

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 800m<sup>2</sup> 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. <u>Lot area</u> (minimum) | 6722m <sup>2</sup> |
|------------------------------|--------------------|

## **12.19.6 Floor Space Ratio**

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

- |  |      |
|--|------|
| 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**

- |  |     |
|--|-----|
| 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**

- |  |      |
|--|------|
| 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**

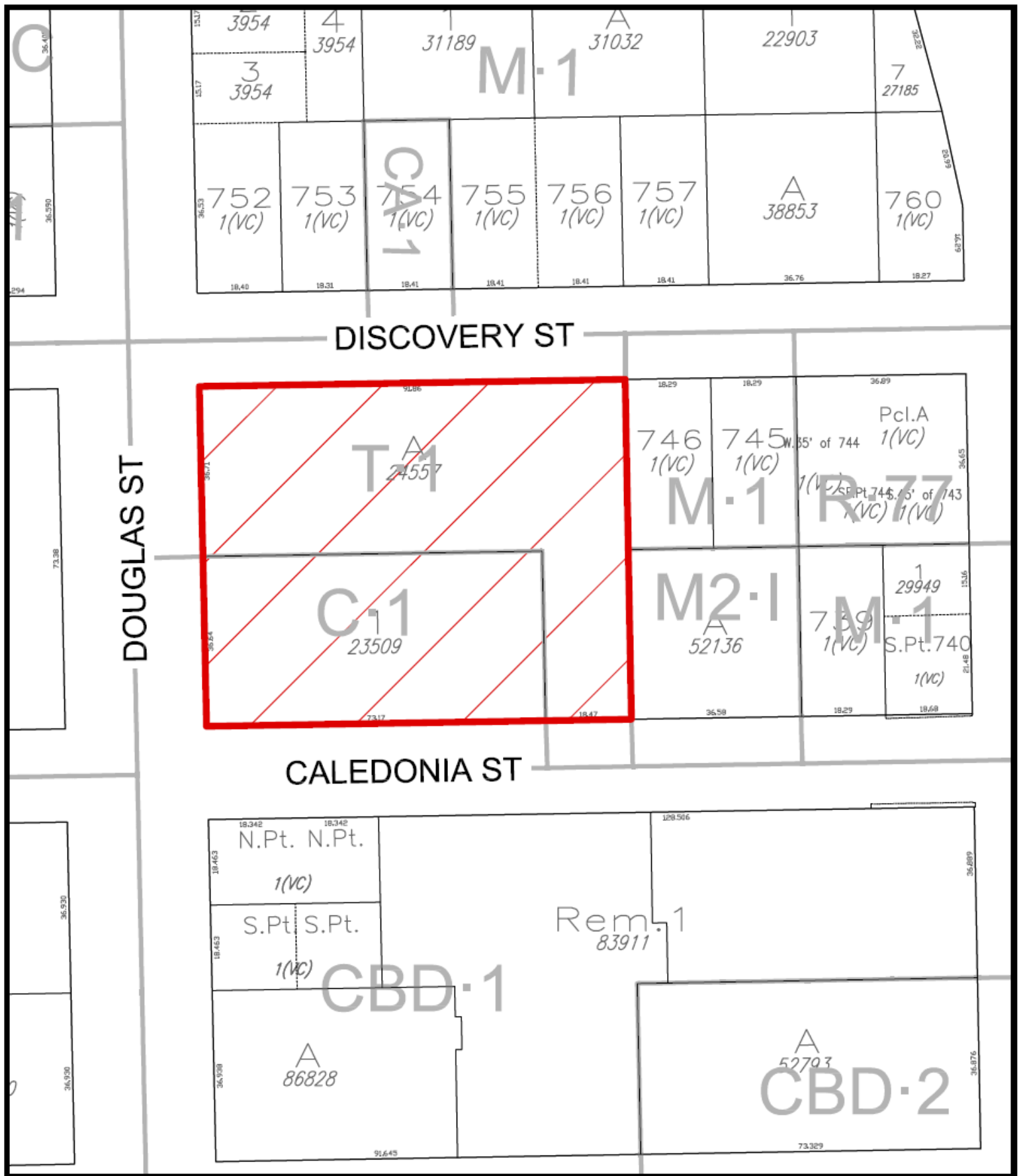
**12.19.10 Vehicle and Bicycle Parking**

a. Vehicle parking (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

