

NO. 25-007

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw 80-159 by repealing the CD-19 Zone, Douglas Caledonia Comprehensive Development District, and replacing it with a new zone that is substantively the same but is no longer structured as a bonus density zone in order to reflect an updated proposal.

A public hearing will not be held in accordance with s. 464 (3) of the *Local Government Act*.

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. 1353)” and applies to the land known as 710 Caledonia Avenue and 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 PID: 003-107-329 Lot 1 of Lots 732, 733, 734, and 735, Victoria City, Plan 23509, and shown hatched on the attached map.
- 2 The Zoning Regulation Bylaw No. 80-159 is amended by repealing the CD-19 Zone, Douglas Caledonia Comprehensive Development District, and replacing it with the updated CD-19 Zone, Douglas Caledonia Comprehensive Development District as attached in Schedule 1.

READ A FIRST TIME the day of 2025

READ A SECOND TIME the _____ day of _____ 2025

READ A THIRD TIME the _____ day of _____ 2025

ADOPTED on the _____ day of _____ 2025

CITY CLERK

MAYOR

Approved as to content: C. Wain, January 15, 2025
Approved as to form: **LS name and date**

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 Financial service use located on the first storey is permitted within 6m of the wall of any building that abuts a street, plaza or pedestrian walkway.
- b. No multiple dwelling use (excluding access and vestibules) is permitted within a part of a building that directly abuts a plaza.

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12.19.4 Lot Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 6722m ² |
|------------------------------|--------------------|

12.19.5 Floor Space Ratio

- | | |
|--|--------|
| a. Total <u>floor space ratio</u> (maximum) | 6.35:1 |
| b. Total <u>floor space ratio</u> (maximum) for <u>multiple dwelling</u> use | 5.41:1 |

12.19.6 Height

- | | |
|--|------|
| 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 |

12.19.7 Rooftop Structure Size

- | | |
|--|-----|
| a. Rooftop Structure coverage of the <u>building</u> roof area (maximum) | 20% |
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Except for solar heating panels and green roof systems, which may cover 100% of a building roof area

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

12.19.8 Setbacks, Projections

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

12.19.9 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

