and
 - (iii) inserting the following sections 2(b)(i)(4) and 2(b)(i)(5) immediately after section 2(b)(i)(3):
 - “(4) the subdivision of lands within the area marked “Railyards” in Map 64, provided the subdivision is in accordance with the Site Plan set out in the *Railyards Development Guidelines (2002)*;
 - (5) the subdivision of lands within the areas marked “Songhees Lime Pt” in Map 64, provided the subdivision is in accordance with the Lot Requirements set out in the *Songhees Hillside Urban Design Guidelines (2005)*.”;
- (r) in Appendix A, DPA 15A: Intensive Residential – Small Lot, repealing section 2(a) and replacing it with the following section 2(a):
 - “(a) In this area,

“Small Lot Zone” means any of the following zones:
 - (i) R1-G2 Zone, Gonzales Small Lot District;
 - (ii) R1-S Zone, Single Family Dwelling (Small Lot) District;
 - (iii) R1-S1 Zone, Restricted Small Lot (One Storey) District;
 - (iv) R1-S2 Zone, Restricted Small Lot (Two Storey) District;
 - (v) R1-S-G Zone, Grant Street Small Lot District;
 - (vi) Any zone that specifically cross-references the regulations of any of the above zones; or
 - (vii) Any zone with the phrase “small lot” included in its zone name or title.
 “Intensive Residential – Small Lot Development” means the construction of, addition to or alteration of a building or other structures on a lot with an area of less than 460 square metres in a Small Lot Zone.”;
- (s) in Appendix A, DPA 15C: Intensive Residential – Rockland, repealing section 2(c)(i)(9);
- (t) in Appendix A, DPA 16: General Form and Character,
 - (i) renumbering section 2(b)(i)(1)(a) as section 2(b)(i)(1)(A),

- (ii) renumbering section 2(b)(i)(1)(b) as section 2(b)(i)(1)(B),
- (iii) striking out the period at the end of section 2(b)(i)(1)(B) and substituting a semi-colon;
- (u) repealing Appendix C.

READ A FIRST TIME the **10th** day of **September,** 2015.

READ A SECOND TIME the **10th** day of **September,** 2015.

Public hearing held on the _____ day of _____ 2015.

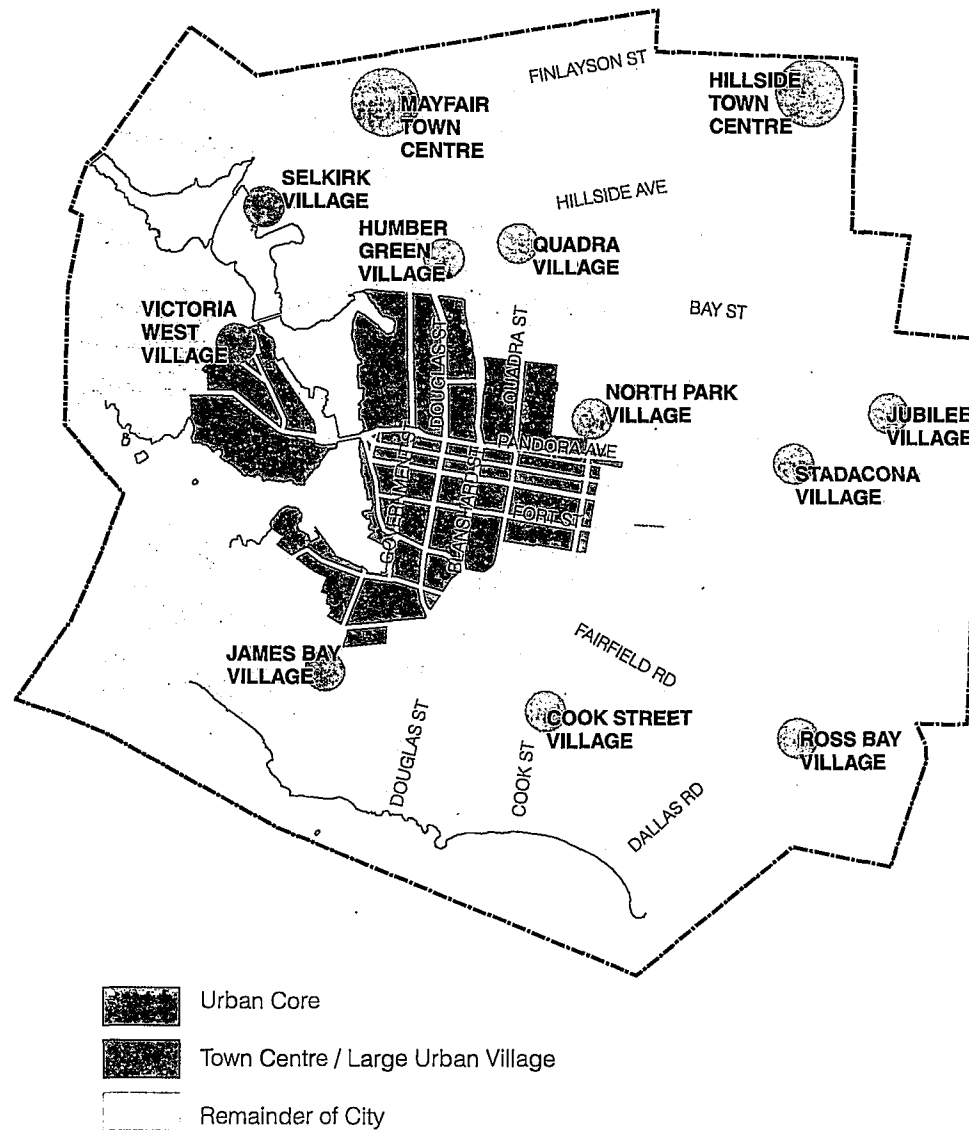
READ A THIRD TIME the _____ day of _____ 2015.

ADOPTED on the _____ day of _____ 2015.

CORPORATE ADMINISTRATOR

MAYOR

Figure 3: 30 year Growth Management Concept



Urban Core
 > 50% of population growth
 > approximately 10,000 new people by 2041

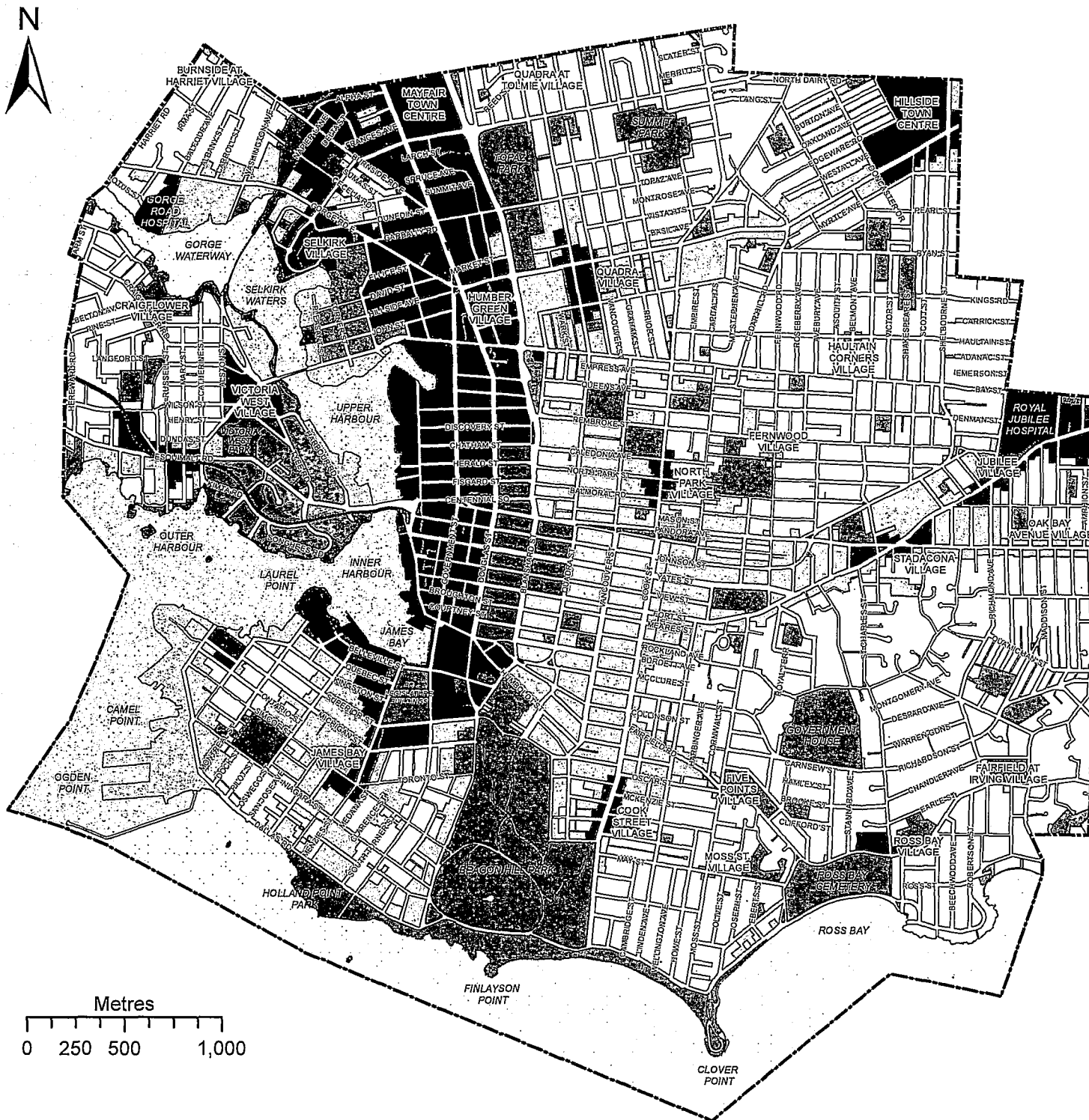
Town Centres and Large Urban Villages (including areas within close walking distance)
 > 40% of population growth
 > approximately 8,000 new people by 2041



















Remainder of City
 > 10% of population growth
 > approximately 2,000 new people by 2041

1 stick figure = 200 People

MAP 2

Urban Place Designations



-  Core Historic
-  Core Business
-  Core Employment
-  Core Inner Harbour/Legislative
-  Core Songhees
-  Core Residential
-  General Employment
-  Industrial
-  Marine Industrial
-  Town Centre
-  Large Urban Village
-  Small Urban Village
-  Urban Residential
-  Traditional Residential
-  Public Facilities, Institutions, Parks and Open Space
-  Rail Corridor
-  Working Harbour
-  Marine




Urban Place Designations extend to the centerlines of adjacent streets.

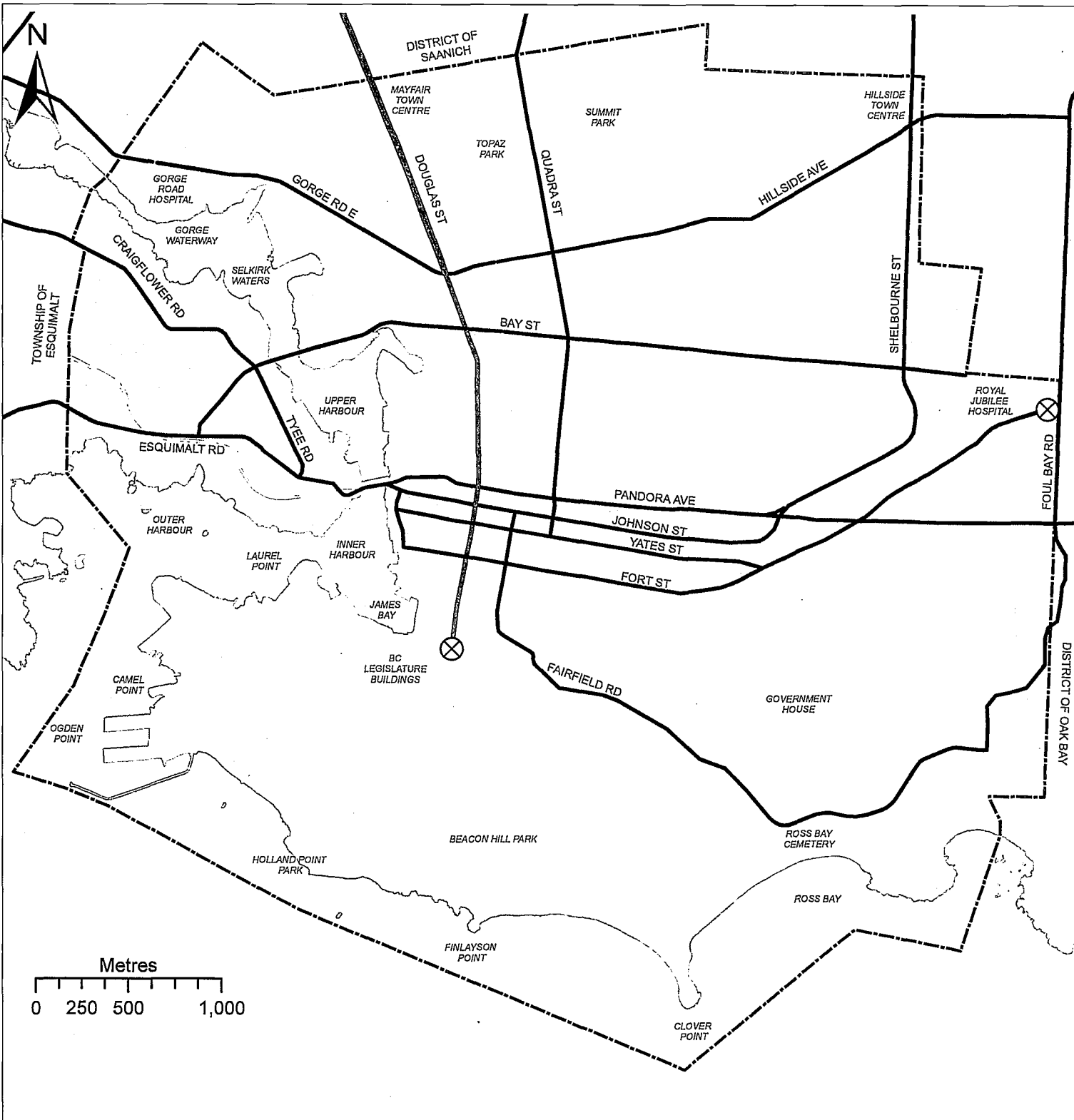
MAP 5

Victoria Region

25 Year Transit Future Plan

Proposed Transit Network by 2035*

-  Rapid Transit
-  Frequent Transit
-  Potential Major Transit Exchange






Metres
0 250 500 1,000

*The "Victoria Region 25 Year Transit Future Plan" is administered by BC Transit and may be subject to change.



MAP 19

Burnside Strategic Directions

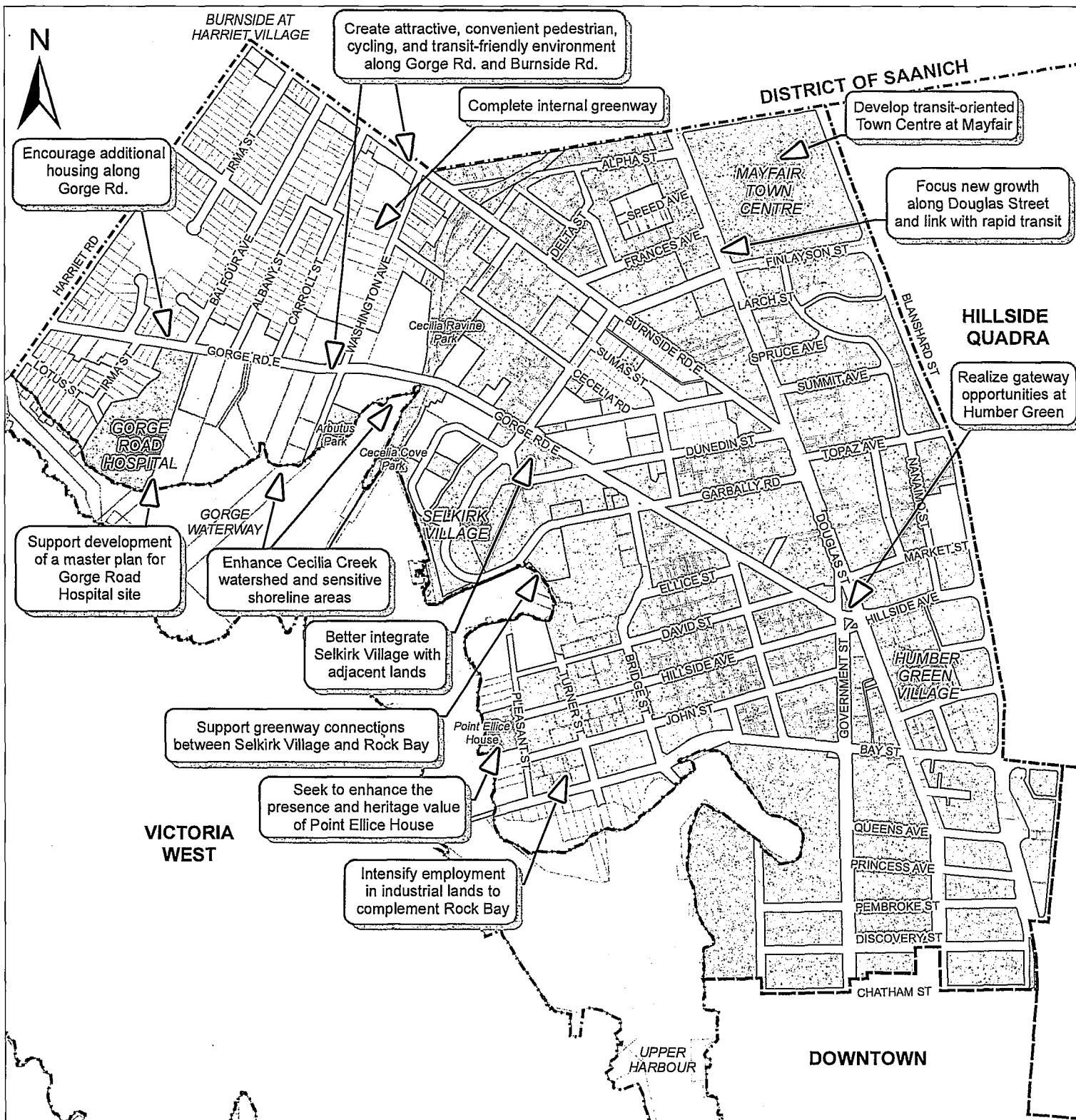
Urban Place Designations*

-  Core Employment
-  General Employment
-  Industrial
-  Marine Industrial
-  Town Centre
-  Large Urban Village
-  Small Urban Village
-  Urban Residential
-  Traditional Residential
-  Public Facilities, Institutions, Parks and Open Space
-  Working Harbour
-  Marine

Public Facilities

-  Proposed Park (approximate location)
-  Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



MAP 22

Fernwood Strategic Directions

Urban Place Designations*

Core Residential

 Large Urban Village

Small Urban Village

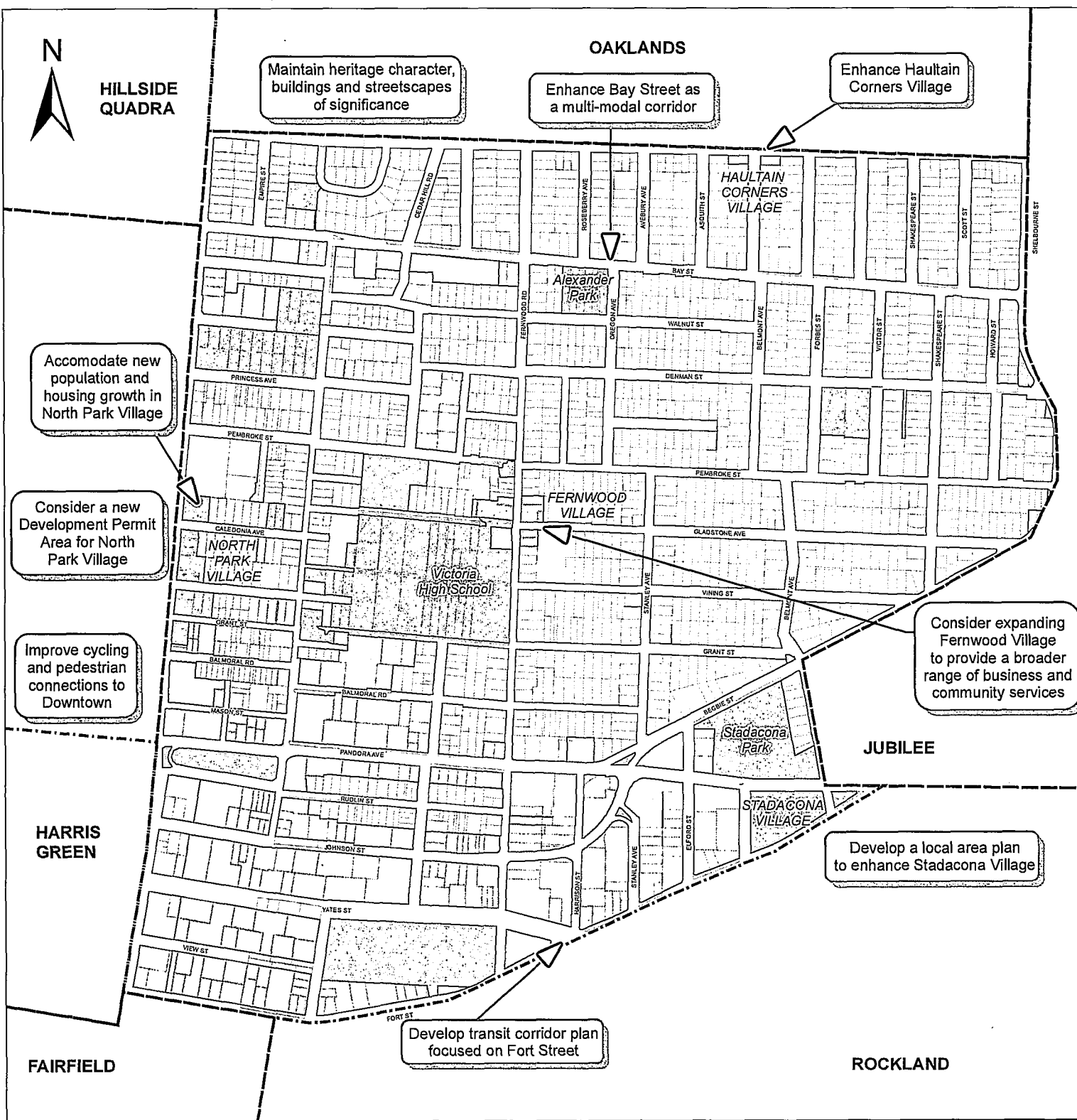
Urban Residential

Traditional Residential

 Public Facilities, Institutions, Parks and Open Space

Public Facilities

 Existing Public School

 Community Centre


*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

Map 64: DPA 13: Songhees
SCHEDULE VI

