

# Hillside Quadra Public Lands Analysis



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## SUMMARY

This analysis of the public land use of the City of Victoria's Hillside Quadra neighbourhood is a community sponsored study funded by the City of Victoria for the Villages and Corridors Local Area Planning project. It examines existing land use regulation for Hillside Quadra, and how suitable, certain, and accountable the regulations are for residents to participate in determining a more livable and resilient neighbourhood. The study's findings and recommendations will provide input into the City of Victoria's Local Area Plan (LAP) process which was launched in January 2020 as the Village and Corridor Planning project.

Lands owned by public agencies in Hillside Quadra total approximately 30% of the neighbourhood land parcel base and are a significant part of the equation to create a thriving livable future for the neighbourhood. It is the role of the neighbourhood residents, together with City of Victoria representatives, to define a direction for these public lands as community assets. Without the unifying direction of a Local Area Plan (LAP), the interests of any dominant stakeholder may take hold to create buildings or spaces which serve single purposes which are not wholly integrated with residents and community needs.

This analysis of the Hillside Quadra public lands looks at three main aspects of the city-defined land uses: 1) How suitable are land use requirements for residents' needs, 2) how do land use designations address some diversity yet provide certain for future land use, and 3) is there an accountable process to decide if a future change can be compatible?

The purpose of this analysis is not to provide solutions to these issues, but to identify issues and suggest tasks and steps which can help form a plan for livable places. The most significant lands for future development are in the Quadra Village area within 400 metres of lands with the Official Community Plan (OCP) urban place designation of Large Urban Village (see: Appendix 1, Map 2 and 3). All public lands in the Quadra Village area are zoned R3-2 Multiple Dwelling zone. An analysis of this zone reveals significant weaknesses and threats regarding land use suitability, certainty and accountability. In order to strengthen these aspects of the land use, the type and scale of land uses needs to be rethought regarding how land use and dimension requirements are compatible. In local area plans (LAPs) urban place designations set the stage for establishing new or renewed uses and built urban form, so the LAP needs to define how the building and open space relationships can work to set the stage for a new zone.

Over 75% of all public lands are north of Hillside Avenue. Except for one parcel, these lands are park and school, yet the land is zoned R1-B Single Family Dwelling. An analysis of the R1-B zone and the range of park and school uses reveals a lack of certainty regarding future use, so new zoning to emphasize the nature of existing uses is recommended.

The LAP process is the ideal time to change regulations to set a better direction for future public land use. This report makes several recommendations regarding land use designations, zoning, design guidelines and policy to help satisfy user needs and create participation opportunities to improve the built and natural spaces of the neighbourhood.

## Table of Contents

1.0 Purpose.....	3
2.0 Project Background .....	3
2.1 Timeline and COVID-19 Pandemic.....	4
2.2 Funding .....	4
2.3 Local Area Characteristics (see Appendix 1: Maps).....	4
3.0 Why Public Lands?.....	5
3.1 Equity Lens.....	7
3.2 - How Land Use is Determined .....	8
3.3 - Official Community Plan Designations .....	8
3.4 - Land Use Designations - Zones.....	10
4.0 - LAND USE ANALYSIS .....	10
4.1 - Quadra Village .....	10
4.2 - SWOT Analysis.....	11
4.3 - Hillside Quadra Public Land – Zoning Analysis .....	11
4.4 - R3 – 2 Zone Multiple Dwelling District - SWOT Analysis .....	12
4.5 - Public Lands North of Hillside Avenue/ SJ Willis School.....	14
4.6 - R1 – B Zone Single Family Dwelling District - SWOT Analysis .....	15
4.7 - Conclusion .....	16
5.0 - RECOMMENDATIONS.....	17
APPENDIX 1: MAPS.....	19
APPENDIX 2: ZONING BY-LAWS.....	23

### ACKNOWLEDGEMENTS

In preparation for this Public Lands Analysis for the Hillside-Quadra Neighbourhood, we would like to thank HR GISolutions Inc. for the maps and the City of Victoria for the relevant data.

## 1.0 Purpose

This study analyzes the issues related to potential development of public lands within the Hillside Quadra (HQ) neighbourhood of Victoria. Public lands in HQ are owned by the following agencies: The BC Government (Provincial Rental Housing Corporation/ BC Housing), Capital Regional District (CRD; Capital Region Housing Corporation/ CRHC and Capital Region Hospital District/ CRHD), City of Victoria, and Greater Victoria School District 61 (SD61). Lands owned by the provincial government between Blanshard and Douglas Streets on the eastern edge of Hillside Quadra (Burnside Gorge neighbourhood) will be discussed briefly. Some federal government lands are also located just west of Blanshard Street, but are not seen as significant for this analysis. The lands will be reviewed on the following basis:

- **Suitability** – how public lands serve the needs of neighbourhood residents. The Equity Analysis<sup>1</sup> defines who residents are and how best to address certain needs. Are there adequate opportunities for housing, gathering, recreation, food production, education, health care, safe interactions and employment?
- **Certainty** – how future uses and densities are defined so that their evolution is clear within a reasonable range of uses. Local governments create plan and zone designations to clearly inform owners and developers how to invest in land so financially viable life and business plans can be made in accordance with city objectives.
- **Accountability** – a clear process for involvement when a change in land use or density is proposed.

## 2.0 Project Background

This study is intended as input for the City of Victoria Local Area Plan (LAP) process which was launched in January 2020 as the [Village and Corridor Planning](#) project. The intent of the project is summarized in two of the four recommendations to Council in a City of Victoria Committee of the Whole Report dated October 24, 2019:

1. *Undertake local area planning with a focus on integrated planning for land use, transportation, urban design and public realm, and limiting the scope to urban villages, town centres, frequent transit and mobility corridors in three phases as follows:*
  - Phase 1: Villages and corridors within Hillside-Quadra, North Park and Fernwood neighbourhoods ...*
2. *Initiate work with Neighbourhood Associations on community-led planning components to support local area planning in accordance with the Terms of Reference attached to this report; ....*

Recommendations 3 and 4 of the report refer to funding. The attachments to the report refer to A) the Working Group advisory body makeup and procedure, and B) the type of activities applicable to neighbourhood funding. Further details on project scope, focus and process can be taken from the body of the report.

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<sup>1</sup> Barr, Victoria, Celeste Zimmer and Lavleen Sahota (2020) *Hillside Quadra Equity Analysis*. Level Up Planning and Consulting. Victoria, BC

The reasons for selecting Hillside Quadra for Phase 1 of the project are:

*Staff recommend moving the Quadra Village area to Phase 1, due to development pressure within the village and on publicly-owned lands, as well a desire to address livability issues, considering arterial roads bisecting the neighbourhood. This also reflects the original OCP direction.*

The report clearly states that some of the public agency land owners intend to redevelop their lands and this has a direct bearing on the purpose of the local area planning (LAP) project.

## 2.1 Timeline and COVID-19 Pandemic

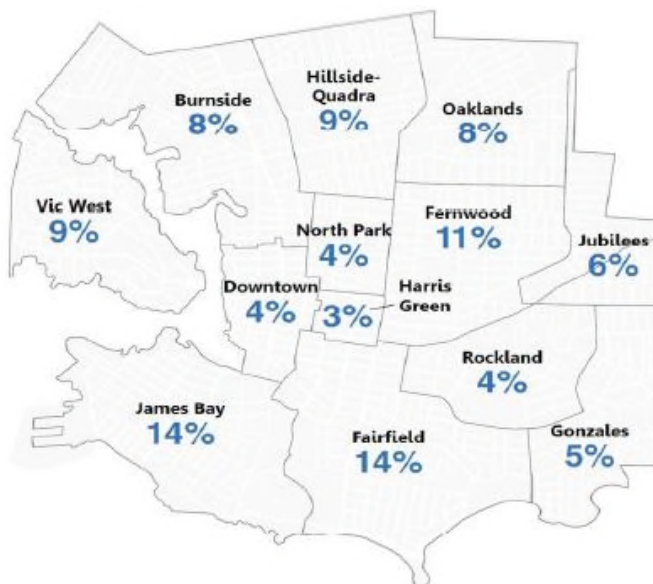
On March 18, 2020, the Province of British Columbia declared a state of emergency throughout the Province of BC. Soon after, in concert with the provincial order, the City of Victoria cancelled public engagement events related to the LAP project. Some aspects of the project resumed in September, 2020 using online platforms with a low number of participants.

## 2.2 Funding

As part of the Village and Corridor local area planning, the City of Victoria granted \$10,000 to the Hillside Quadra neighbourhood so residents could initiate studies or activities. The funds are managed by the Quadra Village Community Centre. The studies include this land use analysis and an equity analysis. The funding will also support a few events designed to interact with and engage neighbourhood residents.

## 2.3 Local Area Characteristics (see Appendix 1: Maps)

Hillside Quadra is one of 13 city neighbourhoods and is approximately 166.62 ha (411.72 ac, 1.67 sq km) in area with a population of 7,565, about 9% of City of Victoria (85,792) and about 2% of the CRD (367,770), see population map below<sup>2</sup>. The neighbourhood is on the north side of the city of Victoria. Three of the four neighbourhood boundaries are busy arterial roads: Blanshard Street (west), Bay Street (south), and Cook Street (east). Tolmie Avenue (north) is also the city boundary with the District of



Neighbourhood population as a percentage of city total, 2016

<sup>2</sup> Statistics Canada, 2016 Census of Population, image from Barr et al (2020)

Saanich. The neighbourhood is also divided by arterial roads: Quadra Street (north-south), Hillside Avenue (east-west), and Finlayson Street (east-west). From a regional perspective, Hillside Quadra is central to the core of the Capital Regional District (CRD). So many busy streets give convenient access to regional destinations by bus or private vehicle, but makes neighbourhood safe walking routes challenging.

Some key facts<sup>3</sup> indicate that land use change will affect Hillside-Quadra more than most areas of Victoria, and that careful crafting of a land use plan, zoning and urban design for social development is a high priority to increase neighbourhood resilience and equity.

- 14% Children aged 0-14, the most of any neighbourhood in Victoria;
- The highest rate of single parent families of any neighbourhood in the city;
- Low income among children—ranges from 10% in the northern/ Finlayson St. part of the area, to 44% in the area of Hillside Ave. and Blanshard Street. The average child poverty rate for the Victoria Census Metropolitan Area (CMA) is 16%.<sup>4</sup>
- Regional high for income inequality, a Gini Coefficient<sup>5</sup> up to 0.48; and
- 11% Seniors aged 65-plus, the least of any neighbourhood in Victoria;

### 3.0 Why Public Lands?

The amount of public lands and their management in the public interest is a significant issue for Hillside Quadra residents and businesses. In a developed city such as Victoria public land is a precious asset and there are many interests which compete for its use. While Hillside Quadra may seem to have a large amount of publicly owned land, it is important to recognize how this land is used, who benefits from the use and what are the long term interests in maintaining public ownership. The attached Map 1: Public Land shows the location of all public lands by owner and address.

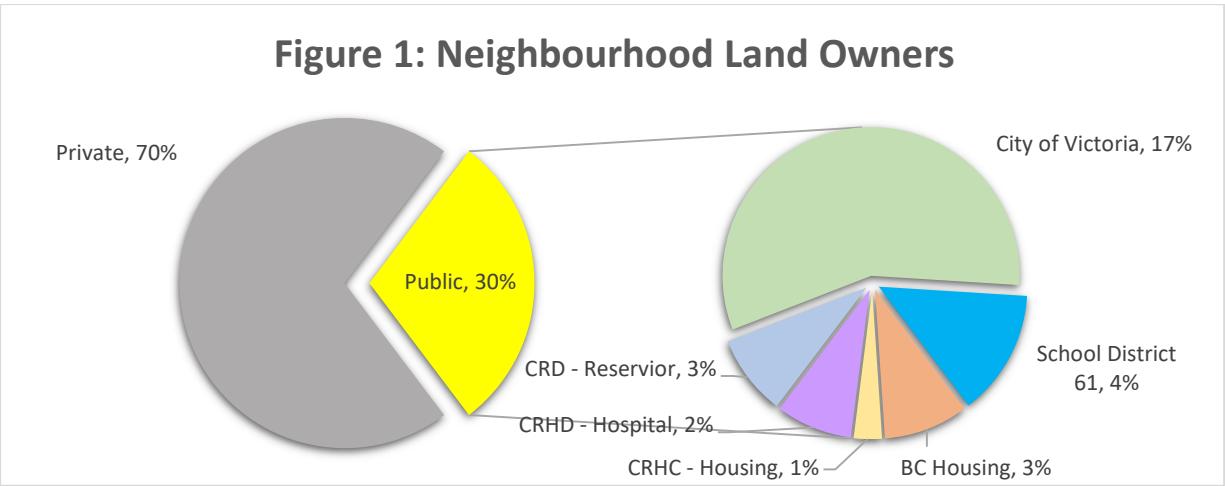
There are 53 parcels of public lands which comprise nearly 30% of the total land area of the neighborhood (excluding 30% for road area). The charts in figure 1 show the amount and distribution of public lands as a proportion of the Hillside Quadra neighbourhood land base. These properties are not just the schools and parks residents use as part of their daily living space, but Hillside Quadra residents are tenants of public agencies, as Hillside Quadra has the city's highest concentration of subsidized housing developments. Recent senior government purchases of hotel/ motel sites in neighbouring Burnside-Gorge has significantly added to the nearby public residential portfolio (see Map 1: Public Land). A major issue regarding the ongoing use of these lands is that the permitted uses (OCP and zoning designations) may vary widely from the existing uses, making the future redevelopment of land uncertain for residents who count this as part of their living space.

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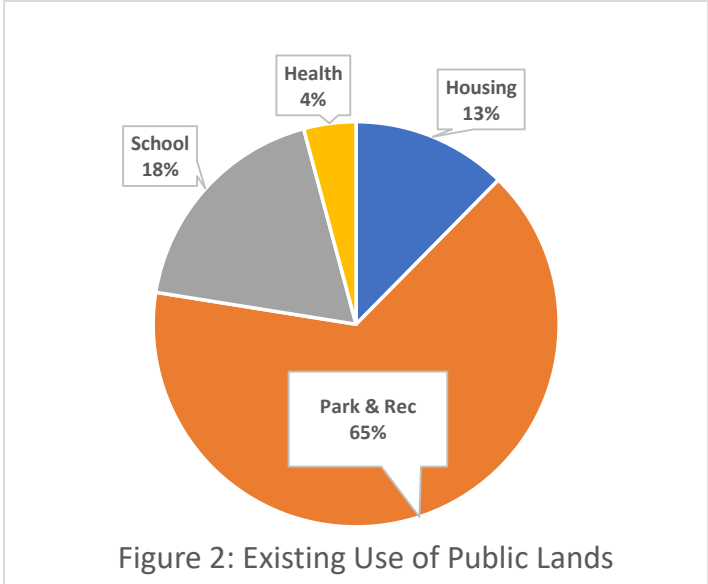
<sup>3</sup> In Barr, Victoria, Celeste Zimmer and Lavleen Sahota (2020) Hillside Quadra Equity Analysis. Level Up Planning and Consulting. Victoria, BC

<sup>4</sup> First Call BC Child and Youth Advocacy Coalition (2018). 2018 BC Child Poverty Report Card.

<sup>5</sup> The Gini coefficient is often used to measure income inequality. Here, 0 corresponds to perfect income equality (i.e. everyone has the same income) and 1 corresponds to perfect income inequality (i.e. one person has all the income, while everyone else has zero income).



The pie chart in Figure 2 shows public lands by the proportion of existing use. The largest public land area (65%) is used for parks and recreation. This includes the Quadra Village Community Centre (QVCC), the CRD reservoir at Summit Park and 950 Kings Road, where the old Blanshard Elementary school building gym is used by the QVCC and other rooms in the building are used by private agencies. City owned park land comprises 52% of the public lands, so the reservoir and 950 Kings (Capital Region Hospital District—CRHD land) grows the park and recreation use by 13%. It is important to note that SD61 owns 14% of public land, but SD61-related uses cover 18% of public lands because the City of Victoria owns about 25% of those SD61-used lands, or 15 lots totaling 1.6 ha (3.9 ac). These lots are in the 2500 block (heritage registered former Quadra Primary School and VISA art school) and 3000 block (Quadra Elementary School) Quadra-Fifth Streets.



About 13% of public lands is housing owned by two agencies: the Capital Region Housing Corporation (CRHC), an agency of the Capital Regional District (CRD), and the provincial agency BC Housing (aka Provincial Rental Housing Corporation). The largest parcel is BC Housing’s 3.2 ha (7.8 ac) Evergreen Terrace (2501 Blanshard Street<sup>6</sup>) where there are 21 multi-unit apartment and townhouse buildings, all but one built about 50 years ago.

Of note are recent BC Housing land purchases totaling 1.8 ha (4.4 ac) just outside the neighbourhood boundary, the old Ingrham Hotel (2915 Douglas Street) and the old Comfort Inn (3020 Blanshard Street).

<sup>6</sup> 2501 Blanshard Street is one 3.16 ha/ 7.80 ac lot owned by the BC Rental Housing Corporation with building addresses on the adjacent streets (Blanshard, Dowler and Hillside). For analysis purposes, 2501 Blanshard will be used to refer to this lot.

The newest (occupied 2020) public use in Hillside Quadra is the 320-bed Summit Long Term Care facility owned by the Capital Region Hospital District (CRHD), a branch of the CRD. At 1.4 ha (3.5 ac), it accounts for 4% of the public lands in the neighbourhood.

Redevelopment of public lands at Quadra Village will significantly affect how the neighbourhood functions and the quality of life for all residents, businesses and users.

### 3.1 Equity Lens<sup>7</sup>

The 2020 Hillside Quadra Equity Analysis recommends applying an equity lens to major decisions in Hillside Quadra. During planning for future land use, this means continually asking:

- Who will benefit from a policy, program, initiative or service?
- Who might be excluded from those benefits and why? Indeed, who might be harmed?
- How might some population groups be unfairly burdened today or in the future? How might existing privilege be further entrenched?
- Have important decisions been made with the direct input of those who will be most affected by that decision?
- From whose perspective are you evaluating the ‘success’ of your project or policy?

When the above questions are considered from the neighbourhood local area planning perspective, it is useful to consider the public agency land owner mandates versus neighbourhood priorities. In recent years Hillside Quadra neighbours of a wide variety of backgrounds have augured for more space for recreation and library facilities that help satisfy fitness, education, family support/ community building, and food security. The LAP is an excellent opportunity to help create partnerships based on equity.

The City of Victoria has commitments to existing parks and recreation, engineering and works functions, and also has a commitment to placemaking.<sup>8</sup>

SD61 has a need to address its aging infrastructure assessed as poor and critical, and it also is part of the Ministry of Education commitment for schools to become community hubs.<sup>9</sup>

BC Housing and CRHC have mandates to address provincial housing plans and the Regional Housing Affordability Strategy (2018). Healthy engaged tenants ensure better building maintenance and these agencies also have mandates to be good landlords and maintain the housing stock.

CRHD has a mandate to *establish ... operate and maintain hospitals and hospital facilities*<sup>10</sup> and is also part of the larger CRD which houses programs such as the Regional Outcomes Monitoring Collaborative. With Island Health as a partner, this initiative is designed to build on the strengths of existing CRD services to contribute to a healthier, more equitable capital region.<sup>11</sup>

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<sup>7</sup> Barr, Victoria, Celeste Zimmer and Lavleen Sahota (2020) *Hillside Quadra Equity Analysis*. Level Up Planning and Consulting. Victoria, BC

<sup>8</sup> City of Victoria OCP s.8 Placemaking

<sup>9</sup> SD61 Long Term Facilities Plan p.51

<sup>10</sup> Hospital District Act s.20(1)(a)

<sup>11</sup> See: <https://www.crd.bc.ca/project/community-health-wellbeing>



### 3.2 - How Land Use is Determined

Canada has two orders of government, federal and provincial. Local government powers are specifically defined by a few provincial laws. BC's Local Government Act (LGA) is the law that sets out the authority for local governments, such as the City of Victoria, to determine land use and the planning for land. For example, the LGA sets out specific procedures for making strategies for regional growth, creating community plans, establishing land uses and approving land development.

### 3.3 - Official Community Plan Designations

Official Community Plans (OCPs) are comprehensive documents that state objectives and policies to guide decisions on planning and land use management for a local government on a long-term basis. The 2012 City of Victoria OCP identifies a 30-year planning outlook. OCPs are strategic documents intended to guide decision-making and dialogue about choices and directions. Conditions, opinions, opportunities and challenges can change frequently outside the control of the local government. The LGA states that an OCP does not commit or authorize a local government to implement policies specified in the OCP, however all land use bylaws enacted or works undertaken by a Council after the adoption of an OCP **must be consistent** with the OCP as enacted or amended.

The basic principle of OCP land use designations is to separate uses so that incompatible activities are kept apart. For example, noisy or polluting industrial uses are separated from residential areas, as open natural areas are separate and distinct from residential uses. OCPs may also define areas where a certain mix of uses is appropriate at a certain intensity.

OCPs may have sub-plans, or Local Area Plans (LAPs) which define land uses in more specific ways. The LAP for a local area, such as Hillside-Quadra, usually defines land uses in more specific terms than the OCP. Use definitions coincide with maps to show in general: housing at different densities, the mix of uses in a village, open space locations, natural space connections (greenways), schools, other institutional uses and special transportation treatments (e.g. cycling priority routes). LAP policies may indicate how buildings or landscapes help make transitions between different uses, how space can be developed for different community amenities, or how to retain a scale or heritage that is valued.

The 2012 City of Victoria OCP's name for land use designations is **urban place designations**. There are five designations in Hillside Quadra: 1) Traditional Residential, 2) Urban Residential, 3) Public Facilities, Institutions, Parks and Open Space, 4) Large Urban Village and 5) Small Urban Village.

Public lands in Hillside Quadra fall into two urban place designations: Urban Residential and Public Facilities, Institutions, Parks and Open Space (see Appendix 1, Map 2). These designations are defined as:

***Urban Residential** consists primarily of multi-unit residential in a wide range of detached and attached building forms, including townhouses and row-houses, low and mid-rise apartments, with a residential character public realm featuring landscaping and street tree planting, and mixed-uses located along arterial and secondary arterial roads. Urban Residential areas are generally located within 400 metres of the Urban Core, a Large Urban Village, Town Centre, or frequent transit route, or within 800 metres of a rapid transit station.*

Urban Place Guidelines for development indicate a density 1.2 to perhaps over 2.0 floor space ratio (FSR),<sup>12 13</sup> or 1.2 to 2.0 times the lot area in built floor space.

**Public Facilities, Institutions, Parks and Open Space** consists of public and private open space, recreational facilities, public parks, schools, public and private institutions, and community facilities including government buildings and their grounds.

Urban Place Guidelines for development indicate a density up to 0.5 FSR of possible built space in Public Facilities designated areas.

While private land is subject to a defined city review process, public land may be exempt if a senior government chooses. Institutional uses are often not subject to design review with the application of development permit guidelines, but often senior government (e.g. health authority) or local government (e.g. school district) agencies agree to follow the direction of a plan where it is clearly articulated. A local area plan could make all the urban residential and public facility land development subject to design review, but city practices would need to change to have stakeholder involvement in this review. This will be discussed further below.

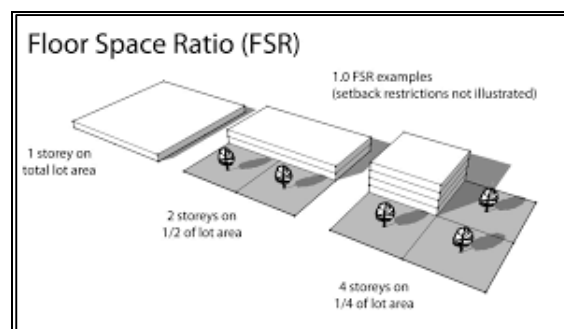
The Large Urban Village designation is made up of private land parcels, but the designation affects the development potential of adjacent public lands. The OCP designation is defined as:

**Large Urban Village** consists of low to mid-rise mixed-use buildings that accommodate ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments, with a public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full-service grocery store or equivalent combination of food retail uses, serving either as a local, rapid or frequent transit service hub.

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<sup>12</sup> City of Victoria OCP p.38.

<sup>13</sup> Floor Space Ratio (FSR). Also known as floor area ratio (FAR) is a measure of development density. FSR is the ratio of the amount of floor area of a building to the amount of area it its site. E.G. a one-storey building that covers an entire lot has an FSR/ FAR of 1.0; similarly, a one-storey building that covers half of a lot has an FSR of 0.50.



### 3.4 - Land Use Designations - Zones

Land use designations, or zones, have two main purposes. First, to define the specific uses to which can be carried out on land. Second, to define the density at which the land or buildings for those uses can be built or used. Neither use nor density can be changed without the passing of a local government bylaw which is subject to a public hearing. Zones can also have provisions to define the extent of site development, such as: building height; setbacks—building distance from lot lines; landscaping and screening; distance between buildings, and so on.

Map 3: Zoning (see Appendix 1), shows that two main zoning designations, R3-2 Multiple Dwelling District and R1-B Single Family Dwelling District, apply to all but one parcel of the public lands. Although the zones do not have purpose statements, common to many modern zones, they are written primarily to accommodate multiple dwellings and single dwellings. The main issue in the analysis of these zones is how clear they are written. Neighbours and potential future owners need to be able to determine what can be built and how well it will fit within the neighbourhood context, so clarity of understanding is an underlying part of the land use analysis.

## 4.0 - LAND USE ANALYSIS

### 4.1 - Quadra Village

Victoria's Official Community Plan (OCP) designates urban villages to receive large increases in housing development to achieve housing growth targets. Objective 6(a) states:

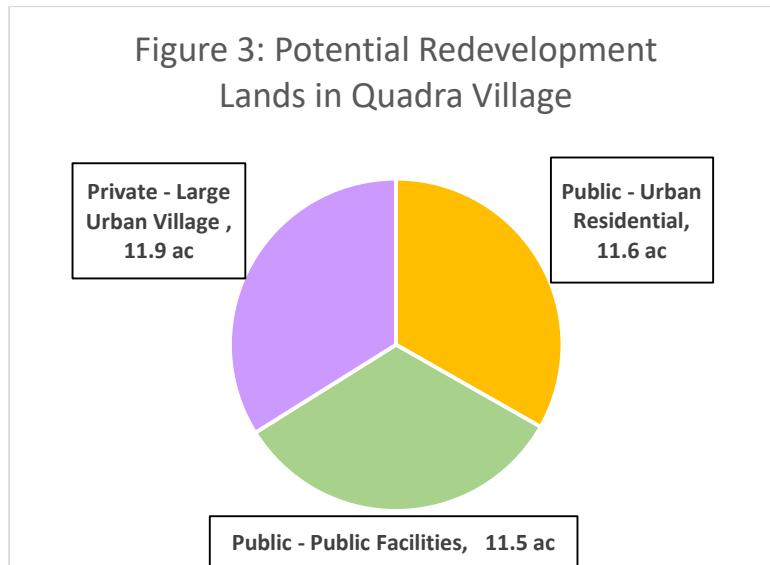
*That at least 20,000 new residents and associated housing growth is shared across the city in the following approximate proportions: 50% in the Urban Core; **40% in or within close walking distance of Town Centres and Large Urban Villages**; and 10% in Small Urban Villages and the remainder of residential areas.<sup>14</sup>*

In Hillside Quadra 43 private land parcels totaling 4.8 ha (11.9 acres) are designated Large Urban Village. Of the 15 adjacent public land parcels which total over 12 ha (30 acres), perhaps 9.4 ha (23.2 ac) could be considered to have higher density redevelopment potential. Evergreen Terrace (2501 Blanshard Street), 950 Kings Rd and 901 Kings Rd total approximately 4.7 ha (11.6 ac), and are designated Urban Residential. The area of former Quadra Primary (2500 Block Quadra-Fifth) and SJ Willis school (900 Hillside and 923 Topaz) lands total 4.7 ha/ 11.5 ac. Although designated Public Facilities, these school use lands could also be considered for redevelopment, as the former Blanshard Elementary School at 950 Kings was sold for redevelopment.

It is important to note that Urban Residential and Public Facilities place designations are within **close walking distance** (400m) of the Large Urban Village place designation, which leaves a much larger area open to increased building densification. The chart in Figure 3 illustrates that about twice the amount of public land with development potential is within 400m of the private land designated Large Urban Village (see Appendix 1, Map 2).

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<sup>14</sup> City of Victoria Official Community Plan p.34



#### 4.2 - SWOT Analysis

SWOT is a strategic planning technique used to help a person or organization identify strengths, weaknesses, opportunities, and threats (SWOT) related to strategic planning for a business competition or project planning. This technique is used in this land use analysis to focus on the key actions needed to achieve suitable, certain and accountable land use, urban design and approval processes for Hillside Quadra.

#### 4.3 - Hillside Quadra Public Land – Zoning Analysis

Public lands in Hillside Quadra can be grouped as three general types: Quadra village-related lands, park land and school district lands. Maintaining land use certainty is usually done by defining a fairly narrow range of permitted uses in a zone. The broader the range of permitted uses per zone lessens the effectiveness of zoning as an adjacent uses may be incompatible unless the physical relationship and secondary use type are well defined by the zone.

It is the norm in the City of Victoria to use mixed use zones, so institutional uses like schools are usually within zones in which residential uses are primary, like R1-B. This lends some flexibility for land owners to adapt and change uses, but can also frustrate neighbours if the permitted uses are broad and may become incompatible with the neighbour use and adjacent residents must adapt or move. With only two exceptions, all Public lands in Hillside Quadra are within the R3-2 and R1-B zones (see Appendix 1: Zone Schedules). The exceptions are Blackwood Green Park , bounded by Blackwood, Haultain and Cook Streets, is in the R-2 Zone, Two Family Dwelling District, and 2860 Quadra Street Capital Region Housing Corporation (CRHC) housing is in the R-36 Zone, Willis Multiple Dwelling District.

All public lands south of Hillside Avenue except for Blackwood Green Park are in the R3-2 Zone, Multiple Dwelling District. All public lands north of Hillside Avenue except for 2860 Quadra Street are zoned R1-B Zone, Single Family Dwelling District.

#### 4.4 - R3 – 2 Zone Multiple Dwelling District - SWOT Analysis

Land use planning follows a convention where the OCP defines the parameters of uses in a general way, an LAP provides more specific use, and the zones define uses with building requirements in exact terms. A large amount of land in Quadra Village has the urban place designation of Urban Residential and is zoned R3-2. Urban Residential does not mention institutional uses, but implies some secondary uses may be permitted. A justification to reinvent, amend or rezone the R3-2 zone emerges, as the zone is not consistent with the Urban Residential designation when it includes multiple non-residential uses with no mention of a secondary (smaller built form) status or different space (e.g. set-back, height) requirements. The R3-2 zone permits the following uses:

- single and two family dwellings, as permitted by the R1-B and R-2 zones respectively;
- college fraternity buildings;
- churches, public buildings, public schools, private schools, and hospitals; public building in turn is defined by the bylaw as: ... *the non-commercial use of land, building and structures for art or cultural exhibits, cemetery, church, community centre, court of law, fire station, hospital, legislative chambers, library, outdoor recreation use, police station, recreation facility, or school*; the bylaw defines hospital as *the meaning assigned to it in the Hospitals Act<sup>15</sup>*.
- rest homes (class A and B), where within the zone use indicates *deemed to be multiple dwellings*.

The largest publicly owned sites in the R3-2 zone are:

- 2501 Blanshard Street/ Evergreen Terrace (3.16 ha/ 7.80 ac),
- 950 Kings Road—former Blanshard Elementary School (1.43 ha/ 3.53 ac) and
- 955 Hillside Avenue—former school field (1.43 ha/ 3.53 ac).

The requirements in the R3-2 zone on the larger 1.43 ha lot at the 955 Hillside site, and the lack of requirements for a care/hospital facility, resulted in the construction of a four-storey 320-room long term care facility adjacent two-storey Evergreen Terrace townhouses. The SWOT analysis further highlights the weaknesses in integrating uses and built forms within the R3-2 zone.

The following analysis applies to the public lands zoned R3-2.

#### Suitability SWOT

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Mix of residential types to accommodate different family sizes.</li> </ul>	<ul style="list-style-type: none"> <li>• An old zone without suitability criteria, i.e. no purpose, or related OCP/plan vision</li> <li>• Mix of uses inconsistent with OCP Urban Residential designation.</li> <li>• Scale of institutional uses not defined; no density requirement or use-specific landscaping, screening or integration.</li> <li>• Missing explicit amenity requirements for non-market family housing, e.g. recreation/ culture, food production, education.</li> <li>• Zone section 8 limits one building to a lot, but there are 21 residential buildings at 2501 Blanshard.</li> </ul>

<sup>15</sup> Note the relevant legislation should be noted as the *Hospital Act*, not Hospitals with an 's.'

Opportunities	Threats/ Challenges
<ul style="list-style-type: none"> <li>• minor financial/ economic incentive for faster development of permitted uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Too many institutional uses (<i>public building</i> and other); no requirements to be compatible with or accessory to residential uses.</li> <li>• No requirements for institutional uses.</li> <li>• No minimum percentage or number of 3 or 4 bedroom units required—family housing least likely to be built.</li> <li>• No minimum percentage of ground-oriented units, including apartments required.</li> </ul>

### Certainty SWOT

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Mixed use type of inclusive zoning provides some flexibility to respond to funding opportunities for new assisted housing e.g. recent modular housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with OCP regarding existence or amount of non-residential uses.</li> <li>• Use definitions are not all connected to legislation or are out of date, e.g. rest home.</li> <li>• References to requirements in other zones is confusing and subject to change of other zones.</li> <li>• No purpose or explanation of compatibility regarding a large range of uses.</li> </ul>
Opportunities	Threats/ Challenges
	<ul style="list-style-type: none"> <li>• Large scale buildings, institutional or other uses are permitted as lot size increases.</li> <li>• Limit to one building per lot.</li> </ul>

### Accountability SWOT

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Exceeding defined built requirements must have a variance approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with OCP <i>urban residential</i> urban place designation by allowing many non-residential uses.</li> <li>• Designed for multiple dwellings with little attention to the form and function of other uses.</li> <li>• Other uses might have been better defined as accessory to the primary use.</li> </ul>
Opportunities	Threats/ Challenges
	<ul style="list-style-type: none"> <li>• New development could proceed without any notification where it complies with the wide range of permitted uses and mix/ lack of building dimension requirements.</li> <li>• Institutional uses, e.g. old Blanshard Elementary, can be sold and changed to incompatible uses without any public land use process.</li> </ul>

The SWOT analysis reveals significant weaknesses and threats regarding land use suitability, certainty and accountability in the R3-2 requirements. In order to strengthen these aspects of the land use, the type and scale of land uses needs to be rethought regarding how land use and dimension requirements are compatible. In local area plans (LAPs) urban place designations set the stage for establishing new or renewed uses and built urban form, so the LAP needs to define how the building and open space relationships can work to set the stage for a new zone.

The purpose of this analysis is not to provide built form solutions to these issues, but to identify issues and suggest tasks and steps which can help form a plan for suitable, certain and accountable use and form (building dimensions) to aid in making livable places. The clearest example of incompatible uses within the same zone is the fact that sets of 5 and 8-unit two-storey (6-7 m high) townhouses can exist next to the four-storey 18.5m-plus high 320-bed Summit care facility. Transitions between such buildings of different scale and use to create liveable places are the main task of good urban design, a factor which is lacking in the existing requirements and guidelines.

The first step to transform the rules which create these incompatible situations is to amend the zone to remove the non-residential permitted uses. A new zone may need to be created for the Summit care facility site (955 Hillside). The second step is to refine the OCP urban place designation specific to the local area which acknowledges the suitable environments for the users to grow and thrive.

Acknowledging the current uses of the old school site will help the transition. The Summit facility (955 Hillside), is clearly a large institution. A refined urban place designation of public / institutional with limited access, or as a general employment centre due to the large staff component, would be more appropriate. Part of the LAP public discussion needs to focus on the old Blanshard School buildings (south) at 950 Kings Road. The site is used for recreation, so this prompts the question of why it has an Urban Residential designation. To reflect the current use, an urban place designation of public/ institutional with daily public access as part of the definition would fit.

LAP policies that can aid in the neighbourhood transition over the next 10 years need to be made with resident participation in line with equity principles. Issues which need to be addressed include those of personal and shared open space, recreational needs, food production and gardening possibilities and other concerns. The QVCC has played a key role in facilitating a healthier community since the 1970s, so it is clear that space for programmed facilitated activities for youth, families and elders is needed now that the last of the old Blanshard Elementary School is intended for demolition by the current owner.

#### 4.5 - Public Lands North of Hillside Avenue/ SJ Willis School

Over 75% of public lands are north of Hillside Avenue and consist of park and school. Note that SJ Willis School can be considered both north of Hillside and part of Quadra Village. Hillside Quadra has a higher than average child population in the City of Victoria, but has a combination of crowded (Quadra Elementary) and under-used (SJ Willis) school use lands. In the short term, SJ Willis will be used to house schools undergoing seismic upgrades. These schools could play an integral role in neighbourhood revitalization and community use strategies. As illustrated in the 2018 SD61 2018 Long Term Facilities Plan<sup>16</sup>, SD61 faces large financial challenges with aging infrastructure and looks to land leasing or sales for part of its revenue stream and does not have a priority of investing in local communities.

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<sup>16</sup> Long Term Facilities Plan, School District 61 (2018) see:

[https://www.sd61.bc.ca/wp-content/uploads/sites/91/2018/11/GVSD61\\_LongTermFacilitiesPlan\\_20181113.pdf](https://www.sd61.bc.ca/wp-content/uploads/sites/91/2018/11/GVSD61_LongTermFacilitiesPlan_20181113.pdf)

Topaz and Summit, the two largest parks in the neighbourhood, make up 88% of neighborhood park space and 46% of all public lands and are regional assets for recreation and a Garry Oak ecosystem respectively. Unfortunately, as noted in the Equity Analysis,<sup>1</sup> these assets do not benefit the lower income and higher density area south of Hillside Avenue where park space is very limited and open space has decreased with the redevelopment of the former Blanshard Elementary School (950 Kings Road).

#### 4.6 - R1 – B Zone Single Family Dwelling District - SWOT Analysis

All neighbourhood public lands north of Hillside Avenue, with the exception of the Capital Region Housing Corporation multi-unit site at 2860 Quadra Street, are zoned R1-B. Institutional uses are permitted in this zone as public buildings. *Public Building* is defined by Zoning Bylaw No. 80-159 as:

*... the non-commercial use of land, building and structures for art or cultural exhibits, cemetery, church, community centre, court of law, fire station, hospital, legislative chambers, library, outdoor recreation use, police station, recreation facility, or school;*

The following SWOT analysis reveals how the existing zoning may put the public land community assets at risk.

<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>Suitable for existing single family dwelling residents while providing some flexibility for more affordable housing forms.</li> </ul>	<ul style="list-style-type: none"> <li>No density or maximum floor area requirement for public buildings.</li> <li>All park spaces are assumed to be recreation, no protection or differentiation of uses.</li> <li>No protection for school sites, (need changes with demographic shifts).</li> <li>Height requirement for public buildings exceeds any adjacent use.</li> </ul>
<b>Opportunities</b>	<b>Threats/ Challenges</b>
<ul style="list-style-type: none"> <li>minor financial/ economic incentive for faster development of permitted uses.</li> </ul>	<ul style="list-style-type: none"> <li>The extent of public) permitted threatens the suitability of residential use with an incompatible use.</li> <li>The redevelopment of park, school or residential land to an incompatible public use has no accountability process.</li> <li>Uncertain likelihood of a neighbouring land use change.</li> <li>Natural sensitive ecosystems are not acknowledged, so difficult to protect.</li> </ul>

The northern public lands face a different set of challenges than those in Quadra Village, some of which can be summarized as:

- The SJ Willis school site (former Junior High) is within the 400m walking distance that helps define Quadra Village. The site’s current and planned use is for a secondary school ‘swing’ site for Victoria, Reynolds and Lambrick Park secondary schools which are or will be undergoing seismic retrofits. The SD61 facility plan does not discuss a further future for SJ Willis. As the site has been under-used for many years, the potential for recreation and open space/ greenway integration, education and community uses is undefined.



- Quadra Elementary School (1.6 ha, 3.9 ac) is about half the size of the old Blanshard Elementary School site (2.8 ha, 7.1 ac) and sits on 11 parcels and a reclaimed road right-of-way. Eight of the parcels are owned by the City of Victoria and three are owned by SD61. Enrollment for 2020 is near capacity at 423 in the school and portable classrooms.<sup>17</sup> It would be useful to have local area planning policy regarding expansion and shared land use collaboration between the City and School District.
- Summit Park is a regionally-significant sensitive ecosystem that has little protection in land use. The park as an island of native species has been nurtured largely by volunteers. Issues raised in the Summit Park Management Plan (2011), such as a zoning change and management relationship with the CRD need recognition.
- Topaz Park, about 65% of neighbourhood park space, accommodates large playing fields for regional recreation. The recent 2019 plan for the park acknowledged the importance of providing for activities in demand by near neighbours partly by converting one playing field. The plan also recognized a remnant sensitive ecosystems. The LAP and zoning needs to recognize these elements to lend to land use certainty.
- There is a strong potential to link park and school spaces through urban forest and greenway projects through tree and native species planting.

#### 4.7 - Conclusion

The influence of public lands in the future of the Hillside Quadra neighbourhood is pivotal. Two-thirds of the development potential in Quadra Village lies in public ownership, so there is a great opportunity to create a vision, refined designations and more responsive policies and zoning tools to create a healthier and resilient neighbourhood. The park and school lands north of Hillside Avenue are largely zoned for single family use with few requirements regarding the permitted public uses. Rezoning for more suitable use requirements has been recommended for Summit Park, similar recognition and certainty can be provided for other sites such as Topaz Park. School site land may be the subject of future sale or lease to help needed revenue for SD61, so greater certainty to retain these lands for community use can be better ensured through OCP designation, policy and zone requirements.

The role of the LAP is to create a local vision that draws upon local community assets. All land owners, particularly the agencies created to operate in the public interest, have common interests so it is possible to develop their assets within the LAP vision. The following recommendations address the key issues raised in the analysis.

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<sup>17</sup> Communication with SD61

## 5.0 - RECOMMENDATIONS

1. Refine and amend the OCP urban place designations for public facilities/ institutions to create three sub-types in Local Area Plan (LAP) based on intensity of public use:
  - a. Daily public use: include schools/ public education, libraries, recreational/ play parks, centres for community gathering and recreation, transportation-oriented greenways and community gardens. (e.g. Topaz Park, SJ Willis school, Quadra Elementary school, 950 and 901 Kings Road). Reference park plans.
  - b. Limited public use: ecologically sensitive areas or natural greenways (e.g. Summit Park, parts of Topaz Park),
  - c. Infrequent public use: public service uses such as complex care facilities, hospitals, fire halls, police stations.
    - i. Consider the urban place designation of General Employment for 955 Hillside (the Summit care facility) to reflect the large staff and limited public access.
2. Apply the results of the Hillside Quadra Equity Analysis to address the special needs of those who are marginalized by income, age, visible minority or physical ability through LAP designations and policy. Acknowledge the need for more equitable access to amenities such as: indoor recreation, community, day care and education space, age appropriate open space design, and walking distance to amenities. Encourage agencies to promote renter/ tenant involvement in neighbourhood design and safety auditing.
3. Rezone public agency-owned lands to align with LAP designations. Include a limited accessory residential use (e.g. caretaker) for sites with daily or infrequent public use.
  - a. Create a clear plain English purpose statement in all new zones.
  - b. For daily public use,
    - i. a Recreation and Open Space Zone, similar to the District of Saanich P-4 zone, or
    - ii. an Assembly Zone, similar to the District of Saanich P-1 zone;
  - c. For infrequent public use, a Personal Care zone, similar to the District of Saanich P-3 zone (i.e. 955 Hillside Avenue);
  - d. For limited public use, as Sensitive Ecosystem zone, similar to the District of Saanich P-4N Natural Park zone (Summit Park lands, excluding the CRD reservoir land).
  - e. Amend the zoning bylaw to ensure consistency between city requirements and definitions and the parallel definitions in provincial legislation.
  - f. Amend or rezone the R3-2 zone by doing the following:
    - i. removing all non-residential uses,
    - ii. show meeting or assembly uses as secondary, and
    - iii. review and revise setback and height requirements.

4. Create Development Permit Guidelines for sites with the goal of creating community space and limited secondary uses around the primary uses to lessen incompatible use conflict.
  - a. Include the following types of sites:
    - i. a primary institution use, e.g. 950 Kings Road area, SJ Willis area;
    - ii. a primary multiple dwelling residential use; and
    - iii. a mixed use Large Urban Village to include Public Facilities designations; and
  - b. Include guidelines to address issues such as:
    - i. Minimum private open space,
    - ii. Ground-oriented unit entrances in all building forms,
    - iii. Shared public open space, e.g. community gardens, areas designed for different life cycle age groups,
    - iv. Indoor assembly areas for program delivery.
    - v. Community designed areas using safety audits, SafeGrowth and other techniques.
  - c. Indicate circumstances where variances are acceptable regarding setbacks or height.
5. Create policies to reflect:
  - a. Equity analysis and public participation,
  - b. Resident/ stakeholder involvement in public land development safety auditing and design, particularly through a tenant association for public housing sites.
  - c. Multi-agency collaboration such as between the City of Victoria and SD61 to create spaces which serve the local community, e.g. education (library), food security (community gardens), and multi-use (urban green or square).
6. Create a density bonus policy applicable to private land density increases for an amenities fund for public lands, e.g. library, open space.

## **APPENDIX 1: MAPS**

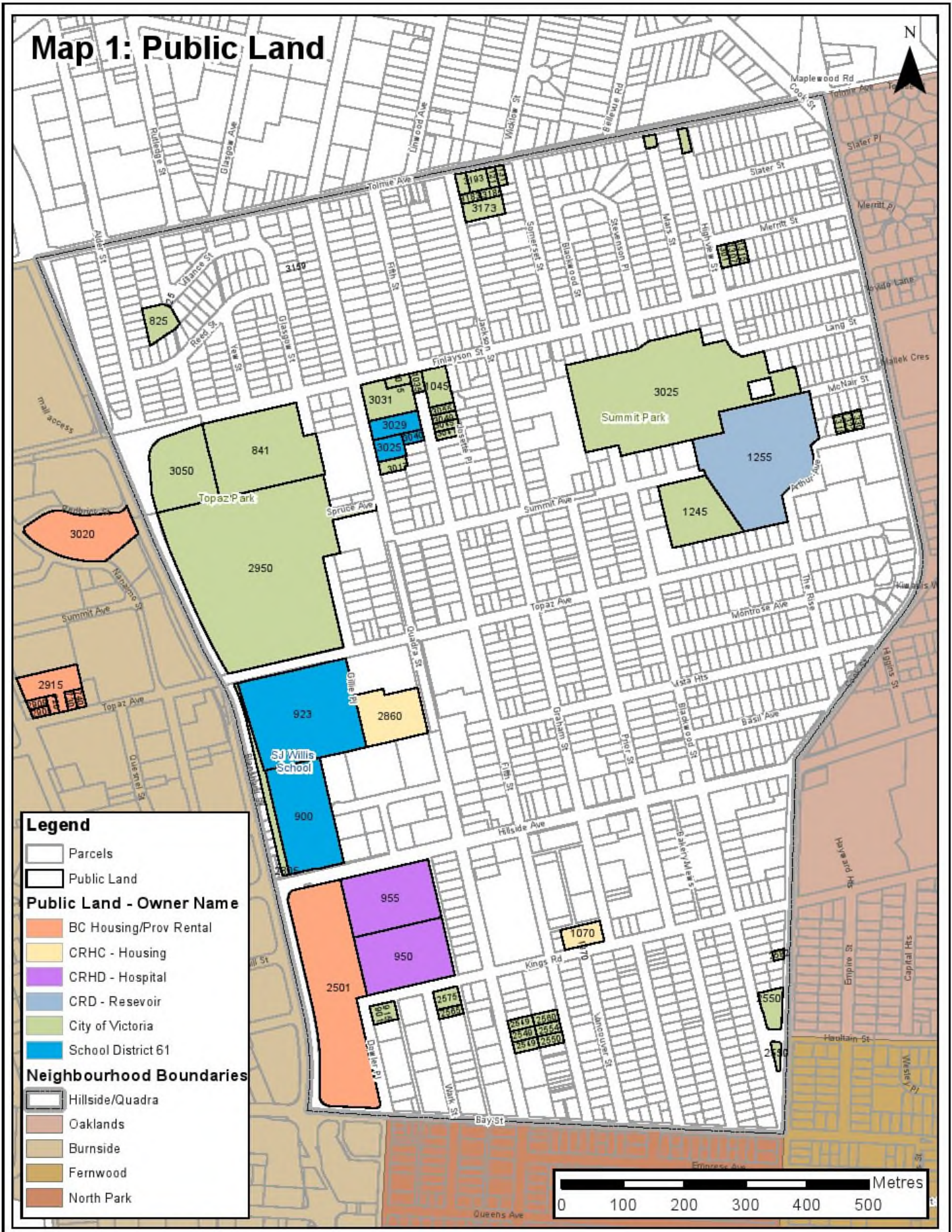
### APPENDIX 1: MAPS

#### **6.1 – MAP 1: Public Lands**

#### **6.2 – MAP 2: Urban Place Designation/Official Community Plan (OCP)**

#### **6.3 – MAP 3: Zoning**

# Map 1: Public Land



**Legend**

- Parcels
- Public Land

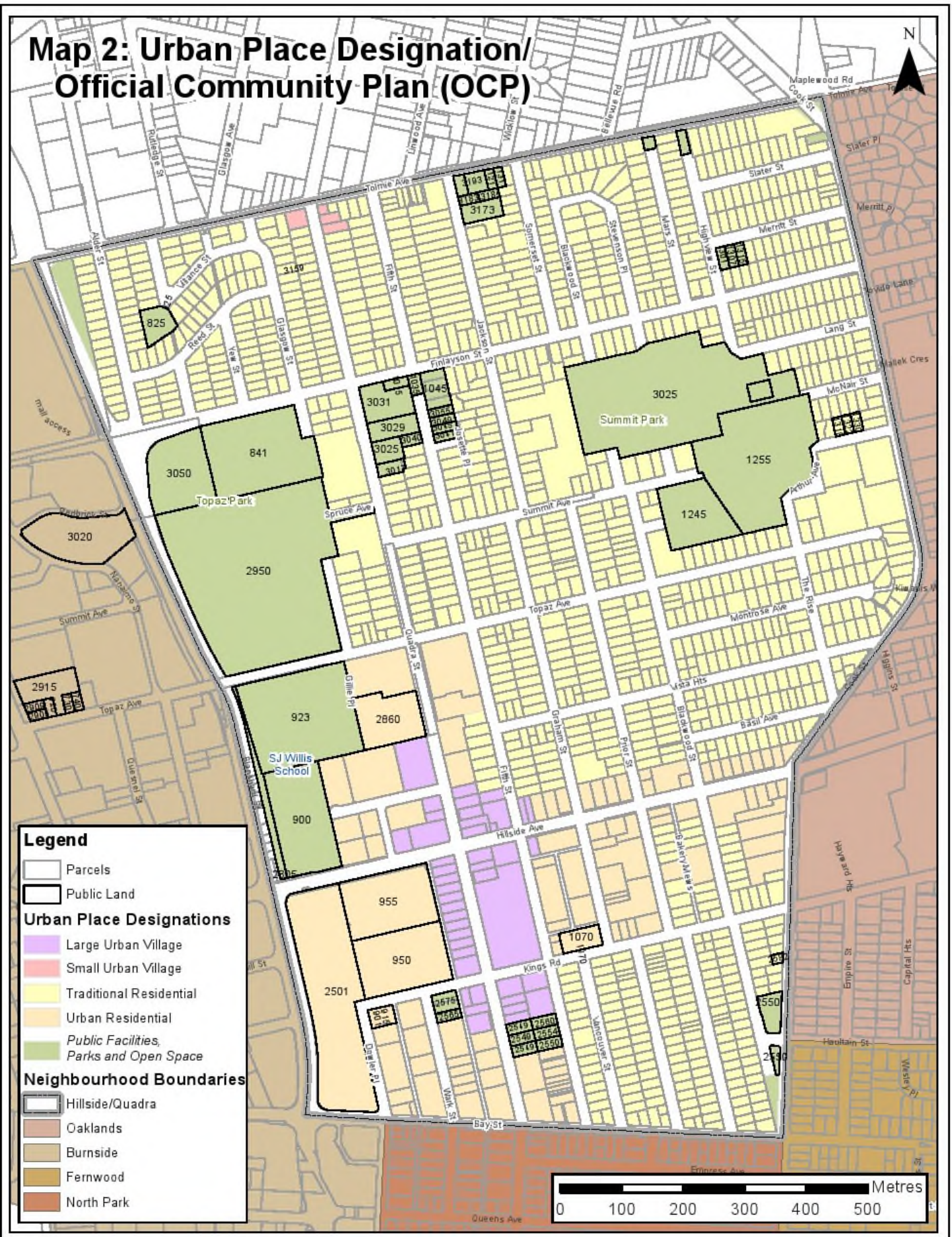
**Public Land - Owner Name**

- BC Housing/Prov Rental
- CRHC - Housing
- CRHD - Hospital
- CRD - Reservoir
- City of Victoria
- School District 61

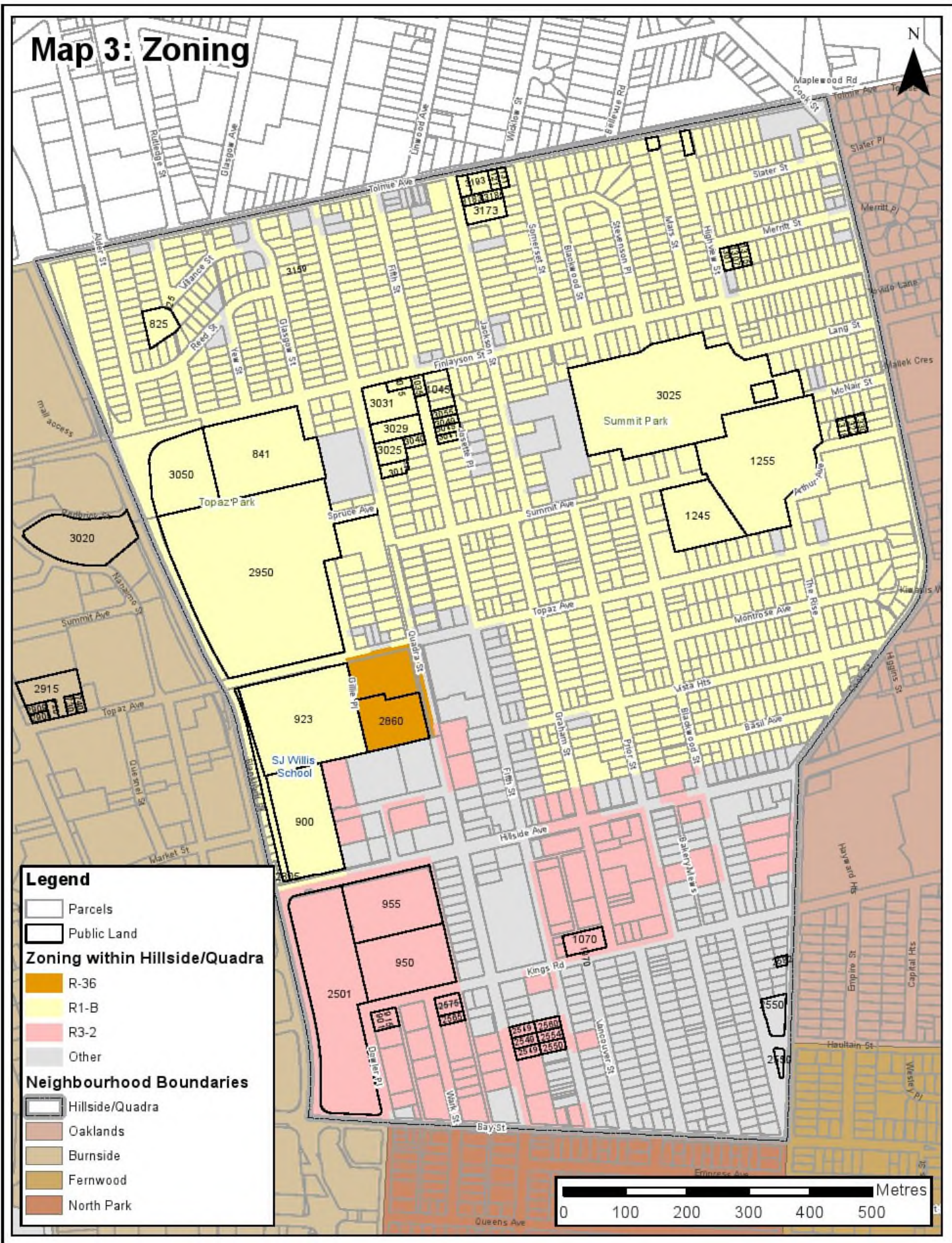
**Neighbourhood Boundaries**

- Hillside/Quadra
- Oaklands
- Burnside
- Fernwood
- North Park

# Map 2: Urban Place Designation/ Official Community Plan (OCP)



# Map 3: Zoning



## APPENDIX 2: ZONING BY-LAWS

**ZONING BY-LAWS S1.2 – R1-B Zone, Single Family Dwelling District**

**ZONING BY-LAWS S3.3 – R3-1 and R3-2, Multiple Dwelling District**



## PART 1.2 - R1-B ZONE, SINGLE FAMILY DWELLING DISTRICT

### 1.2.1 Permitted Uses in this Zone

- a. Single family dwelling with no more than one of the following accessory uses:  
Secondary suite; or  
Garden suite subject to the regulations in Schedule "M"; or  
Roomers and/or Boarders up to a maximum of 4
- b. The uses created as a result of a house conversion, subject to the regulations in Schedule "G"
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory buildings subject to the regulations in Schedule "F"
- e. Private garage
- f. Public building
- g. Garage sales limited to no more than 2 in any year
- h. Commercial exhibits existing prior to January 1, 2011
- i. notwithstanding paragraphs a. through h., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs a., c. (subject to the regulations in Schedule "D"), d., e., and g., which uses are subject to the regulations in Schedule "H"
- j. notwithstanding paragraphs a. through i., the only use permitted on a lot with a site area less than 230m<sup>2</sup> or with an average lot width less than 7.5m is a private garage

### 1.2.2 Site Area, Lot Width

- |                                       |  |
|---------------------------------------|--|
| a. <u>Lot area</u> (minimum)          | 460m <sup>2</sup>                          |
| b. <u>Lot width</u> (minimum average) | 15m  |
| c. <u>Panhandle lot</u>               | Subject to the regulations in Schedule "H" |

### 1.2.3 Floor Area of the Principal Building

- |   |                   |
|---|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (minimum)   | 70m <sup>2</sup>  |
| b. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum)   | 280m <sup>2</sup> |
| c. Floor <u>area</u> , of all floor levels combined for <u>lots</u> less than 669m <sup>2</sup> in <u>area</u> (maximum)    | 300m <sup>2</sup> |
| d. Floor <u>area</u> , of all floor levels combined for <u>lots</u> greater than 669m <sup>2</sup> in <u>area</u> (maximum) | 420m <sup>2</sup> |
| e. <u>Private garage</u> : floor <u>area</u> of all floor levels combined (maximum)   | 37m <sup>2</sup>  |
| f. <u>Public buildings</u>  | Not applicable    |

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

## PART 1.2 - R1-B ZONE, SINGLE FAMILY DWELLING DISTRICT

### 1.2.4 Height, Storeys, Roof Decks

- |  |   |
|--|---|
| a. Residential <u>building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u>                            |
| b. <u>Public building</u> (maximum)      | 11m in <u>height</u> and 2 <sup>1</sup> / <sub>2</sub> <u>storeys</u> |
| c. <u>Roof deck</u>                      | Not Permitted   |

### 1.2.5 Setbacks, Projections

- |   |  |
|---|--|
| a. <u>Front yard setback</u> (minimum)  | 7.5m   |
| except for the following maximum projections into the <u>setback</u> :                    |  |
| • steps less than 1.7m in <u>height</u>   | 2.5m   |
| • <u>porch</u>  | 1.6m   |
| b. <u>Rear yard setback</u> (minimum)   | 7.5m or 25% of <u>lot depth</u> whichever is greater                             |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum)                     | 1.5m or 10% of the <u>lot width</u> whichever is greater                         |
|   | 3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)   | 4.5m   |
| e. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot width</u> whichever is greater                         |
| f. Eave projections into <u>setback</u> (maximum)   | 0.75m  |

### 1.2.6 Site Coverage, Parking

- |                                   |  |
|-----------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 40%  |
| b. Parking                        | Subject to the regulations in Schedule "C" |

### 1.2.7 Outdoor Features

- The setbacks set out in section 1.2.5 apply to outdoor features as though they are buildings
- Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

(Amended Bylaw 17-001 adopted April 13, 2017)  
(Amended Bylaw 16-004 adopted January 28, 2016)  
(Amended Bylaw 15-001 adopted March 26, 2015)  
(Amended Bylaw 14-041 adopted July 10, 2014)  
(Amended Bylaw 17-001 adopted April 13, 2017)  
(Amended Bylaw 17-050 adopted June 8, 2017)

### **PART 3.3 - R3-1 and R3-2 ZONE, MULTIPLE DWELLING DISTRICT**

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> <li>(a) <u>single family dwellings</u> and customary <u>accessory uses</u> including <u>home occupations</u> and <u>accessory buildings</u> as permitted in the case of such dwellings by the provisions of the R1-B Zone, Single Family Dwelling District (Part 1.2) subject to the regulations applicable to that Zone; but excluding conversions.</li> <li>(b) <u>two family dwellings</u> and <u>accessory buildings</u> and <u>home occupations</u> as permitted in the case of such dwellings by the provisions of the R-2 Zone, Two Family Dwelling District (Part 2.1), ~ subject to the regulations applicable to that Zone; but excluding conversions.</li> <li>(c) college fraternity buildings;</li> <li>(d) subject to the regulations contained in the R-2 Zone, Two Family Dwelling District (Part 2.1), <u>churches</u>, <u>public buildings</u>, public schools, private schools, <u>hospitals</u>;</li> <li>(e) <u>rest homes - Class A</u> and <u>rest homes - Class B</u>, which rest homes shall for the purposes of this Part be deemed to be <u>multiple dwellings</u> to the intent that the regulations contained in this Part and expressed to apply only to <u>buildings</u>, and land used or intended to be used as and for <u>multiple dwellings</u> or as and for <u>multiple dwelling accessory uses</u> shall apply to rest homes as aforesaid as if the same were, in fact, and by definition <u>multiple dwellings</u>; provided however that off-street parking shall be provided therefor as required by the provisions of Schedule "C" in the case of community care facilities generally.</li> <li>(f) <u>Multiple dwellings</u> and <u>multiple dwelling accessory uses</u>.</li> <li>(g) Not more than 2 <u>garage sales</u> in any year.</li> </ul>
Size and Height Restrictions	2	<p>No <u>dwelling unit</u> in a <u>multiple dwelling</u> shall have a floor <u>area</u> of less than 33m<sup>2</sup> reckoned exclusively of the width or thickness of the exterior walls of the <u>dwelling unit</u> and of the floor <u>area</u> or <u>areas</u> of any and all <u>balconies</u>.</p>

3 No building shall exceed 18.5 m in height, provided that where in a multiple dwelling the area of the lowest floor thereof does not have a site coverage in excess of 40% of the site coverage of the multiple dwelling, the multiple dwelling may have a maximum height of 22 m, and provided further that where the highest storey thereof is

- (a) neither used nor intended to be used except in common by all of the occupiers of the multiple dwelling as and for an observation lounge, general recreational or entertainment area or other similar purpose or for the housing of machinery or equipment having to do with the elevator, ventilation, plumbing or heating systems of the multiple dwelling or for all or any such purposes or otherwise with the common use and enjoyment of the multiple dwelling by all occupiers thereof, and
- (b) would not, but for this proviso, increase the height of the multiple dwelling by more than 6.1 m, and
- (c) has not a floor area in excess of 40% of the site coverage of the multiple dwelling, then such highest storey shall not be taken into account in calculating the height of the multiple dwelling.

Site Coverage

4 (1) Subject to the provisions of this section, the site coverage of a multiple dwelling shall not exceed the percentage determined by reference to the number of storeys comprised in such multiple dwellings as follows:

Storeys	Maximum Site Coverage
1	30%
2	30%
3	30%
4	30%
5	24%
6 or more	20%

- (2) Where all motor vehicle parking for any multiple dwelling as required by Schedule C is provided in an enclosed parking space, the maximum site coverage of a multiple dwelling shall be determined as follows:

Amended March 14, 2019  
Bylaw 19-001

Storeys	Maximum Site Coverage
1	40%
2	40%
3	40%
4	40%
5	32%
6 or more	30%

Density

- 5 (1) Subject to the provisions of this section, the floor space ratio of any multiple dwelling shall not exceed the ratio to be determined by reference to the number of storeys comprised in such multiple dwelling as follows:

Storeys	Floor Space Ratio
1	0.3 to 1
2	0.6 to 1
3	0.9 to 1
4	1.2 to 1
5	1.2 to 1
6 or more	1.2 to 1

- (2) Where all motor vehicle parking for any multiple dwelling as required by Schedule C is provided in an enclosed parking space, the maximum floor space ratio of a multiple dwelling shall be determined as follows:

Amended March 14, 2019  
Bylaw 19-001

Storeys	Floor Space Ratio
1	0.4 to 1
2	0.8 to 1
3	1.2 to 1
4	1.6 to 1
5	1.6 to 1
6 or more	1.6 to 1

- Open Site Space 6 (1) Subject to the provisions of this section, at least 30% of the area of the lot upon which a multiple dwelling is erected or used shall be open site space.
- (2) Where all motor vehicle parking for any multiple dwelling as required by Schedule C is provided in an enclosed parking space, at least 60% of the lot area shall be open site space, including in such open site space the space, if any, reasonably required to provide driveways for direct vehicular access to the parking.
- 7 Where all motor vehicle parking for any multiple dwelling as required by Schedule C is provided in an enclosed parking space, any roof deck shall be deemed to be open site space.
- Limitation on Buildings 8 Not more than one building of any kind used or intended to be used for the purpose of providing one or more dwelling units shall be erected, used or maintained on one lot.
- Minimum Site Area 9 No multiple dwelling shall be erected, used or maintained on a lot having an area of less than 920m<sup>2</sup> , nor shall any multiple dwelling or other building or structure be erected, used or maintained on more than one lot.
- Setback 10 No multiple dwelling or part thereof that is not wholly below finished ground level, except roof projections, entrance canopies, steps and balconies shall be nearer to the street boundary of a lot upon which the multiple dwelling stands than a horizontal distance to be determined as follows by reference to the number of storeys comprised in the multiple dwelling situate on the lot, that is to say:

Storeys	Distance
1	7.5m
2	7.5m
3	9.0m
4	10.5m
5	12.0
6 or more	13.5

provided that where a variation in the plane of a street wall is prescribed by Section 20, the average setback of such street wall shall comply with the provisions of this Section and a minimum setback shall in all cases be 7.5m.

## Balcony Enclosures

Repealed.

- 11 No entrance canopy or steps forming part of a multiple dwelling and no part of such canopy or steps or of both shall be nearer ~ to any street than a horizontal distance of 4.5m.
- 12 No multiple dwelling or part thereof that is not wholly below finished ground level except roof projections, entrance canopies or steps shall be nearer to any internal boundary of the lot upon which the multiple dwelling stands than a horizontal distance equal to one-half the height of the multiple dwelling or a horizontal distance of 3 m, whichever shall be the greater.
- 13 No entrance canopy or steps forming part of the multiple dwelling and no part of them or of either of them shall be nearer to any internal boundary than a horizontal distance of 3 m.

## Surface Parking

- 14 No part of the surface parking space or spaces on a lot upon which a multiple dwelling stands except that portion or those portions thereof used or intended to be used exclusively for the movement of motor vehicles shall be nearer to the street boundary of the lot than the horizontal distance determined \ pursuant to Section 10 as the least distance from the street boundary at which multiple dwellings may be erected, maintained or used.
- 15 No part of any surface parking space that is not used exclusively for the movement of motor vehicles shall be nearer to any part of any dwelling unit within a multiple dwelling on the same lot than a horizontal distance of 6 m, provided that where a parking screen wall is erected and maintained between the multiple dwelling and the surface parking space the aforementioned horizontal distance may be 2.4 m.
- 16 No building not being a multiple dwelling or integral part thereof and used or intended to be used for the provision of surface parking space shall exceed 3.5m in height.
- 17 No car shelter shall be nearer to any street or part of any street than a horizontal distance of 7.5 m.

Apartments Between Parallel Streets	18	Notwithstanding anything to the contrary contained in any other section of this schedule, no <u>building</u> containing a <u>multiple dwelling</u> and situate on a site between two more or less parallel <u>streets</u> , whether or not either or both of the <u>streets</u> are commonly known as a lane, shall be nearer than 7.5 m from either <u>street</u> , and no such <u>multiple dwelling</u> shall be used unless both sides, facing a <u>street</u> are, along their entire length, except to the extent reasonably necessary for vehicular ingress and egress, and for a width of not less than 7.5 m, provided with landscaping, including evergreen hedges, having a <u>height</u> or not less than 1 m, which shall be maintained in a healthy condition, as screens from the <u>street</u> .
Setback of Site From Street Centreline	19	No <u>multiple dwelling</u> shall be erected used or maintained on a <u>lot</u> of which any <u>boundary</u> is at any point thereon less than 7.5 m horizontally distant from the <u>centreline</u> of any <u>street</u> having a <u>boundary</u> in common with the <u>lot</u> .
Horizontal Distance of Street Wall On One Plane	20	No <u>multiple dwelling</u> or part thereof shall be erected, used or maintained if it has a <u>street wall</u> extending continuously on one plane for a horizontal distance in excess of 61m. Where such <u>street wall</u> consists of two or more planes extending for an aggregate horizontal distance in excess of 61m, any one such plane shall be set back at least 1.5m from any adjacent plane.
Balcony Projections Into Rear and Side Yard Spaces	21(1)	Any <u>balcony</u> facing a <u>street</u> , dedicated park or established cemetery and any <u>balcony</u> constructed prior to April 30, 1986 are exempt from <u>setback</u> requirements.
	(2)	A <u>balcony</u> shall not project into a driveway or parking space unless at least 2.5m of clearance is provided between the pavement surface and the <u>balcony</u> .
Balcony Enclosures	22	Any <u>balcony</u> may be partially or totally enclosed where the appearance and design of the enclosure is similar in colour, glazing and material for each elevation of a <u>building</u> .
	23	The provisions of Section 4, 5, 6, 10, 12 and 18 do not apply to the enclosure of any <u>balcony</u> constructed prior to April 30, 1986.

Note: For parking requirements, see Schedule "C".