

PART 12.12 - CD-12 ZONE, ROUNDHOUSE DISTRICT

Development Areas

1. This zone is divided into Development Areas 1 to 5, as shown on the map attached as Appendix 1.

Definitions

2. In this Zone,

"adaptable housing"

means housing that is constructed to meet or exceed the standards set out in the Master Development Agreement;

"live/work"

means not more than two individuals engaged in any of the following uses, where at least one of those two individuals resides in the dwelling unit where the use they engage in is carried on:

- a) artist studios;
- b) bakeries;
- c) high tech;
- d) limited light industries, including testing, servicing and repair, manufacturing, processing or assembly;
- e) making, processing and assembly of products on a small scale;
- f) offices;
- g) professional services,
- h) recreational facilities;
- i) restaurants;
- j) retail;
- k) trades requiring artisan skills, but not offensively dirty or noisy in their operation including, without limiting this generality, leatherwork, jewelry, weaving, metal sculpture, seamstress work, tailoring, ceramics, stained and beaded glass work, wood work and all forms of graphic art;

"Master Development Agreement "

means the document, registered on title, formalizing a series of understandings between the City and the Developer of the lands that are included in this Zone;

"multi-family flex-unit"

means a strata title apartment or townhouse dwelling unit that contains a defined area for potential rental accommodation, which area:

- (a) is not a separate strata lot;
- (b) contains a secondary kitchen area and contains a bathroom with a toilet, sink and bathtub or shower and
- (c) has a separate entrance door providing direct access to the exterior of the dwelling unit either through a vestibule or directly into a corridor or exterior space;

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"multi-purpose pathway"

means a portion of the E&N Rail Trail right-of-way linking Sitkum Road and Catherine Street;

"railway easement"

means the corridor set aside for the operation of the E&N Railway and successive railway companies linking Sitkum Road and Catherine Street.

Regulations in the CD-12 Zone

Maximum Floor Areas and Floor Space Ratio

- 3 (1) Each Development Area has a maximum floor area assigned to it, however, the maximum amount of non-residential uses within the lands in this Zone is 9,180 m². The only non-residential uses excluded from this limit are:
- the transient accommodation uses in Development Area 2;
 - the live/work uses in Development Area 5;
 - up to seven repurposed railway rolling stock/rail cars used for uses other than an operating railway; and
 - required parking.
- (2) The maximum floor space ratio for the combined area of the lands within this Zone is 2.0:1.
- (3) The following will be excluded from total floor area calculations:
- i) floor area of up to seven railway rolling stock/rail cars located on site for interpretive/attraction purposes and/or as artifacts, and
 - ii) 1.5 m² per residential dwelling unit where that unit is constructed as "adaptable housing".

Buildings and Lot or Development Area Lines

- 4 (1) a lot may contain more than one building;
- (2) a building may straddle a lot or a Development Area boundary.

Setbacks

- 5 The setback must be at least 2.0 m from any street or park.

Parking

- 6 Schedule C of the City of Victoria Zoning Bylaw applies except:
- (1) artisan, trades requiring artisan skills, but not offensively dirty or noisy in their operation including, without limiting this generality, leatherwork,

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jewelry, weaving, metal sculpture, seamstress work, tailoring, ceramics, stained and beaded glass work, wood work and all forms of graphic art other than live/work 1 stall/140m²

- (2) live/ work unit 1.5 stall/unit
- (3) multi-family flex-unit 0 additional stall/unit
- (4) multiple dwelling unit less than or equal to 40 m² .5 stall/unit
- (5) multiple dwelling unit between 40 m² and 70 m² 0.75 stall/unit
- (6) multiple dwelling unit equal to or greater than 70 m² 1 stall/unit
- (7) restaurants, pubs or lounges 1.0 stall per 7.5 seats
- (8) senior citizens' residence 0.25 stall per senior citizens' unit
- (9) Parking may be located on any lot within this Zone regardless of the Development Area of the lot where the parking is actually required, provided that a covenant is registered on the title to the property linking the parking to the use.

7.0 Development Area 1 (DA-1)

Uses

7.1 Permitted uses:

- a) artisans;
- b) artist studios;
- c) commercial exhibits;
- d) breweries and brew pubs;
- e) educational facilities;
- f) theatres, auditoriums, gymnasiums and other places of recreation or worship;
- g) interpretive facilities;
- h) limited light industries, including testing, servicing and repair, manufacturing, processing or assembly;
- i) making, processing and assembly of products on a small scale;
- j) offices;
- k) parking facilities, including buildings and places for the parking of vehicles, but excluding impound lots and the storage of damaged vehicles in any yard;
- l) professional services;
- m) pubs and lounges;
- n) railway operations, servicing, and maintenance facilities;
- o) recreational facilities;
- p) restaurants;
- q) retail;
- r) tourist facilities;
- s) trades requiring artisan skills, but not offensively dirty or noisy in their operation including, without limiting this generality, leatherwork, jewelry, weaving, metal sculpture, seamstress work, tailoring, ceramics, stained and beaded glass work, wood work and all forms of graphic art;
- t) distillery;
- u) a liquor retail store, as an accessory use to a distillery or a brewery.

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Maximum Floor Area

7.2 5,000 m² for all uses combined.

Height

7.3 Height must not exceed 19.0 m, using Canadian Geodetic Datum,

Separation and Siting Requirements

7.4 A building must be located at least 1.0 m from a railway easement.

Maximum Floor Area

- 7.5 (1) the manufacturing component of a distillery shall not exceed 400m² floor area;
- (2) a liquor retail store, as an accessory use to a distillery or a brewery, shall not exceed 100m² floor area.

8.0 Development Area 2 (DA-2)

Uses

- 8.1 Permitted uses:
- a) attached dwellings, including multi-family flex-units;
 - b) galleries;
 - c) interpretive facilities;
 - d) multiple dwellings, including multi-family flex-units;
 - e) offices;
 - f) parking facilities, including buildings and places for the parking of vehicles, but excluding impound lots and the storage of damaged vehicles in any yard;
 - g) professional services;
 - h) pubs and lounges;
 - i) recreational facilities;
 - j) restaurants;
 - k) retail;
 - l) theatres, auditoriums, gymnasiums and other places of recreation or worship;
 - m) tourist facilities;
 - n) transient accommodation;
 - o) senior citizens' residence.

Maximum Floor Area

- 8.2 (1) 14,500 m² for combined residential and transient accommodation;
- (2) 2,200 m² for other uses.

Height

8.3 Height must not exceed a 76.0 m, using Canadian Geodetic Datum.

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Separation and Siting Requirements

8.4 A building must be located at least 10.0 m from a railway easement.

9.0 Development Area 3 (DA-3)

Uses

- 9.1 Permitted uses:
- a) attached dwellings, including multi-family flex-units;
 - b) bakeries;
 - c) multiple dwellings, including multi-family flex-units;
 - d) offices;
 - e) professional services;
 - f) pubs and lounges;
 - g) recreational facilities;
 - h) restaurants;
 - i) retail;
 - j) senior citizens' residence;
 - k) tourist facilities.

Maximum Floor Area

- 9.2 (1) 19,000 m² for residential.
(2) 800 m² for non-residential uses.

Height

9.3 Height must not exceed 88.0 m, using Canadian Geodetic Datum.

Separation and Siting Requirements

- 9.4 (1) A building must be located at least 11.0 m from a railway easement.
(2) A building must be located at least 1.0 m from a multi-purpose pathway.

10.0 Development Area 4 (DA-4)

Uses

- 10.1 Permitted uses:
- a) attached dwellings, including multi-family flex-units;
 - b) bakeries;
 - c) multiple dwellings, including multi-family flex-units;
 - d) offices;
 - e) professional services;
 - f) pubs and lounges;
 - g) recreational facilities;
 - h) restaurants;
 - i) retail;
 - j) senior citizens' residence;
 - k) tourist facilities.

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Maximum Floor Area

- 10.2 (1) 15,000 m² for residential.
(2) 1,180 m² for non-residential uses.

Height

- 10.3 Height must not exceed 66.0 m, using Canadian Geodetic Datum.

Separation and Siting Requirements

- 10.4 (1) A building must be located at least 11.0 m from a railway easement.
(2) A building must be located at least 1.0 m from a multi-purpose pathway.

11.0 Development Area 5 (DA-5)

Uses

- 11.1 Permitted uses:
- a) attached dwellings, including multi-family flex-units;
 - b) live/work which may only be located under a roof that does not exceed 38.0 m in height, using Canadian Geodetic Datum;
 - c) multiple dwellings, including multi-family flex-units;
 - d) senior citizens' residence.

Maximum Floor Area

- 11.2 17,000 m².

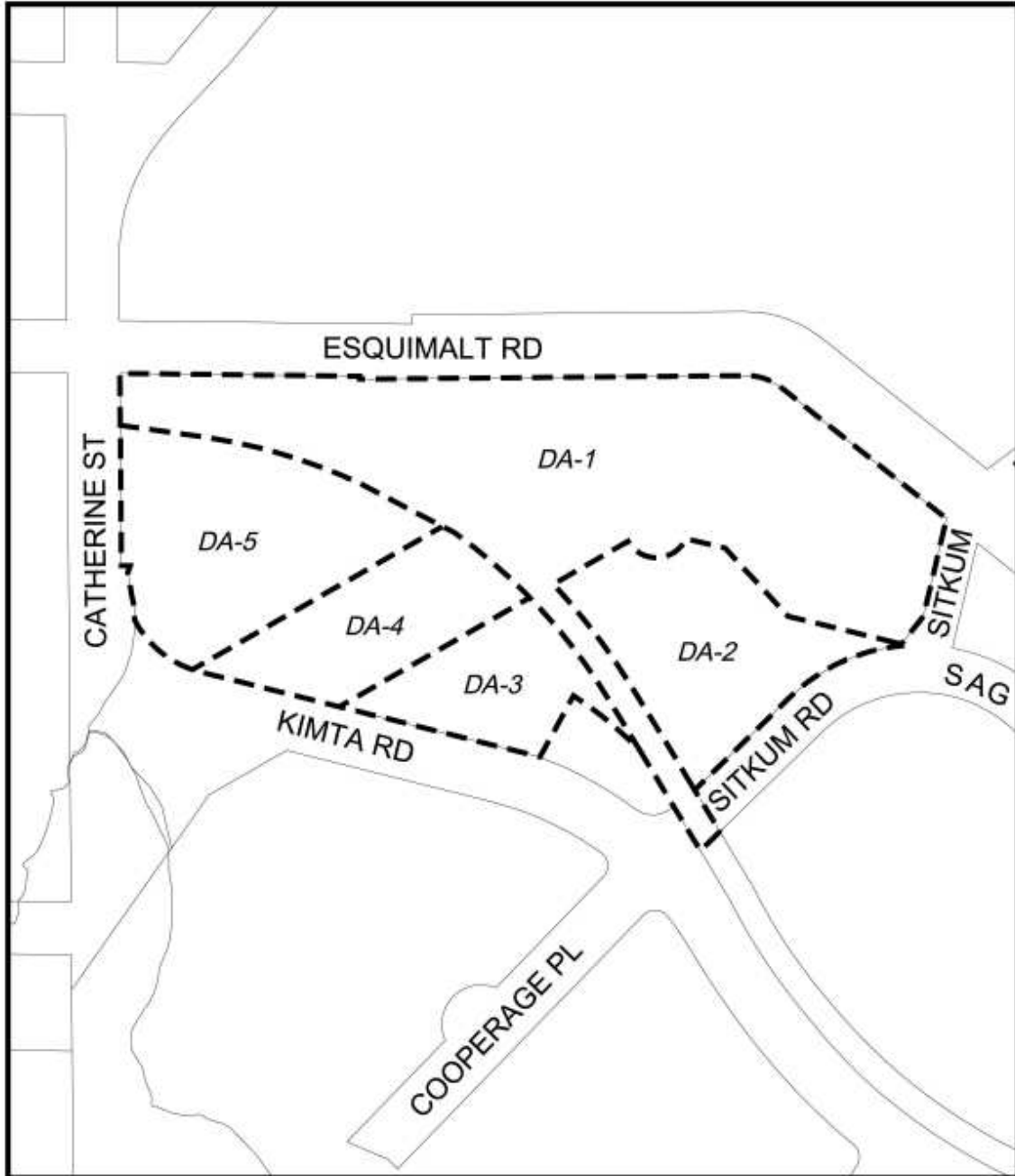
Height

- 11.3 Subject to the restriction contained in 11.1 b), height is restricted to 52.0 m, using Canadian Geodetic Datum.

Separation and Siting Requirements

- 11.4 A building must be located at least 11.0 m from a railway easement.

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Appendix 1
Development Areas
Roundhouse District

