QUADRA VILLAGE

Part 2
Zoning Regulations

A FULL STUDY REPORT, PREPARED BY URBAN ASPECTS CONSULTING GROUP LTD. AND CHRISTOPHER ROWE ARCHITECT INC. IS AVAILABLE FROM THE CITY PLANNING DIVISION.
MINUTES - VICTORIA CITY COUNCIL

MEETING OF THURSDAY, NOVEMBER 12, 1998, AT 7:30 P.M.

PLACE OF MEETING: Council Chambers, City Hall

PRESENT: Mayor Cross in the Chair and Councillors Coleman, Friedland, Holland, Hughes, Lunt, Madoff, McLean and Young

4. QUADRA VILLAGE STREETSCAPE AND SAFETY PROJECT. It was moved by Councillor McLean, seconded by Councillor Hughes, that:


c) City Council instruct staff to prepare amendments to the Official Community Plan to designate Quadra Village as a Revitalization Development Permit Area with boundaries that are extended to include the commercially zoned properties (C1-S) in the 2700 block of Quadra Street. Note: Map 1 in Appendix C of this report, showing the boundaries of the Development Permit Area as extended, replaces the map previously included in the Quadra Village Design Guidelines Study.

d) The City Solicitor be instructed to prepare the necessary Zoning Bylaw amendments based on (Part 2) Quadra Village Zoning Regulations, for consideration at a public hearing.

e) The public hearing for the O.C.P amendment to designate “Quadra Village” a Revitalization Development Permit Area be held at the same meeting of City Council as the Public Hearing for amendments to the Zoning Regulation Bylaw.

f) Summary copies of the recommended design guidelines, zoning regulations and implementation strategy be sent to all affected property owners and they also be sent notification of the public hearings.

g) The concept plan TG-146, titled “Quadra Street Revitalization – Village Concept” be approved, subject to further consultation with the Quadra Street Village Merchants Association and the Quadra/Hillside Neighbourhood Association.

h) Staff include for consideration of Council $242,000 in 1999 and $284,000 in the 2000 capital budget as the City’s financial contribution to the reconstruction of Quadra Street between Market Street and Empress Avenue and for streetscape beautification in “Quadra Village”. The final cost figures and cost sharing arrangements will be established with more detailed planning for implementation in consultation with I.C.B.C., the property owners, businesses, and residents. Carried
Quadra Village Design Guidelines

This study was commissioned by the City of Victoria to develop a sense of community identity for residents, users and businesses in the "Quadra Village" area by creating an urban village using design guidelines to shape the area's future.

The objectives of the project comprised three sets of recommendations on:

- Design Guidelines (Quadra Village Design Guidelines: Part I)
- A Set of Zoning Regulations (Quadra Village Design Guidelines: Part II)
- An Implementation Strategy (Quadra Village Design Guidelines: Part III)

A Quadra Village Design Guidelines Study Report containing background detail on all elements of the project is available at the City of Victoria Department of Community Development and Leisure Services.

A public consultation process involving the key stakeholders and incorporating their comments into the development of the recommendations was an integral part of the project. The project consultants would like to thank the property and business owners, as well as residents of the Quadra Village area who contributed energy and ideas to the development of the design guidelines and the recommendations on zoning and implementation.

Zoning Recommendations

OBJECTIVES AND RATIONALE

The zoning regulations complement and reinforce the design guidelines, enabling the achievement of the design objectives. The objective of the zoning recommendations is to enhance the integrity of Quadra Village as a neighbourhood service centre.

The intent is to support uses and density to retain the neighbourhood character. Fundamentally the zoning remains unchanged, as the existing zoning permits uses that are perceived as consistent with the vision for the area. However, the multi-cultural diversity emerging in the area was noted with positive reaction in discussions with property and business owners and area residents, and to facilitate pursuit of this theme the range of permitted uses has been extended to include relevant cultural uses.

In addition, zoning criteria have been modified to encourage a built environment that is more aesthetic and human-scale and, in turn, more supportive of a pedestrian environment. The coordination of the recommendations from this study and the ICBC study would be beneficial for the area.

RECOMMENDATIONS

1. Permitted uses are as described under the existing zoning regulations. Cultural facilities including museums, galleries and exhibits are recommended as additional permitted uses.

2. Building height be reduced from a maximum height of 21.5 m. to 15.5 m., and buildings must not exceed four storeys.

3. A build to line distance be included, as follows:
   a) 3.0 m. from Quadra Street.
   b) 3.0 m. from Hillside.

4. Setback requirements be modified as follows:
   - That part of a building that is above its second storey must be at least 3.0 m. further from the street right of way than the building's build to line distance.
   - EXCEPTION within 10.0 m. of the intersection of Quadra Street and Hillside Avenue, where the upper floor setbacks do not apply:
     - Minimum setback from Fifth Street remains 3.0 m.
     - Sidewalk setbacks remain unchanged from original C1 N zone.

5. A requirement that surface parking must be located in the rear yard, and at least 12 m. from the front lot line.

Economic Implications of the Design Guidelines and Zoning Recommendation for Quadra Village

The intention of the design guidelines is to create an environment that produces some stability in the businesses in the area. If this can be achieved it will help property owners reduce their costs and provide some incentive for redevelopment of their property. The recommendations within this report mitigate against this type of problem.

By developing a set of design guidelines some continuity in the style of redevelopment will be created. This will help define the character of the area and create a more appealing commercial environment. This in turn will increase trade volume through the Village and increase sales for the businesses. The design guidelines and zoning recommendations for Quadra Village do not significantly alter the status quo. Therefore, there is no potential for loss in expected value resulting from the implementation in design guidelines or zoning changes which limit the development potential of the property.
Table: Comparison of Recommended with Existing Zoning Regulations

Note: Definitions: **build to line distance** means, for the first two storeys of a building, (a) the horizontal distance at which 75% of the building wall, excluding entrance canopies and porches, must be located from a street right of way; and (b) the minimum horizontal distance at which 25% of the building wall, excluding entrance canopies and porches, must be located from that right of way.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Existing Zoning (CI-N Neighbourhood Shopping District Zoning)</th>
<th>Recommended Zoning</th>
<th>Rationale</th>
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<tbody>
<tr>
<td>Permitted Uses:</td>
<td>• uses permitted in the R-2 Zone i.e. single and two family dwellings</td>
<td>• Uses as described under existing.</td>
<td>• Retention of character of neighbourhood</td>
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<td></td>
<td>• single use commercial building</td>
<td>• Additional permitted uses: cultural facilities including museums, galleries and exhibits</td>
<td>• New use supports multicultural theme</td>
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<td>• commercial-residential buildings, commercial only on first/ground storey</td>
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<td>business offices, professional business, chartered banks, retail stores, restaurants, theatres, social and recreational clubs, bakeries, launderettes, specified types of dry cleaning plants</td>
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<tr>
<td>Height</td>
<td>No building shall exceed 21.5 m. in height</td>
<td>No building shall exceed 15.5 m. nor 4 storeys</td>
<td>Supports neighbourhood character, aesthetics and scale</td>
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<td>Build to line</td>
<td>None</td>
<td>The build to line distance is:</td>
<td>Encourages continuity of street front.</td>
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<td>(a) 3.0 m from Quadra Street</td>
<td>(b) 3.0 m from Hillside Avenue</td>
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<tr>
<td>Setbacks</td>
<td>• 3 m. from street</td>
<td>That part of a building that is above its second storey must be at least 3.0 m.</td>
<td>Facilitates:</td>
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<td>• commercial building must be 2.5 m. or ¼ of the height of the building from a lot line with a residence</td>
<td>further from the street right of way than the building's build to line distance:</td>
<td>• sun access to street</td>
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<td>EXCEPT within 10.0 m. of the intersection of Quadra Street and Hillside Avenue,</td>
<td>• maintenance of low scale streetscape tightening up the street section, encouraging land massing at the intersection</td>
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<td>where the upper floor setbacks do not apply;</td>
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<td>Minimum setback from Fifth Street remains 3.0 m.</td>
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<td>Sidewall setbacks remain unchanged from original CI N zone.</td>
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<td>Landscaping</td>
<td>Lot landscaped and graded between the building and the street where not used for movement of motor vehicles.</td>
<td>No change</td>
<td>Enhances the aesthetic quality of the neighbourhood</td>
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<td>Avoids front yard parking lots</td>
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<td>Storage</td>
<td>Storage of commercial materials only permitted within the building and not anywhere within the setback area.</td>
<td>No change</td>
<td>Maintains pedestrian friendly ambiance of the street</td>
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<td>Floor Space Ratio</td>
<td>1:4 to one</td>
<td>No change</td>
<td>Retains low-scale streetscape and neighbourhood environment</td>
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<td>Parking</td>
<td>Residential: 1.3 to 1.4 space/dwelling unit</td>
<td>No change</td>
<td>Retains status quo, recognizing parking requirements</td>
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<td>Retail: 1 space/37.5 m² of gross floor area</td>
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<td>Medical/dental Office: 1 space/37.5 m² of gross floor area</td>
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<td>Other Office: 1 space/65 m² of gross floor area</td>
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<td>Surface Parking Location</td>
<td>Not dealt with</td>
<td>Surface parking must be located in the rear yard, and at least 12 m. from the front lot line</td>
<td>Aesthetic and pedestrian friendly</td>
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Quadra Village Development Permit Area

Urban design recommendations

Quadra Street
Hillside Avenue

additional area recommended for inclusion
landmark massing at corners

special crossing treatment

infill or develop lane frontage
mid-block paths

Blanshard Elementary School

The Roxy
street and sidewalk upgrading
mid-block paths

The Brick

Kings Road

special crossing treatment and landmark massing at corners