

CITY OF VICTORIA ZONING BYLAW 2018

Comprehensive Urban Development Regulations

This bylaw regulates downtown core and commercial areas to support Victoria's role as provincial capital.

DOWNTOWN ZONES (D1-D4):

- D1 Downtown Residential: Up to 30 stories, 6.0 FSR
- D2 Downtown Commercial: Up to 20 stories, 5.0 FSR
- D3 Downtown Mixed Use: Up to 25 stories, 5.5 FSR
- D4 Downtown Waterfront: Up to 12 stories, 3.5 FSR

HERITAGE CONSERVATION AREAS:

- Old Town HCA: 4-story maximum, heritage materials
- James Bay HCA: Character residential protection
- Fairfield-Gonzales HCA: Single-family character
- Heritage Alteration Permits required

AFFORDABLE HOUSING PROVISIONS:

- Inclusionary zoning: 10% affordable units
- Density bonuses for affordable housing
- Missing middle housing in R1-B zones
- Secondary suites permitted throughout

RESIDENTIAL ZONES & DESIGN STANDARDS

Victoria's residential zones accommodate diverse housing:

R1-B SINGLE FAMILY WITH SUITES:

- Minimum lot size: 280 m²
- Maximum height: 2.5 stories
- Duplexes permitted as-of-right
- Secondary suites and garden suites allowed

R48 MULTIPLE FAMILY ZONES:

- Mid-rise apartments: 4-8 stories
- Density: 2.5-4.0 Floor Space Ratio
- Ground-floor commercial encouraged
- Reduced parking near transit

DEVELOPMENT PERMIT AREAS:

- Heritage Development Permit Areas
- Intensive Residential Development Areas
- Natural Environment Protection Areas
- Design review by Victoria Design Panel

PARKING REQUIREMENTS:

- Downtown: 0.5-1.0 spaces per unit
- Heritage areas: Parking exemptions available
- Bicycle parking: 1 secure space per unit