



**UPDATED AMENDED AGENDA
COMMITTEE OF THE WHOLE
MEETING OF THURSDAY, FEBRUARY 1, 2018, AT 9:00 A.M.
COUNCIL CHAMBERS
CITY HALL, 1 CENTENNIAL SQUARE
Located on the traditional territory of the Esquimalt and Songhees People**

Page

APPROVAL OF AGENDA

CONSENT AGENDA

READING OF MINUTES

- | | | |
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| 1. | Minutes from the Meeting held January 18, 2018 | 7 - 16 |
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[2018 01 18 COTW Minutes](#)

[Addenda]

UNFINISHED BUSINESS

LAND USE MATTERS

- | | | |
|----|--|---------|
| 2. | Rezoning Application No. 00557 for 2616-2626 Douglas Street
(Burnside Gorge)
--J. Tinney, Director of Sustainable Planning and Community Development | 17 - 37 |
|----|--|---------|

A report providing information and recommendations regarding the proposal to rezone the property to permit a storefront cannabis retailer.

Late Item: Presentation

Recommendation: That Council decline Application No. 00557 for the property located at 2616-2626 Douglas Street.

- [1 Report Rezoning application 2616-2626 Douglas Street](#)
- [2 Attachment A Subject Map](#)
- [3 Attachment B Aerial Map](#)
- [4 Attachment C Plans date stamped September 12, 2017](#)
- [5 Attachment D Ltr from applicant to mayor and council](#)

[6 Presentation 2616-2626 Douglas](#)

[Addenda]

3. Temporary Use Permit Application No. 00005 for 2610 Rock Bay Avenue (Burnside Gorge) 39 - 83
--J. Tinney, Director of Sustainable Planning and Community Development

A report providing information and recommendations regarding the proposal to rezone the property to permit a storefront cannabis retailer.

Late Item: Correspondence & Presentation

Recommendation: That Council decline Temporary Use Permit with Variance Application No. 00005 for the property located at 2610 Rock Bay Avenue.

- [1 Report TUP 2610 Rock Bay Avenue](#)
[2 Attachment A Subject Map](#)
[3 Attachment B Aerial Map](#)
[4 Attachment C Plans date stamped September 22, 2017](#)
[5 Attachment D 2610 Rock Bay Ave](#)
[6 Attachment E COTW Report dated Oct 26, 2017](#)
[7 Late Correspondence](#)
[8 Presentation 2610 Rock Bay](#)

[Addenda]

4. Development Variance Permit Application No. 00201 for 821-827 Broughton Street (Fairfield Gonzales) 85 - 104
--J. Tinney, Director of Sustainable Planning and Community Development

A report providing information and recommendations regarding the proposal to convert the main-floor general office use to medical office use, the variance is related to parking.

Late Item: Correspondence & Presentation

Recommendation: That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion: "That Council authorize the issuance of Development Variance Permit Application No. 00201 for 821-827 Broughton Street, in accordance with: 1. Plans date stamped December 20, 2017. 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance: 1. reduce the off-street parking requirement from an additional three stalls to nil for the change of use from general office to medical office. 3. The development Permit lapsing two years from the date of this resolution."

- [1 Report DVP 821-827 Broughton Street](#)
[2 Attachment A Aerial Map](#)

- [3 Attachment B Subject Map](#)
- [4 Attachment C Plans date stamped December 20, 2017](#)
- [5 Attachment D Ltr from applicant to Mayor and Council dated Nov 6, 2017](#)
- [6 Late Correspondence](#)
- [7 Presentation 821 Broughton](#)

[Addenda]

5. **Deferred to the February 15, 2018 COTW**
 Development Permit Application No. 000517 for 203, 211 & 335
 Harbour Road (Vic West)
 --J. Tinney, Director of Sustainable Planning and Community Development

A report providing information and recommendation regarding the proposal to construct a graving dock at the property located at 203, 211 & 335 Harbour Road.

Late Item: Correspondence & Presentation

Recommendation: That Council authorize the issuance of Development Permit Application No. 000517 for 203, 211 and 335 Harbour Road, in accordance with: 1. Plans date stamped November 23, 2017. 2. Development meeting all Zoning Regulation Bylaw requirements. 3. The Development Permit lapsing two years from the date of this resolution.

[Addenda]

6. Tax Incentive Program Application No. 00028 for 727-729 Johnson Street (Downtown) 105 - 156
 --J. Tinney, Director of Sustainable Planning and Community Development

A report providing information and recommendations regarding the rehabilitation project involving the conversion of a Heritage building to residential use.

Late Item: Presentation

Recommendation: That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 727-729 Johnson Street for 10 years, pursuant to Section 392 of the Local Government Act, subject to the building receiving Heritage Designation, with the following conditions: 1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles. 2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.

- [1 Amended Report TIP 727-729 Johnson Street](#)
- [2 Attachment A Subject map](#)
- [3 Attachment B Photos](#)
- [4 Attachment C Site Plans of proposed project, date stamped December 7, 2017](#)

- [5 Attachment D Ltr from the Victoria Civic Heritage Trust](#)
- [6 Attachment E Analysis by BC Assessment Authority](#)
- [7 Presentation 727 Johnson TIP](#)

[Addenda]

STAFF REPORTS

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| 7. | Revised Zoning Bylaw 2017
--J. Tinney, Director of Sustainable Planning and Community Development | 157 - 269 |
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A report providing information and recommendations regarding an updated proposed Zoning Bylaw 2017 addressing issues identified during the public consultation period.

Late Item: Correspondence & Presentation

Recommendation: 1. Rescind second reading of Zoning Bylaw 2017. 2. Direct staff to amend Zoning Bylaw 2017 as stated in the report. 3. Direct staff to bring forward the revised Zoning Bylaw 2017 for Council's consideration of second reading prior to a public hearing.

- [1 Report Zoning Bylaw 2017](#)
- [2 Attachment A CBD-1 Zone Site Specific Regulations](#)
- [3 Attachment B CBD-2 Zone Site Specific Regulations](#)
- [4 Attachment C OTD-1 Zone Site Specific Regulations](#)
- [5 Attachment D Zoning Bylaw 2017 \(Revised\)](#)
- [6 Attachment E Distribution of proposed zones in Central Business District and Old Town](#)
- [7 Late Correspondence Victoria Downtown Residents Association](#)
- [8 Late Correspondence UDI](#)
- [9 Amended Presentation Zoning Bylaw 2017](#)

[Addenda]

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| 8. | Authorization for Application to the 2018/2019 Bike BC Program
--F. Work, Director of Engineering and Public Works | 271 - 273 |
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A report providing information and recommendations regarding the potential submission of a grant application under the Bike BC funding program.

Recommendation: That Council authorize: 1. The Director of Engineering and Public Works to submit a grant application to the Province of British Columbia under the 2018/2019 Bike BC Program for the Wharf Street protected bike lane project. 2. The Mayor and City Clerk to execute a grant agreement under the Bike BC funding program, if successful.

- [1 Report Authorization for application to bike bc program](#)

- | | | |
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| 9. | Proclamation "Rare Disease Day" February 28, 2018
--C. Coates, City Clerk | 275 - 281 |
|----|--|-----------|

A report providing information and recommendation regarding the Rare Disease Day Proclamation.

Recommendation: *That the Rare Disease Day Proclamation be forwarded to the February 8, 2018 Council meeting for Council's consideration.*

[1 Report Proclamation](#)

[2 Appendix A Proclamation](#)

[3 Appendix B List of previous proclamations](#)

NOTICE OF MOTIONS

NEW BUSINESS

10. Proposed Amendment to FCM Motion re: Encouraging the Residential Use of Housing 283 - 285
 --Mayor Helps

A Council member motion regarding the proposed Encouraging the Use of Residential Property for Housing motion to be forwarded to FCM.

Recommendation: *1. That Council endorse the motion as presented in Appendix A and forward it to FCM for consideration at their March board meeting.*

[Council Member Motion FCM Motion](#)

ADJOURNMENT OF COMMITTEE OF THE WHOLE

**MINUTES OF THE
COMMITTEE OF THE WHOLE MEETING
HELD THURSDAY, JANUARY 18, 2018, 9:00 A.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.

Committee Members Present: Mayor Helps (Chair), Councillors Alto, Coleman, Isitt, Lucas, Madoff, and Young

Absent: Councillor Loveday and Thornton-Joe

Staff Present: J. Jenkyns – Acting City Manager; C. Coates – City Clerk; C. Havelka – Deputy City Clerk; P. Bruce – Fire Chief; S. Thompson – Director of Finance; J. Jensen – Head of Human Resources; J. Tinney – Director of Sustainable Planning & Community Development; T. Soulliere – Director of Parks, Recreation, & Facilities; F. Work – Director of Engineering & Public Works; B. Eisenhauer – Head of Engagement; D. Miller – Community Energy Specialist, Community Planning; C. Mycroft – Manager of Executive Operations; A.K. Ferguson – Recording Secretary

2. APPROVAL OF AGENDA

Motion: It was moved by Councillor Alto, seconded by Councillor Coleman, that the Agenda of the January 18, 2018, Committee of the Whole meeting be approved.

Amendment: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Agenda of the January 18, 2018, Committee of the Whole meeting be amended as follows:

Consent Agenda:

Item No. 1 – Minutes from the meeting held January 4, 2018

Item No. 2 – Minutes from the meeting held January 8, 2018

Item No. 5 – Development Variance Permit Application No. 00199 for 1750 Haultain Street (North Jubilee)

Item No. 7 – Proclamation – Eating Disorder Awareness Week - February 1-7, 2018

Item No. 9 – Council Member Motion: Working Together to Make Victoria Accessible for All

On the amendment:
CARRIED UNANIMOUSLY 18/COTW

Amendment: It was moved by Councillor Isitt, seconded by Councillor Alto, that the Agenda of the January 18, 2018, Committee of the Whole meeting be amended as follows:

That Item No. 4 be deferred to the meeting of January 25, 2018

On the amendment:
CARRIED UNANIMOUSLY 18/COTW

Main motion as amended:

That the Agenda of the January 18, 2018 Committee of the Whole Meeting be approved with the following amendments:

Consent Agenda:

Item No. 1 – Minutes from the meeting held January 4, 2018

Item No. 2 – Minutes from the meeting held January 8, 2018

Item No. 5 – Development Variance Permit Application No. 00199 for 1750 Haultain Street (North Jubilee)

Item No. 7 – Proclamation – Eating Disorder Awareness Week - February 1-7, 2018

Item No. 9 – Council Member Motion: Working Together to Make Victoria Accessible for All

That Item No. 4 be deferred to the meeting of January 25, 2018.

On the main motion as amended:
CARRIED UNANIMOUSLY 18/COTW

3. CONSENT AGENDA

Motion: It was moved by Councillor Isitt, seconded by Councillor Lucas, that the following items be approved without further debate:

3.1 Minutes from the meeting held January 4, 2018

Motion: It was moved by Councillor Isitt, seconded by Councillor Lucas, that the Minutes of the meeting held January 4, 2018 be adopted.

CARRIED UNANIMOUSLY 18/COTW

3.2 Minutes from the meeting held January 8, 2018

Motion: It was moved by Councillor Isitt, seconded by Councillor Lucas, that the Minutes of the meeting held January 8, 2018 be adopted.

CARRIED UNANIMOUSLY 18/COTW

3.3 Development Variance Permit Application No. 00199 for 1750 Haultain Street (North Jubilee)

Committee received a report dated January 4, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for the proposal to reduce the number of off-street parking stalls from five to one for the property located at 1750 Haultain Street.

Motion: It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
“That Council authorize the issuance of Development Variance Permit No. 00199 for 1750 Haultain Street, in accordance with:

1. Plans date stamped November 15, 2017
2. Development meeting all Zoning Regulation Bylaw requirements, except for:
 - i. reduce the required vehicle parking from five stalls to one stall for a kindergarten use
 - ii. increase the required bicycle parking spaces from zero to three Class 1 (weather-protected) and five Class 2 (short-term visitor) spaces
 - iii. reduce the minimum lot width for a house conversion to a kindergarten from 18m to 15m.
3. Final issuance of the Development Variance Permit subject to receipt of registered Statutory Right-of-Way (SRW) of 1.40m on Haultain Street to the satisfaction of the Director of Engineering and Public Works.
4. The Development Variance Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY 18/COTW

3.4 Proclamation – Eating Disorder Awareness Week

Committee received a report dated December 14, 2017, from the City Clerk regarding recommendations for the Proclamation “Eating Disorder Awareness Week” February 1 to 7, 2018.

Motion: It was moved by Councillor Isitt, seconded by Councillor Lucas, that the “Eating Disorder Awareness Week” Proclamation be forwarded to the January 25, 2018 Council meeting for Council’s consideration.

CARRIED UNANIMOUSLY 18/COTW

3.5 Council Member Motion: Working Together to Make Victoria Accessible for All

Committee received a Council Member motion dated January 12, 2018, from Councillors Loveday and Thornton-Joe regarding recommendations for adoption of the Statement of Commitment, which was adopted by the Victoria Accessibility Working Group, as policy.

Motion: It was moved by Councillor Isitt, seconded by Councillor Lucas, that the City of Victoria endorse the following statement of commitment adopted by the Victoria Accessibility Working Group on March 6, 2017:

The City of Victoria values the contributions made by all its citizens and believes that diversity strengthens the community.

The City of Victoria recognizes the wealth of knowledge and lived experience of people with disabilities and their essential role in creating a barrier-free Victoria and thus, will include the viewpoint and needs of persons with disabilities in its decisions.

The City of Victoria is committed to building an inclusive society and providing an accessible environment in which all individuals have access to the City's services and programs in a way that respects the dignity and independence of people with disabilities.

The City of Victoria's policies, practices and procedures will ensure barrier free access for persons with disabilities to City facilities and participation in programs and processes including accessible customer service, information and communication, employment, the built environment and transportation.

The City of Victoria will ensure that all city employees are aware of their role in facilitating accessibility for persons with disabilities.

The City of Victoria will continue to prevent barriers by supporting positive attitudes that address "ableism" - attitudes which devalue and limit the potential of persons with disabilities.

In working towards its goals under this Statement, the City of Victoria is committed to creating a barrier-free city by meeting the requirements of existing and future legislation and by its own policies and goals related to the identification, removal and prevention of barriers to people with disabilities. To this end, all elected City officials and City employees have a role to play in meeting these goals.

CARRIED UNANIMOUSLY 18/COTW

4. UNFINISHED BUSINESS

4.1 Letter from the Minister of Energy, Mines and Petroleum Resources

Committee received a letter dated October 4, 2017, from the Minister of Energy, Mines and Petroleum Resources regarding a letter written by the Mayor dated August 8, 2017 to the Minister of Environment and Climate Change Strategy regarding measures to encourage building retrofits for energy efficiency.

Committee discussed:

- Grant or loans programs which the City may utilize to encourage retrofits.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, that Council receive the letter from the Minister of Environment and Climate Change Strategy dated October 4, 2017 for information.

Committee discussed:

- Ensuring heritage homes are not demolished to make way for new buildings with retrofits for energy efficiency.

CARRIED UNANIMOUSLY 18/COTW

5. STAFF REPORTS

5.1 Direction to Consult with industry on Proposed Approach to BC Energy Step Code

Committee received a report dated December 19, 2017, from the Director of Sustainable Planning and Community Development seeking direction to consult with members of the development community on the proposed adoption approach to the BC Energy Step Code.

Committee discussed:

- Rationale for the 2020 date for implementation and the possibility of earlier phasing.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, that Council direct staff to engage with development industry representatives on the following proposed approach to the BC Energy Step Code:

1. For new Part 9 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018 for all new Part 9 buildings
 - b. Step 3 building bylaw requirement starting in January 2020 for all new Part 9 buildings with the exception of garden suites
 - c. Step 2 building bylaw requirement starting in January 2020 for all new garden suites
 - d. The exploration of a rebate or tiered fee structure program to support Part 9 builders to use an energy advisor, conduct a mid-construction blower-door test, and conduct a post-construction verification blower-door test.
2. For new Part 3 buildings:

- a. Step 1 building bylaw requirement starting in November 2018
- b. Step 3 building bylaw requirement starting in January 2020.

Amendment: It was moved by Councillor Isitt, seconded by Mayor Helps, that the motion be amended as follows:

That Council direct staff to engage with development industry representatives **and invite comment from the public** on the following proposed approach to the BC Energy Step Code:

- 1. For new Part 9 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018 for all new Part 9 buildings
 - b. Step 3 building bylaw requirement starting in January 2020 for all new Part 9 buildings with the exception of garden suites
 - c. Step 2 building bylaw requirement starting in January 2020 for all new garden suites
 - d. The exploration of a rebate or tiered fee structure program to support Part 9 builders to use an energy advisor, conduct a mid-construction blower-door test, and conduct a post-construction verification blower-door test.
- 2. For new Part 3 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018
 - b. Step 3 building bylaw requirement starting in January 2020.

On the amendment:
CARRIED UNANIMOUSLY 18/COTW

Amendment: It was moved by Councillor Isitt, seconded by Mayor Helps, that the motion be amended as follows:

That Council direct staff to engage with development industry representatives and invite comment from the public on the following proposed approach to the BC Energy Step Code:

- 1. For new Part 9 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018 for all new Part 9 buildings
 - b. Step 3 building bylaw requirement starting in January 2020 for all new Part 9 buildings with the exception of garden suites
 - c. Step 2 building bylaw requirement starting in January 2020 for all new garden suites
 - d. The exploration of a rebate or tiered fee structure program to support Part 9 builders to use an energy advisor, conduct a mid-construction blower-door test, and conduct a post-construction verification blower-door test.
- 2. For new Part 3 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018
 - b. Step 3 building bylaw requirement starting in January 2020.

and when reporting back to Council, provide options for expediting this timeline

On the amendment:
CARRIED UNANIMOUSLY 18/COTW

Councillor Coleman withdrew from the meeting at 9:24 am

Committee discussed:

- How developers in other communities have accepted the BC Step Code.
- How the BC Step Code will be communicated to the public.

Councillor Isitt withdrew from the meeting at 9:40 am and returned at 9:42 am

Committee discussed:

- The possibility of providing further information on the energy cost savings for the life of the building.
- What happens following the 2020 compliance date.
- How multi-unit commercial buildings will be able to accomplish Step 3.

Main motion as amended:

That Council direct staff to engage with development industry representatives and invite comment from the public on the following proposed approach to the BC Energy Step Code:

1. For new Part 9 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018 for all new Part 9 buildings
 - b. Step 3 building bylaw requirement starting in January 2020 for all new Part 9 buildings with the exception of garden suites
 - c. Step 2 building bylaw requirement starting in January 2020 for all new garden suites
 - d. The exploration of a rebate or tiered fee structure program to support Part 9 builders to use an energy advisor, conduct a mid-construction blower-door test, and conduct a post-construction verification blower-door test.
2. For new Part 3 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018
 - b. Step 3 building bylaw requirement starting in January 2020.

and when reporting back to Council, provide options for expediting this timeline

On the main motion as amended:
CARRIED UNANIMOUSLY 18/COTW

6. NEW BUSINESS

6.1 Strategic Plan Amendments

Committee received a Council member motion dated January 15, 2018, from Mayor Helps regarding recommendations for amendments to the 2015-2018 Strategic Plan for Council's consideration to bring it into alignment with the draft Financial Plan.

Motion: It was moved by Mayor Helps, seconded by Councillor Alto, that Council accept the proposed changes to the 2015-2018 Strategic Plan to bring it into alignment with the 2018 budget.

Amendment: It was moved by Mayor Helps, seconded by Councillor Alto
That Council accept the proposed changes to the amended 2015-2018 Strategic Plan to bring it into alignment with the 2018 budget, **except for:**

- **Objective 4: Build the Financial Capacity of the Organization – the Apex site**
- **Objective 6: Make Victoria More Affordable - community amenity contribution**
- **Objective 12: Take Climate Action and Plan for Emergencies – Sea level rise**
- **Objective 7: Facilitate Social Inclusion and Community Wellness - 2050 presence of first nations**
- **Objective 3: Strive for Excellence in Planning and Land Use**
- **Objective 5: Create Prosperity Through Economic Development**
- **Objective 11: Steward Water System and Waste Streams Responsibly**

On the amendment:
CARRIED UNANIMOUSLY18/COTW

Main motion as amended:

That Council accept the proposed changes to the amended 2015-2018 Strategic Plan to bring it into alignment with the 2018 budget, except for:

- Objective 4: Build the Financial Capacity of the Organization – the Apex site
- Objective 6: Make Victoria More Affordable - community amenity contribution
- Objective 12: Take Climate Action and Plan for Emergencies – Sea level rise
- Objective 7: Facilitate Social Inclusion and Community Wellness - 2050 presence of first nations
- Objective 3: Strive for Excellence in Planning and Land Use
- Objective 5: Create Prosperity Through Economic Development
- Objective 11: Steward Water System and Waste Streams Responsibly

On the main motion as amended:
CARRIED UNANIMOUSLY18/COTW

Objective 4: Build the Financial Capacity of the Organization

The Apex site
2018 Outcomes

Motion: It was moved by Mayor Helps, seconded by Councillor Alto, that the wording for this outcome be amended as follows:
That a decision was made with regarding to the Apex site.

CARRIED 18/COTW

For: Mayor Helps, Councillor Alto, Lucas, and Madoff
Against: Councillors Isitt and Young

Objective 6: Make Victoria More Affordable

Community Amenity Contribution
2018 Actions

Motion: It was moved by Councillor Isitt, seconded by Mayor Helps, that the word 'develop' be changed to the word 'adopt'.

CARRIED 18/COTW

For: Mayor Helps, Councillor Alto, Isitt, Lucas, and Madoff
Against: Councillor Young

Objective 12: Take Climate Action and Plan for Emergencies

Ocean level rise

2017 Action

Motion: It was moved by Councillor Isitt, seconded by Councillor Young, that the 2017 action be moved to be the 2018 action.

CARRIED UNANIMOUSLY 18/COTW

Johnson Street Bridge

Strike exclamation mark, no amendment needed.

Objective 7: Facilitate Social Inclusion and Community Wellness

Presence of First Nations

2050 Outcome

Motion: It was moved by Councillor Alto, seconded by Councillor Isitt, that 2050 as an outcome date be changed to 2025.

CARRIED UNANIMOUSLY 18/COTW

Nurturing Public Art

Councillor Coleman will bring forward a motion to the Council meeting of January 25, 2018.

Objective 3: Strive for Excellence in Planning and Land Use

Heritage

2018 Outcome

Motion: It was moved by Councillor Madoff, seconded by Mayor Helps, that the wording be added as follows:
“as citizens are aware of opportunities for heritage registration and for the development of citizen-lead heritage conservation areas (*and are supported and guided by City staff*)”.

Objective 5: Create Prosperity Through Economic Development

Community Benefit Hub and Procurement policy

2018 Action

Separated in consideration of the vote.

CARRIED 18/COTW

For: Mayor Helps, Councillor Alto, Isitt, Lucas, and Madoff
Against: Councillor Young

Objective 11: Steward Water System and Waste Streams Responsibly
Check-Out Bag and Sustainable Waste Management Strategy
2018 Actions

Separated in consideration of the vote.

CARRIED 18/COTW

For: Mayor Helps, Councillor Alto, Isitt, Lucas, and Madoff
Against: Councillor Young

6.2 Councillor Sharing: 2020 North American Indigenous Games (Verbal)

Committee received a verbal report from Councillor Alto regarding the potential of the Songhees to host the 2020 North American Indigenous Games.

7. ADJOURNMENT

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas, that the Committee of the Whole meeting of January 18, 2018, be adjourned at 10:12 am

CARRIED UNANIMOUSLY 18/COTW

CERTIFIED CORRECT:

CITY CLERK

MAYOR



Committee of the Whole Report For the Meeting of February 1, 2018

To: Committee of the Whole **Date:** January 4, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00557 for 2616-2626 Douglas Street

RECOMMENDATION

That Council decline Application No. 00557 for the property located at 2616-2626 Douglas Street.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2616-2626 Douglas Street. The proposal is to rezone from the current C1-N Zone, Neighbourhood Shopping District, to a site-specific Zone in order to allow for the retail sale of cannabis.

The following points were considered in assessing this application:

- the proposal is consistent with the General Employment designation in the *Official Community Plan, 2012*
- the proposal is consistent with the General Employment designation in the *Burnside Gorge Neighbourhood Plan*
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as it is within 400m of a permitted storefront cannabis retailer.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. The following differences from the standard zone are being proposed and would be accommodated in the new zone:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to the ground floor
- storefront cannabis retailer would be restricted to a maximum floor area of 128m², which is in keeping with the size of the existing operation.

All other requirements within the C1-N Zone, Neighbourhood Shopping District remain the same.

This application was brought forward to the October 19, 2017, Committee of the Whole Meeting at which time Council voted to defer the application until after the Public Hearing for 603 Gorge Road East. The application at 603 Gorge Road East has now been approved following a Public Hearing, and as such, this application for 2616-2626 Douglas Street is being brought back to Committee of the Whole for Council's consideration.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized mainly by office and commercial uses, with automotive services including vehicle sales to the north.

Existing Site Development and Development Potential

The site is presently a two-storey building with commercial uses on the ground floor and residential uses on the upper floor.

Under the current C1-N Zone, Neighbourhood Shopping District, the property could be developed for a variety of commercial uses including commercial-residential up to a height of 21.5m and a density of 1.4 to 1.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) meeting is waived unless the application involves construction of a new building; however, the application was referred to the Burnside Gorge Community Association CALUC. Also consistent with the Policy, the application has been referred to School District No. 61 and the Victoria Police Department (VicPD). The following table displays the number of service calls:

Calls for Service	2015	2016	2017 (July 24)
Calls to the immediate area	1	2	0
Calls to the block	281	266	133

ANALYSIS

Official Community Plan

The *Official Community Plan* (2012) identifies the property within the General Employment land use designation, within which commercial, including retail, is envisioned.

Local Area Plans

The property is designated as General Employment within the *Burnside Gorge Neighbourhood Plan*. Within this designation, retail uses are supported on the ground floor along arterial roads and areas with high pedestrian activity. This portion of Douglas Street is classified as an arterial road.

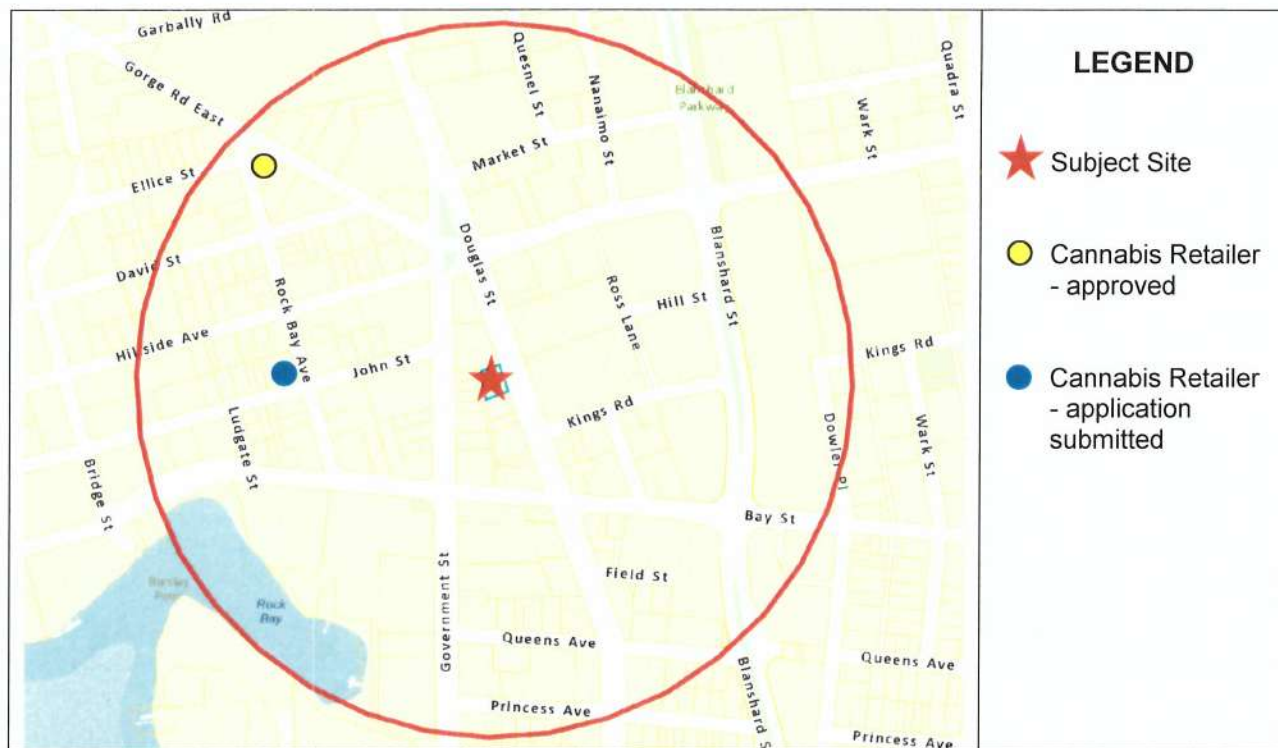
Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application and there are no impacts to public trees with this application.

Storefront Cannabis Retailer Rezoning Policy

At the time of submission, this application was consistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there are no storefront cannabis retailers within 200 metres of the property. However, there is a permitted storefront cannabis retailer at 603 Gorge Road East that is approximately 329 metres to the northwest of the subject site. In addition, the application at 2610 Rock Bay Avenue was submitted at an earlier date and is 211m west of the subject site.

No public or independent elementary, secondary or high schools are within 200m of the property. SJ Willis School is approximately 339m away.



Regulatory Considerations

The laneway at the rear of the property is identified as part of the priority AAA bicycle network. The standard right-of-way for a lane is 6.0m. To help achieve this, Staff recommend Council make a Statutory Right-of-Way (SRW) of 1.17m a condition of the Rezoning. Furthermore, a License of Occupation would be required, as the existing building encroaches on the public right-of-way. The alternate motion contains language that would make these two items a requirement in the event that Council chooses to advance the application for further consideration at a Public Hearing.

CONCLUSIONS


This proposal to permit the use of a storefront cannabis retailer is consistent with both the *Official Community Plan* and the *Burnside Gorge Neighbourhood Plan* in accommodating retail uses on arterial roads. The proposal does not have any schools within 200m of the parcel; however, there is a permitted storefront cannabis retailer within 400m of the subject property and is therefore inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*. Staff recommend Council consider declining this application.

ALTERNATE MOTION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00557 for 2616-2626 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, with final approval only considered upon receipt of:


- (1) proof of registration of an executed Statutory Right-of-Way (SRW) of 4.91m on Gorge Road East at the Land Titles Survey Authority; and,
- (2) registration of a license of occupation for the encroachment of the existing building on the public right-of-way.

Respectfully submitted,


Michael Angrove
Planner
Development Services


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Jan 24, 2018

List of Attachments:

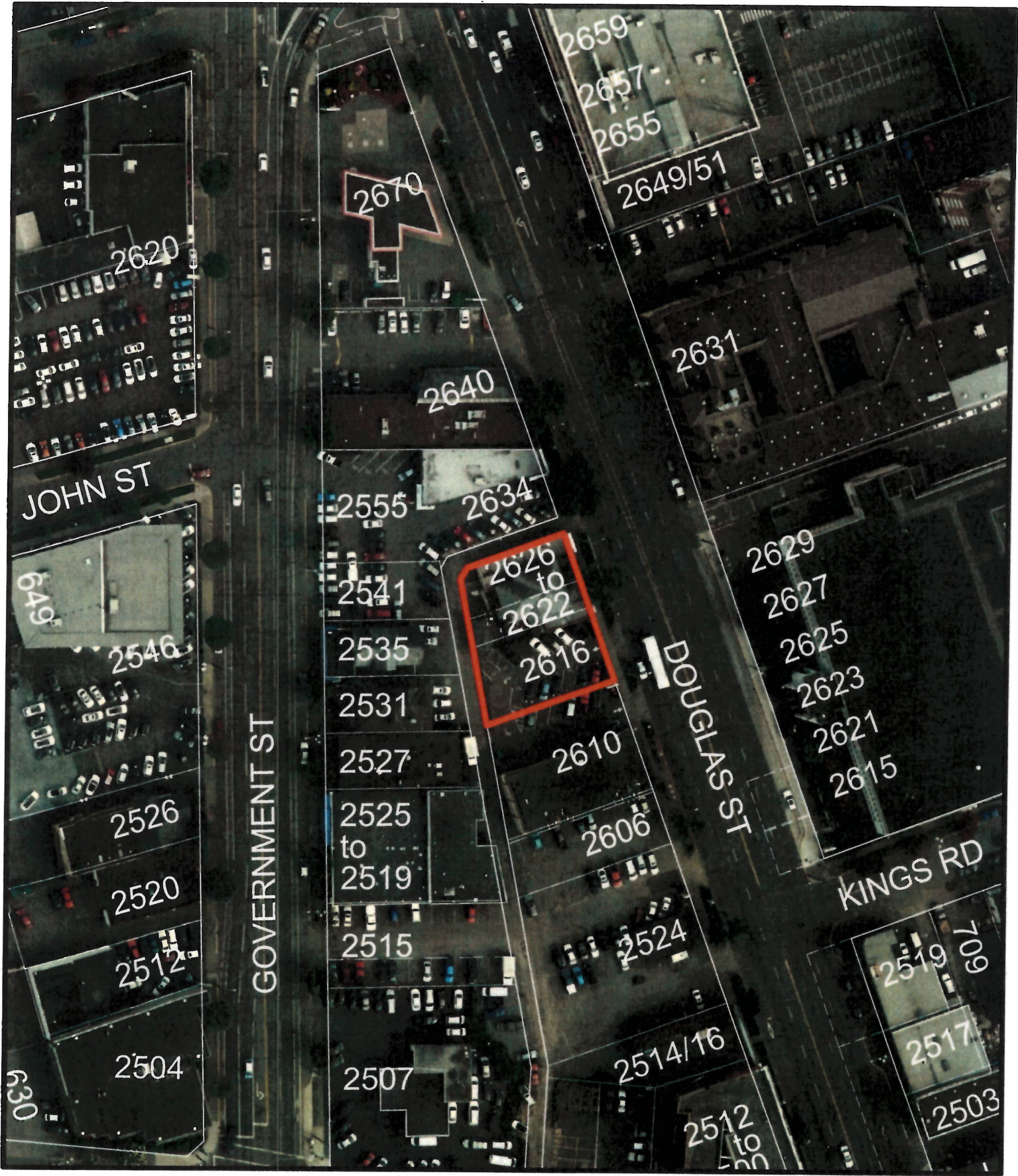
- Appendix A: Subject Map
- Appendix B: Aerial Map
- Appendix C: Plans date stamped September 12, 2017
- Appendix D: Letter from applicant to Mayor and Council



Rezoning No. 00557



CITY OF VICTORIA
Page 23



2616 & 2622 to 2626 Douglas Street

Rezoning No 00557

Rezoning Application No. 00557 for 2616 to 2626 Douglas Street (Burnside Go...

Eric Weiss
Five Star Medicinal Dispensary
fivestarmedicinal@hotmail.com
(778) 265-8420

- Regulated Fire Hydrant
- Curb
- Property Lines
- Time Limited Parking
- No Stopping
- Tree

ARCHITECTURAL

A-000	Drawing List, Legend, Code Review, Project Information Table & Site Plan
A-001	Site Plan
A-002	Existing Main Floor Plans
A-003	Existing Upper Floor Plans
A-004	Exterior Photos
A-005	200m Radius Map

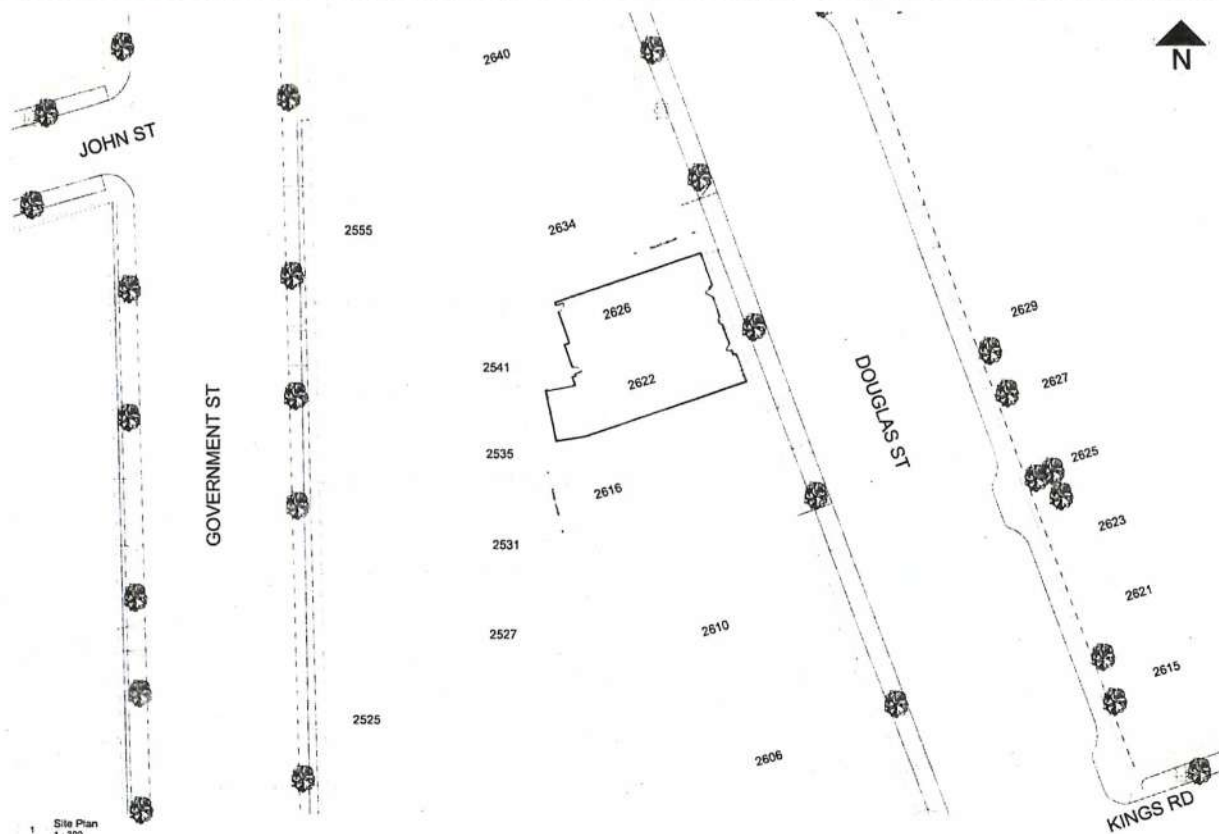
PROJECT INFORMATION TABLE

Zone (Existing)	C1-N
Site Area (sq.m)	412.4 sq.m
Unit Floor Area (sq.m)	127.6 sq.m
Parking Stalls (Number on Site)	Street Parking Only
Bicycle Parking Number (Class 1 and 2)	Class 1: 0, Class 2: 0

Received
City of Victoria

SEP 12 2003

Planning & Development Department
Development Services Division

[illegible]

5	ISSUED FOR REZONING	2017-05
4	ISSUED FOR REZONING	2017-01
3	ISSUED FOR REZONING	2016-12
2	ISSUED FOR REZONING	2016-11
1	ISSUED FOR REZONING	2016-10

number **TEN**
and list of 10 top 10

2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
Drawing List, Legend,
Code Review, Project Information Table,
Overall Site Plan

CLASS OF	IT	CLASS OF	U
DATE OF		DATE OF	
FILE NUMBER	2016550	FILE NUMBER	A-000

Eric Weiss
Five Star Medicinal Dispensary
fivestarmedicinal@hotmail.com
(778) 265-8420

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City of Victoria

SEP 12 2017

Planning & Development Dept
Development Services Division

5	RECEIVED FOR REZONING	2017-05-01
4	ISSUED FOR RETINING	2017-01-03
3	ISSUED FOR RETINING	2016-12-08
2	ISSUED FOR RETINING	2016-11-01
1	ISSUED FOR REVIEW	2016-10-25

number **TEN** number **10**
ARCHITECTURAL GROUP
408 WILSON STREET
VICTORIA BC
V8V 2P8
P 250.684.0000
www.nt10.com

Scale: 1:100 Date: 2017-05-01

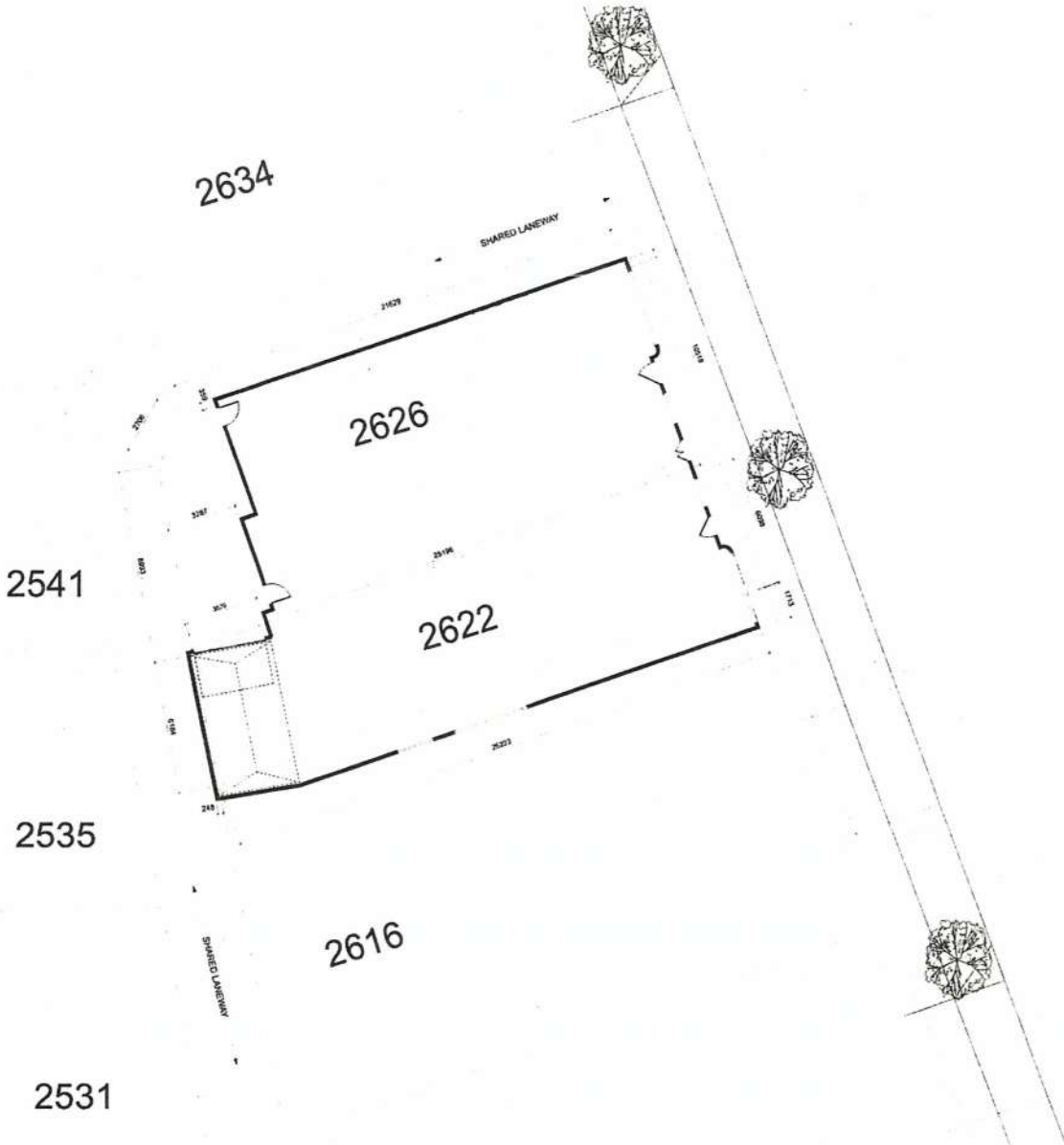
2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
Site Plan

Author	LT	Checker	LMA
Drawn by		Reviewed by	
Date	2016550	Sheet	A-001

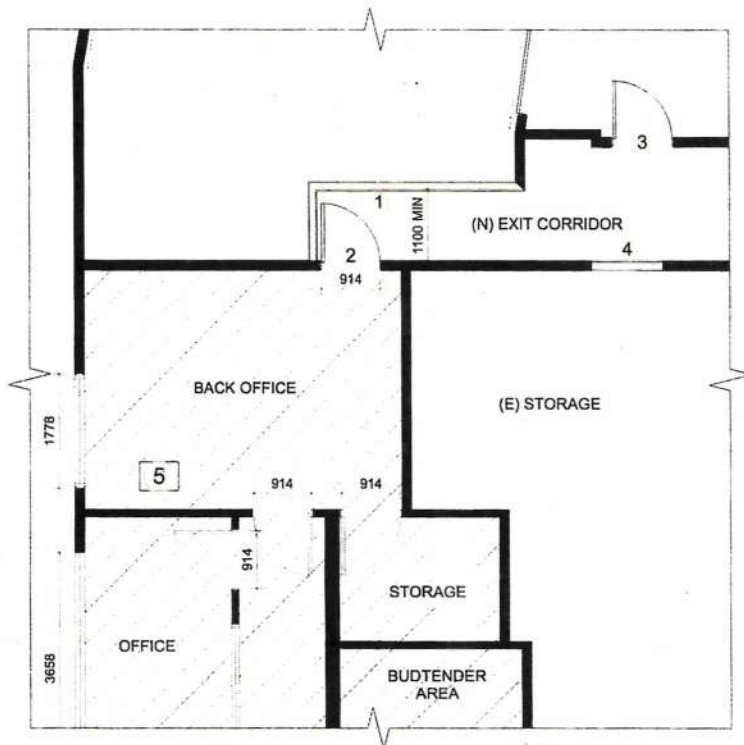


DOUGLAS ST

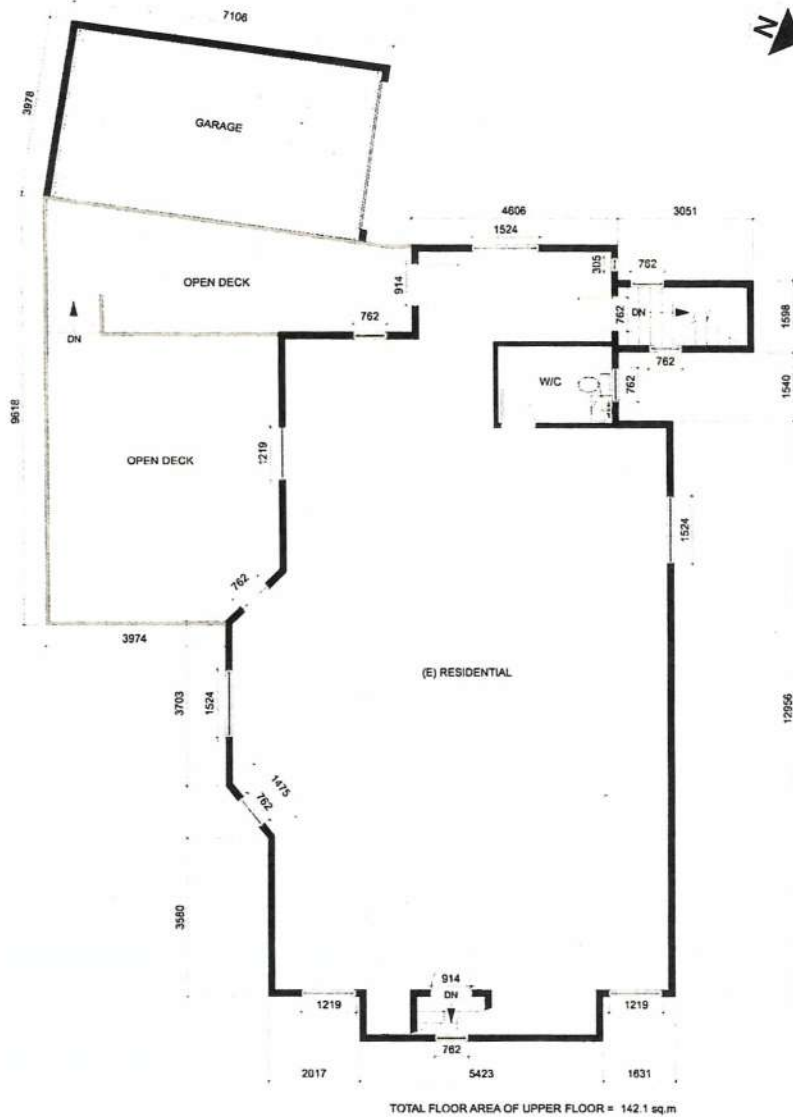




- 1 ADD (N) SECOND EXIT FROM (E) SUITE
CONSTRUCT 45MIN FIRE SEPARATION TO SEPARATE (N)
EXIT CORRIDOR FROM (E) GARAGE
- 2 ADD (N) 914MM 20MIN FIRE RATED DOOR BETWEEN (E)
BACK OFFICE & (N) EXIT CORRIDOR
- 3 MODIFY SWING OF (E) GARAGE TO ALLOW (E) EXIT
DOOR TO SWING IN THE PATH OF TRAVEL
- 4 INFILL (E) OPENING INTO (E) STORAGE WITH 45MIN FIRE
SEPARATION TO SEPARATE (E) EXIT CORRIDOR FROM
(E) STORAGE
- 5 (N) AIR FILTRATION UNIT



Existing Area of Rezoning Application
1:35



2 Existing Upper Floor Plan
1:50

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Received
City of Victoria

SEP 12 2012

Planning & Development Department
Development Services Div.

5	ISSUED FOR REVIEW	2017-05-01
4	ISSUED FOR REVIEW	2017-01-03
3	ISSUED FOR REVIEW	2016-12-05
2	ISSUED FOR REVIEW	2016-11-01
1	ISSUED FOR REVIEW	2016-10-25



Sub	Sub
As Noted	2017-05-01

2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
Existing Upper Floor Plans

LT	LM
2016550	A-003



1 Entrance on Douglas - East East of Building



2 Entrance on Douglas - East Face of Building



3 South Face of Building



4 West Face of Building

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Received
City of Victoria

SEP 12 2017

Planning & Development Department
Development Services Division

1	REQUIRED FOR REZONING	2017-05-01
2	ISSUED FOR REVIEW	2017-05-03
3	ISSUED FOR REVIEW	2016-12-06
4	ISSUED FOR REVIEW	2016-11-01
5	ISSUED FOR REVIEW	2016-10-23

number **TEN** architectural group

1000 10th Street
Victoria BC V8W 2G1
Tel: 250-363-1010
www.tenarchitectural.com

number **10**

DATE	2017-05-01
NOT TO SCALE	

2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
Exterior Photos

PROJECT	2622 Douglas St Exterior Photos
DATE	2016-10-23
PROJECT NO.	A-004

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City of Victoria

SEP 12 2017

Planning & Development Department
Development Services Division

1	ISSUED FOR REZONING	2017-05-01
2	ISSUED FOR REZONING	2017-01-01
3	ISSUED FOR REZONING	2016-12-01
4	ISSUED FOR REZONING	2016-11-01
5	ISSUED FOR REZONING	2016-10-25



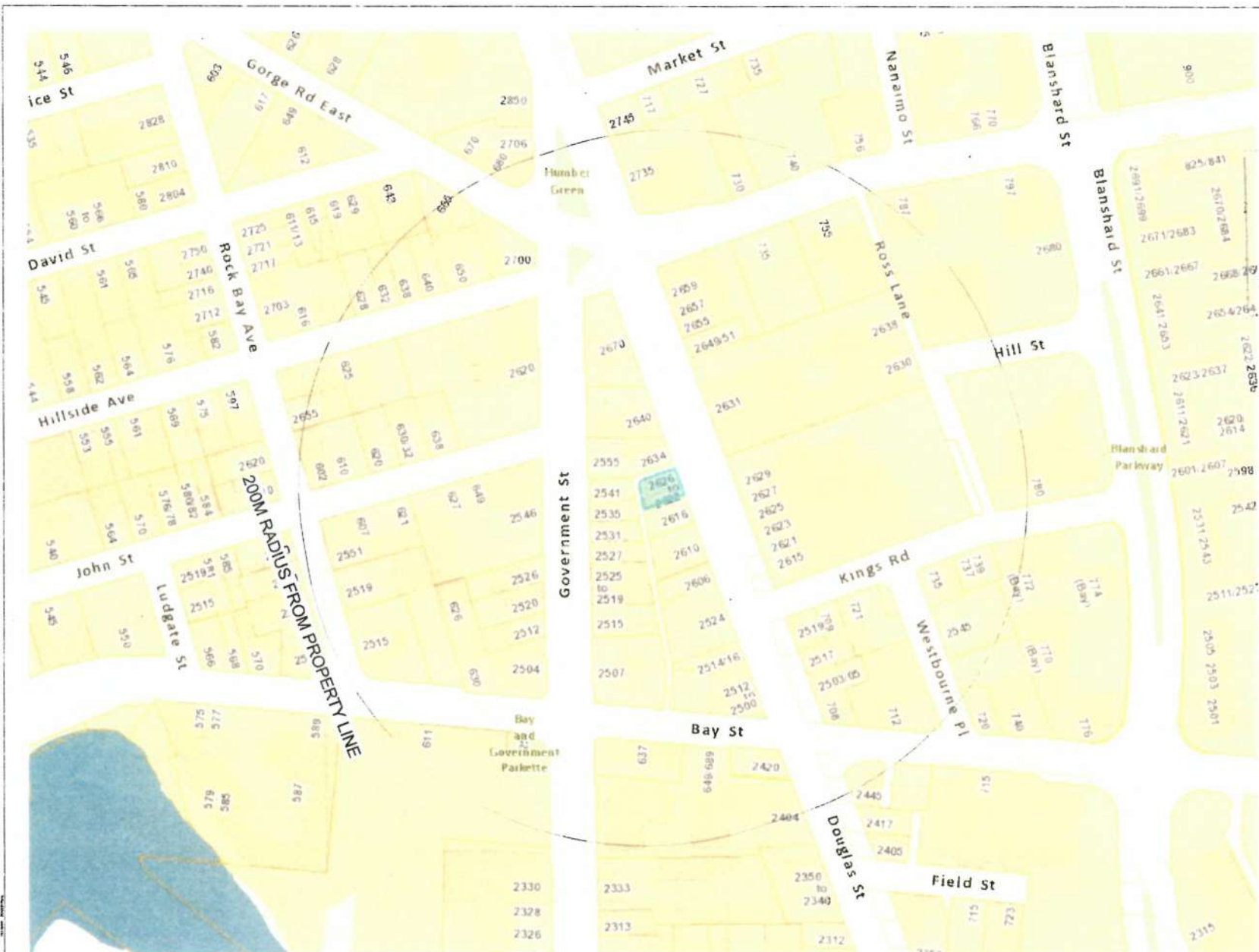
NAME	2622 Douglas St
ADDRESS	2622 Douglas St
CITY	2622 Douglas St
PROJ. NO.	2622 Douglas St
DATE	2017-05-01

2622 Douglas St
Storefront Cannabis Retailer Rezoning

2622 Douglas St
200m Radius Map

DATE	2016-05-01
DATE	2016-05-01
DATE	2016-05-01
DATE	2016-05-01

A-005



NO OTHER CANNABIS STOREFRONTS WITHIN 200m RADIUS

Mayor and Council

#1 Centennial SQ Victoria BC

V8W 1P6

To Mayor and Council

Letter to council Fivestar Medicinal Dispensary Ltd Licence Application

At Five Star Medicinal Dispensary we are located at 2622 Douglas Street Victoria B.C. Our goal is to provide affordable safe access to qualified individuals with a motto that is "patients over profits". Located in the Tangs Pagoda building we have kept all exterior facia the same and intend to going into the future. The proximity to other storefront cannabis retailers and schools exceeds over 500m so we comply with city regulations.

In addition to conforming to the storefront cannabis retailer policy we have made sure that we have complied with all the given guidelines. Five Star Medicinal Dispensary hours of operation are 11 am-7pm Monday-Sunday. All signs have been changed and product warnings are displayed prominently.

Five Star Medicinal donates a small portion of profits to charity and are working together with other clubs on donation initiatives such as a food drive for the Mustard Seed Food Bank. As we grow we will continue to give back to our community as it means alot to us. We have a low carbon footprint and we ensure that we keep an enviromently friendly atmosphere.

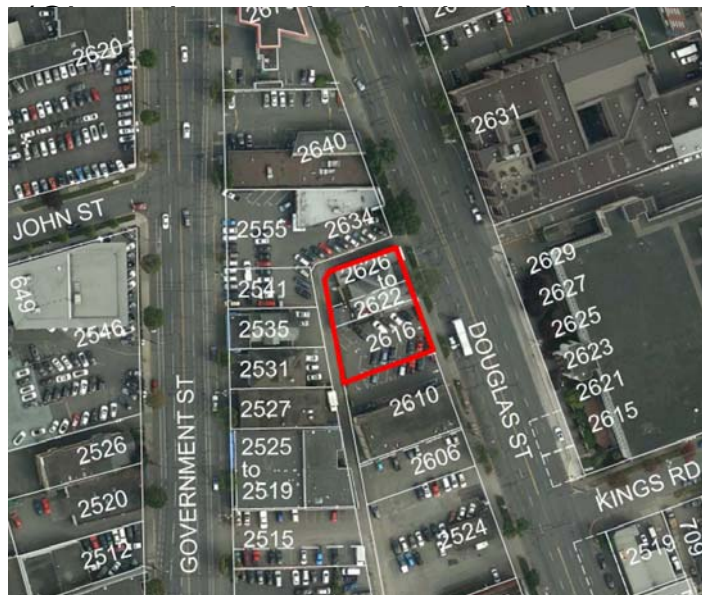
We always operate in a community friendly manner when it comes to our neighborhood, we have great relationships with all our neighbors. The upkeep of our building is one of our main priorities and will continue to be as we strive to improve this part of downtown. We have minimal foot traffic and again we are only open 11am-7pm which limits activity for residents of our neighborhood.

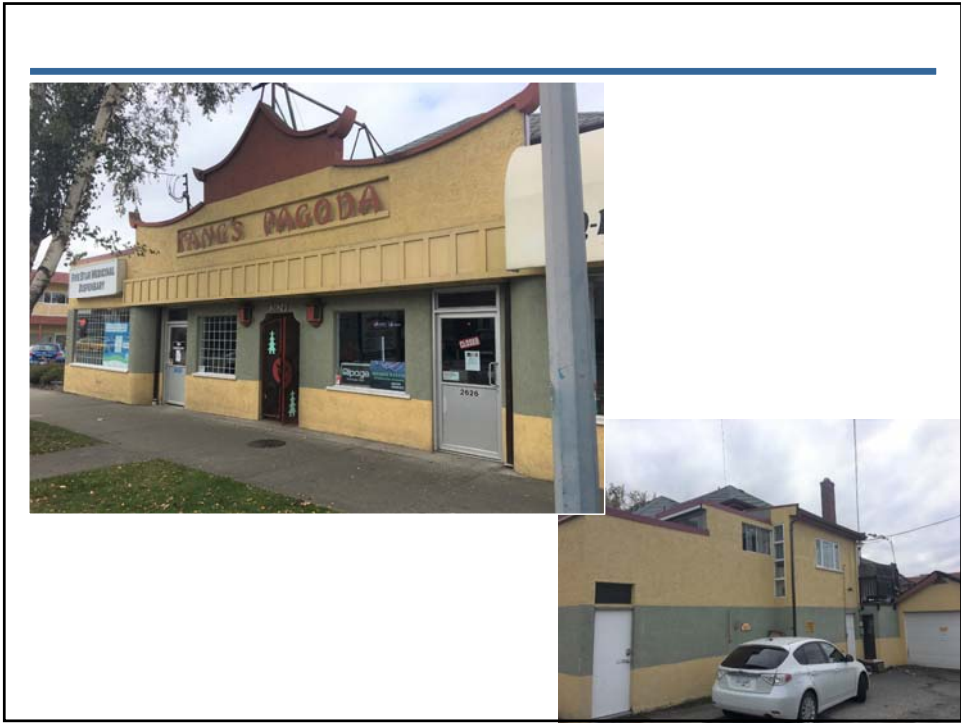
Five star medicinal is I believe exceeding all security and safety requirements as will be evident in our security plan done together with the Commisionaires. We have implemented many CPTED recomendated security features and have addressed all four of the CPTED principles some of which include window bars, alarms, pannic buttons as well as design of the location. Staff and community safety are one of our number one priorities and always will be. All products come with warnings and are kept secure at all times.

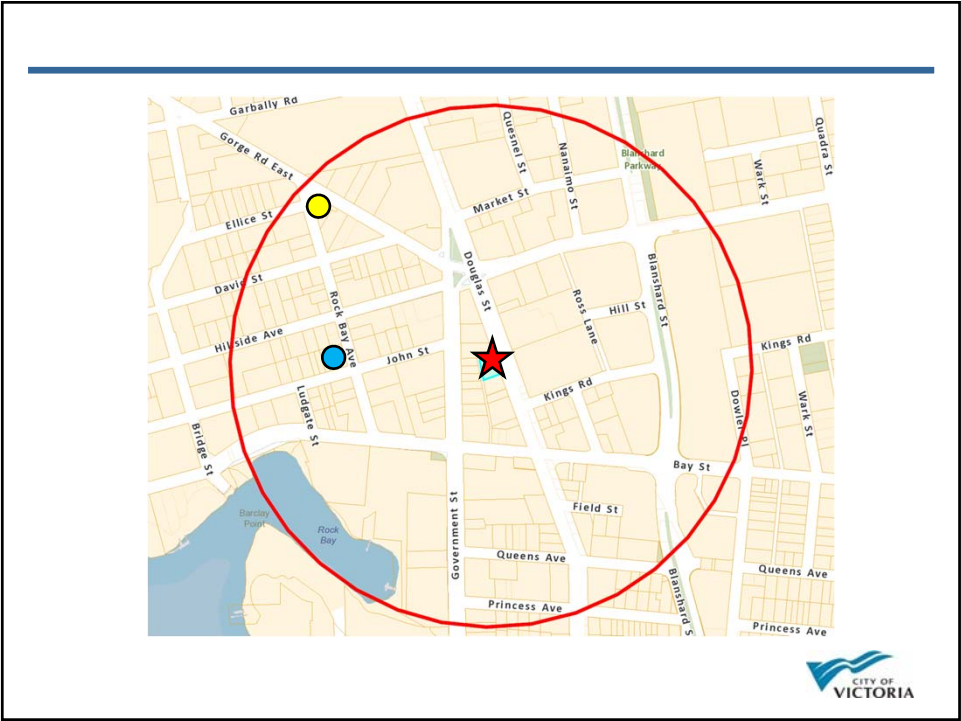
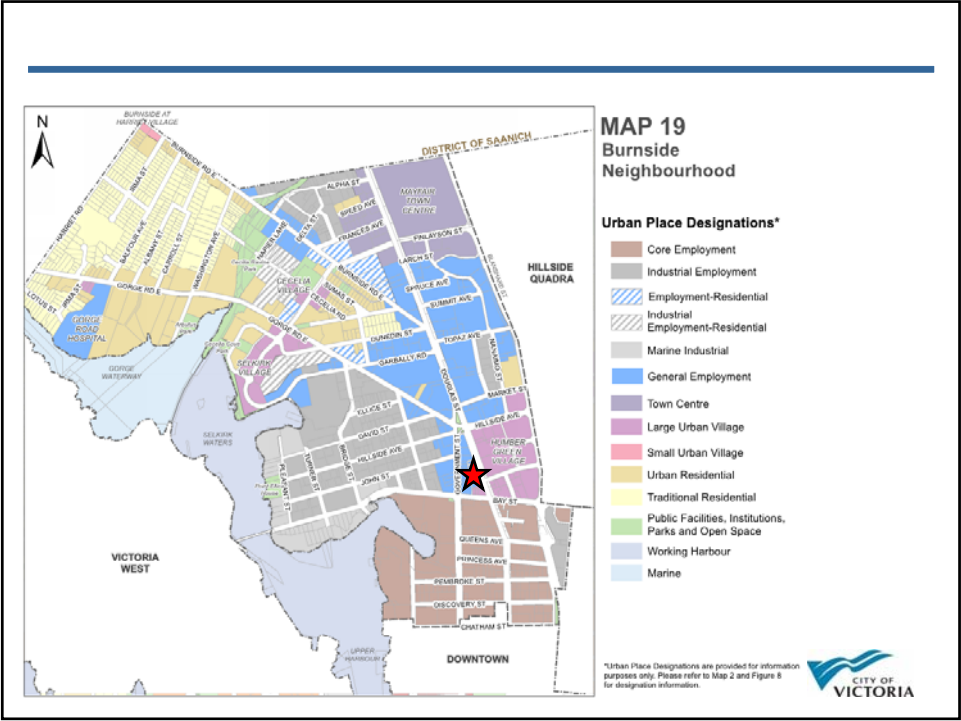
Five Star Medicinal Dispensary LTD would like to thank council for their time and consideration, we hope to build a great relationship with the City of Victoria.

Brandon Rounds/Erich Weiss owner Fivestar Medicinal Dispensary ltd

Rezoning Application for 2616-2626 Douglas Street









Committee of the Whole Report

For the Meeting of February 1, 2018

To: Committee of the Whole **Date:** January 18, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Temporary Use Permit with Variance Application No. 00005 for 2610 Rock Bay Avenue**

RECOMMENDATION

That Council decline Temporary Use Permit with Variance Application No. 00005 for the property located at 2610 Rock Bay Avenue.

LEGISLATIVE AUTHORITY

In accordance with section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit with Variance Application for the property located at 2610 Rock Bay Avenue. The proposal is to permit a storefront cannabis retailer for a period of up to three years.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Industrial Employment designation in the *Official Community Plan, 2012*
- the proposal is generally consistent with the Industrial Employment designation in the *Burnside Gorge Neighbourhood Plan*
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as it is within 400m of the permitted storefront cannabis retailer at 603 Gorge Road East.

BACKGROUND

Description of Proposal

This Temporary Use Permit with Variance Application is to allow for the retail sale of cannabis in an existing warehouse building. The property is currently used for the manufacturing, processing and shipping of cannabis products, with an ancillary retail store. The following

differences from the standard zone are being proposed and would be accommodated in the permit:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to the ground floor
- storefront cannabis retailer would be restricted to an accessory use of products manufactured, cleaned, stored, or otherwise handled in the primary use; and the area for accessory use would not be permitted to exceed 25% of the total building area.

All other requirements within the M-2 Zone, Light Industrial District remain the same.

A Temporary Use Permit with Variance is being sought by the applicant due to the potential redevelopment of the subject site by the property owner.

This application was brought forward to the November 9, 2017, Committee of the Whole Meeting at which time Council voted to defer the application until after the Public Hearing for 603 Gorge Road East. The application at 603 Gorge Road East was approved following a Public Hearing, and as such, this application for 2610 Rock Bay Avenue is being brought back to Committee of the Whole for Council's consideration.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application has proposed five Class 1 bicycle parking stalls and subsidized bus passes for employees which support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Temporary Use Permit with Variance Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a two-storey light industrial building. Under the current M-2 Zone, Light Industrial District, the property could be developed at a density of 3.0:1 floor space ratio up to a height of 15m for a variety of light industrial uses and accessory retail.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) meeting is waived unless the application involves construction of a new building; however, the application was referred to the Burnside Gorge Community Association CALUC. Also consistent with the Policy, the application has been referred to School District No. 61 and the Victoria Police Department (VicPD). The following table displays the number of service calls:

Calls for Service	2015	2016	2017 (July 24)
Calls to the immediate area	5	2	2
Calls to the block	41	48	20

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) identifies this property within the Industrial Employment urban place designation. The submitted site plans identify warehousing and manufacturing as the major components of the use on site, and the introduction of retail sale of cannabis would be an accessory use. The application is therefore consistent with the OCP.

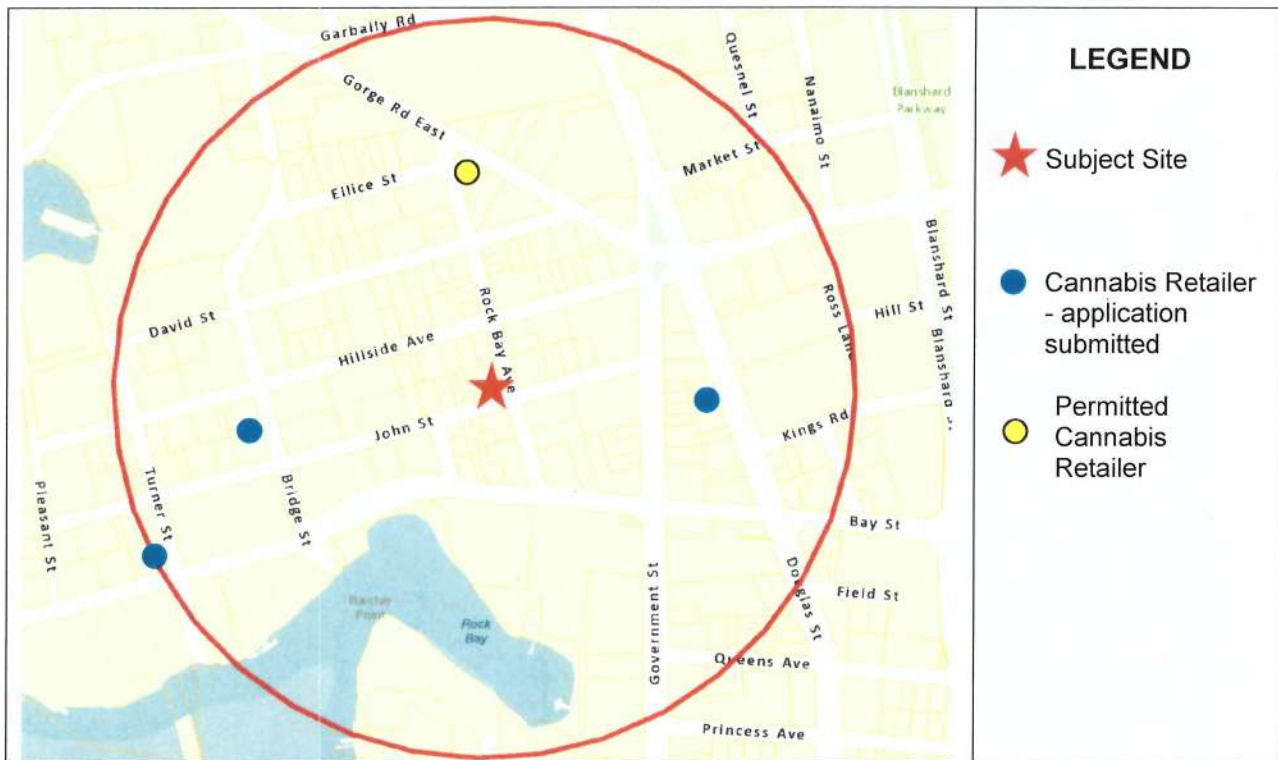
Local Area Plans

The *Burnside Gorge Neighbourhood Plan* identifies this property within the Industrial Employment designation. Storefront cannabis retailer is proposed as an accessory use and is therefore consistent with the plan. To ensure retail is maintained as no more than an accessory use, Staff recommend limiting the building floor area, permitted to be used for retail, to 25 percent, in the event Council chooses to approve the Temporary Use Permit with Variance.

Storefront Cannabis Retailer Rezoning Policy

At the time of submission, this application was consistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there were no storefront cannabis retailers within 200 metres of the property; however, there is a permitted storefront cannabis retailer at 603 Gorge Road East that is 204 metres from the property, which is inconsistent with the updated policy. In addition, the application at 2616-2626 Douglas Street is 211m east of the subject site and the application at 2612 Bridge Street is approximately 233m to the west. Staff are awaiting revised materials for the application at 2520 Turner Road (383m away).

No public or independent elementary, secondary or high schools are within 200m of the property.



Regulatory Considerations

Due to the change of use to retail there is a parking deficiency of one stall. The parking requirements are for six stalls on-site, and the proposal is to provide for five stalls on-site. The applicant has proposed subsidized bus passes and five Class 1 bicycle stalls. Therefore, if the Temporary Use Permit with Variance is approved by Council, the permit would reduce the parking requirements for storefront cannabis retailer from one stall per 37.5m² of floor space to one stall per 76m² of floor space, with the condition that the aforementioned Transportation Demand Management measures are undertaken.

CONCLUSIONS

The proposal to permit the use of a storefront cannabis retailer is consistent with both the *Official Community Plan* and the *Burnside Gorge Neighbourhood Plan* in permitting retail as an ancillary use to an industrial use. The proposal does not have any schools within 200m of the parcel; however, there is a permitted storefront cannabis retailer within 400m of the subject property and is therefore inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*. Staff recommend Council consider declining this application.

ALTERNATE MOTIONS

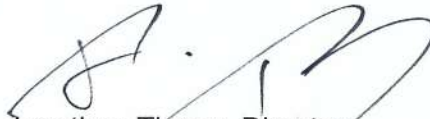
"That Council authorize the issuance of Temporary Use Permit with Variance Application No. 00005 for 2610 Rock Bay, in accordance with:

1. Plans date stamped September 22, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the parking requirements for retail from 1 stall per 37.5m² to 1 stall per 76m².
3. The Development Permit lapsing three years from the date of this resolution."

Respectfully submitted,



Michael Angrove
Planner
Development Services

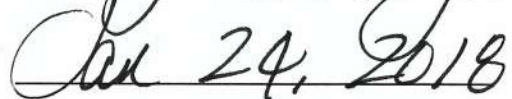


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

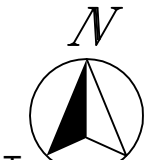
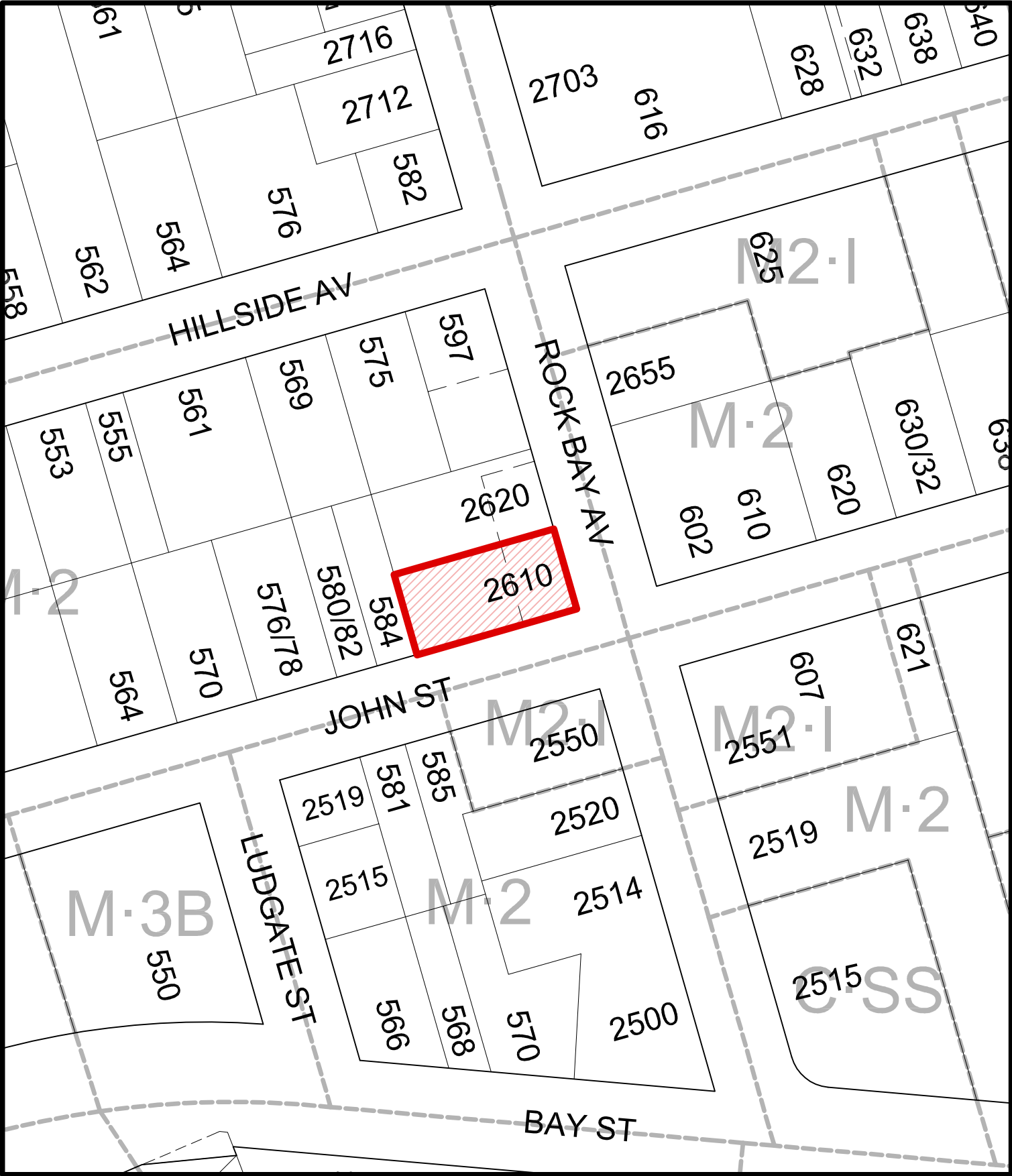


Date:



List of Attachments:

- Appendix A: Subject Map
- Appendix B: Aerial Map
- Appendix C: Plans date stamped September 22, 2017
- Appendix D: Letter from applicant to Mayor and Council dated October 23, 2017
- Appendix E: Committee of the Whole Report, dated October 26, 2017



2610 Rock Bay Avenue
Rezoning No.000529

Temporary Use Permit Application No. 00005 for 2610 Rock Bay Avenue (Bur...



TREES, 2610 ROCK BAY AVENUE

246

- Regulated Fire Hydrant
- Curb
- Property Lines
- Residential Parking
- Time Limited Parking
- No Stopping
- Tree

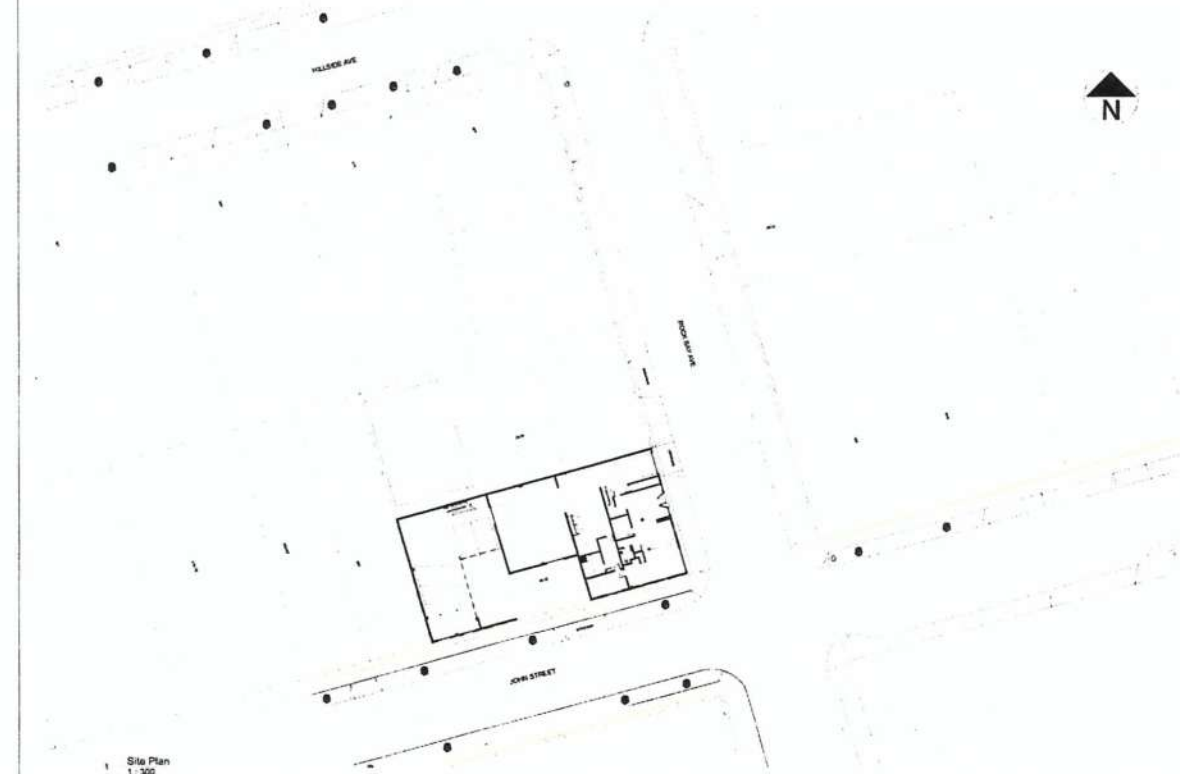
A-000	Drawing List, Legend, Code Review, Project Information Table & Site Plan
A-001	Site Plan
A-002	Existing Floor Plan
A-003	Exterior Photos
A-004	200m Radius Map

Zone (Existing)	M-2
Site Area (sq.m)	673.9 sq.m
Unit Floor Area (sq.m)	704.9 sq.m
Parking Stalls (Number on Site)	5 Stalls
Bicycle Parking Number (Class 1 and 2)	Class 1: 5, Class 2: 0

SEP 22 2017

Planning & Development Dept
Development Services Division

Item: 2012 British Columbia Building Code, Data Matrix Page 3 BCBC 2012 Reference

[illegible]Site Plan
1 : 300

4	ISSUED FOR REZONING	2017-07-18
3	ISSUED FOR REZONING	2017-03-01
2	ISSUED FOR REZONING	2016-10-25
1	ISSUED FOR REVIEW	2016-09-29

number **TEN**
architectural group

1000 10th Avenue South
Suite 200
Atlanta, GA 30316
Tel: 404/525-1010
Fax: 404/525-1011
www.number10.com

number **10**

2610 Rock Bay Ave
Storefront Cannabis Retailer Rezoning

2610 Rock Bay Ave
Drawing List, Legend,
Code Review, Project Information Table
Overall Site Plan

LT	LM
2016528	A-000

Alex Robb
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Cell: (250) 891-5971
Office: (778) 265-8733



Received
City of Victoria

SEP 22 2017

Planning & Development Department
Development Services Division

4	REVISED FOR RETZONING	2017-07-18
3	REVISED FOR RETZONING	2017-05-01
2	ISSUED FOR RETZONING	2016-10-20
1	ISSUED FOR REVIEW	2016-09-29
0	ORIGINAL SUBMITTAL	2016



SCALE 1:100 DATE 2017-05-01

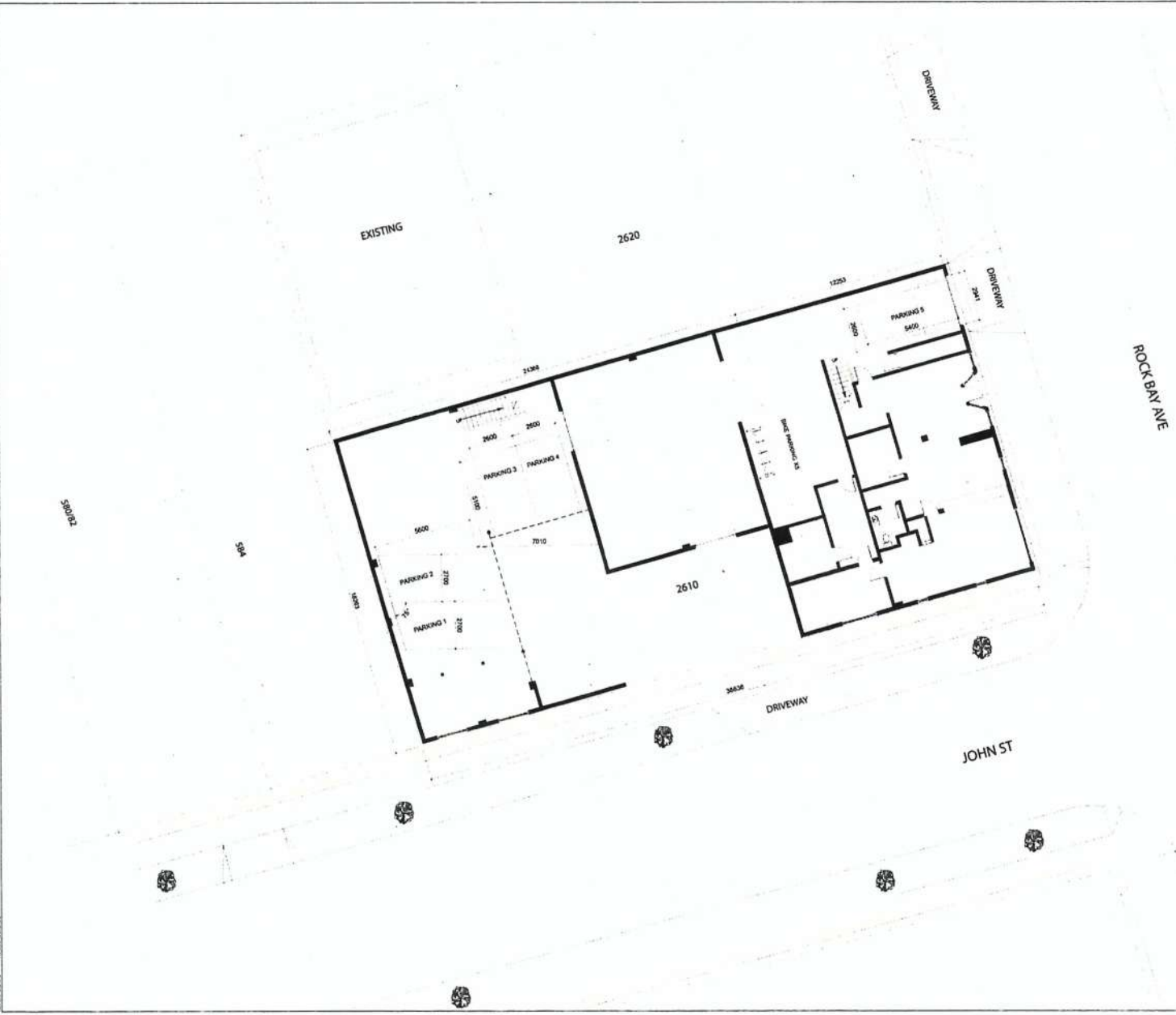
2610 Rock Bay Ave
Storefront Cannabis Retailer Rezoning

2610 Rock Bay Ave
Site Plan

DESIGNED BY	ET	CHECKED BY	LM
DRAWN BY			
DATE	2016528		

A-001

Committee of the Whole - 01 Feb 2018



CONDITIONS OF REZONING

1. OVERHEAD DOOR TO BE REPLACED WITH TWO OVERHEAD DOORS
2. OVERHEAD DOOR TO BE REPLACED WITH TWO OVERHEAD DOORS
3. REPLACE TO TOP OF EXISTING DOOR
4. CONSTRUCT A NEW FIRE SEPARATION WALL
5. CLOSE OFF #1 DOOR TO MAKE EXISTING OFFICE
6. CONSTRUCT WALL TO SEPARATE WAREHOUSE FROM EXISTING BUILDING

1 Main Floor Plan 1:100

2 Upper Floor Plan 1:100

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City of Victoria

SEP 22 2017

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Development Services Division

4	ISSUED FOR REVIEW	2017-09-18
3	ISSUED FOR REVIEW	2017-09-18
2	ISSUED FOR REVIEW	2017-09-18
1	ISSUED FOR REVIEW	2017-09-18

number **10**

2610 Rock Bay Ave
Storefront Cannabis Retailer Rezoning

2610 Rock Bay Ave
Existing Floor Plans

2016528

A-002



1 Entrance On Rock Bay Avenue



2 East & North Face of Building



3 Loading Off Of John Street



4 South Face Of Building; Loading Off Of John Street

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City of Victoria

SEP 22 2017

Planning & Development Department
Development Services Division

4	RECALLED FOR REZONING	2017-07-18
3	RECALLED FOR REZONING	2017-05-01
2	ISSUED FOR REZONING	2016-10-29
1	ISSUED FOR REVIEW	2016-09-29
0	RECALLED FOR REVIEW	2016-09-29



NAME	2610 Rock Bay Ave
ADDRESS	Storefront Cannabis Retailer Rezoning
DATE	2017-09-01
PROJECT	2610 Rock Bay Ave Exterior Photos
PROJECT NO.	2016528
PROJECT NAME	A-003

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City of Victoria

SEP 22 2017

Planning & Development Department
Development Services Division

4	ISSUED FOR REVIEW	2017-09-14
3	ISSUED FOR REVIEW	2017-09-06
2	ISSUED FOR REVIEW	2016-10-26
1	ISSUED FOR REVIEW	2016-06-29

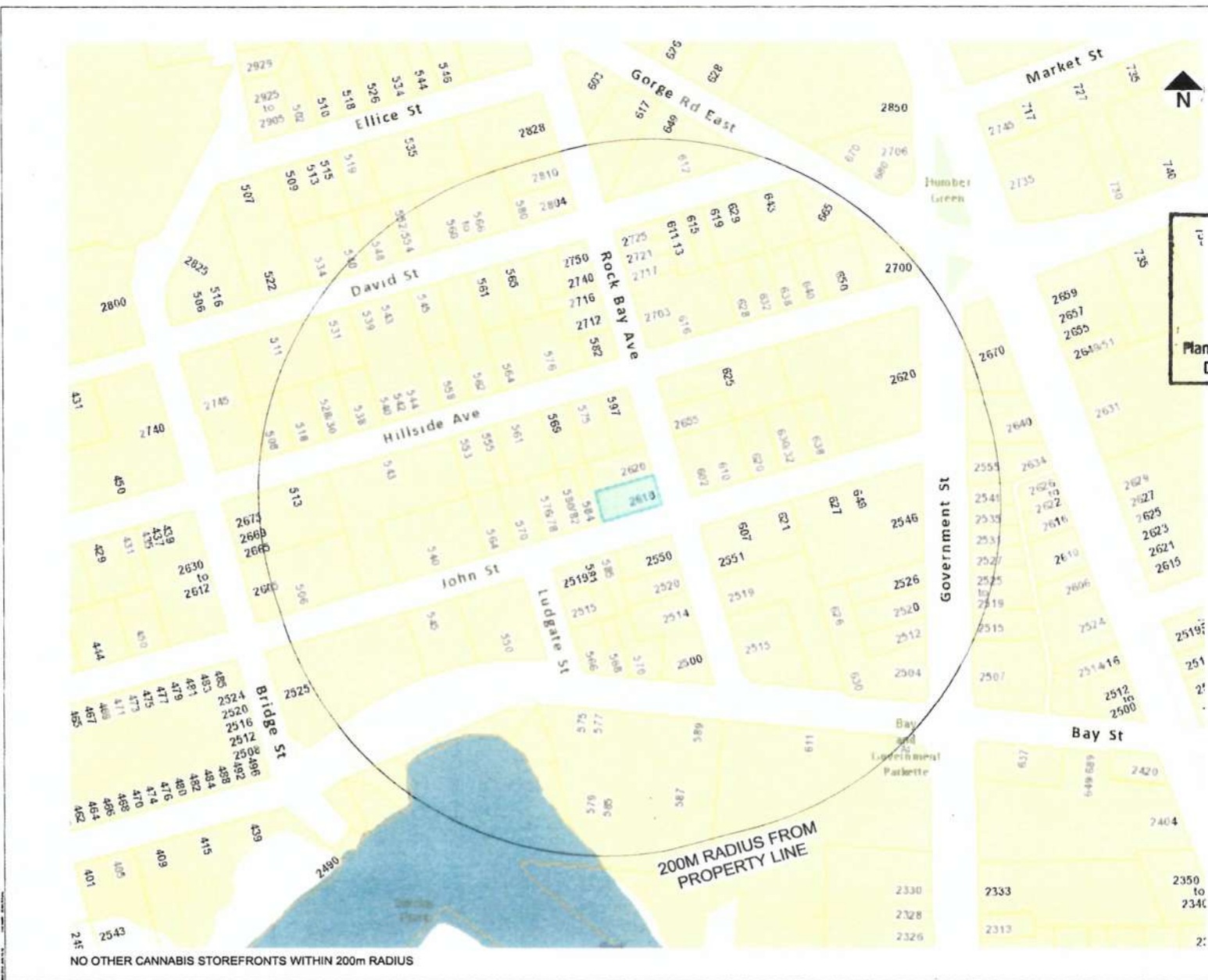


1:1000 2017-09-01

2610 Rock Bay Ave
Storefront Cannabis Retailer Rezoning

2610 Rock Bay Ave
200m Radius Map

2016528
A-004





To: Mayor Lisa Helps and members of Victoria City Council

From: Alex Robb, Community Liaison for Trees Dispensary

Date: October 23, 2016

Subject: Temporary Use Permit for Cannabis Related Business for 2610 Rock Bay Avenue

Dear Mayor and City Council,

This is a resubmission of the letter for our application for rezoning from October 20, 2016 for cannabis-related business for the property at 2610 Rock Bay Avenue. This revision to our application seeks to alter it from a permanent rezoning to an application for a Temporary Use Permit (TUP). Other revisions to our application include an updated transportation management plan to address the shortfall of two parking spaces for this property. As part of the resubmission of this application, I am also submitting a temporary development variance permit application to reduce the number of required parking spaces by one.

Description of Proposal Revisions

The main reason we are now seeking to revise our application from a permanent rezoning to a Temporary Use Permit (TUP) is because over the course of this rezoning application process the ownership of the building has changed hands, and the new landlord has announced plans to retrofit the building in 2018. This development will likely take nine months to a year to complete during which time we will have to vacate the premises.

We are in negotiations with the landlord to sign a new lease in the newly retrofitted building when it is complete, or to take over another nearby space, but a condition of this new lease agreement will be that we must vacate the building throughout construction. The landlord is not able to commit to the details of the lease until the retrofit is complete, and so we cannot at this time be certain that we will have a long-term lease for this location. Thus, we wish to alter this application so that it is a three-year TUP rather than a permanent rezoning.

We do not want to permanently rezone a location in which we do not know we have secure long-term lease, especially if we intend to move our business to a nearby location. Given the insecurity of our position, we are also searching for a suitable alternative location in the same neighbourhood. We would not want to rezone one location only to have our lease expire and then have that property's zoning for cannabis retail prevent us from rezoning a nearby property in order to continue the same business. We would prefer to obtain a Temporary Use Permit now, in order to provide us with more time to decide whether we want to rezone this property, or another nearby property, within the next three years.

Description of Proposal

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The economic, environmental, and social benefits of this project are numerous. The regulation of this business sector in Victoria is likely to stimulate the local economy, making Victoria a hub of this emerging regulated and taxed business activity in the city and so help transition this industry, (that was previously taking place in an informal, unregulated and untaxed manner), toward a better regulated marketplace. The cannabis industry on Vancouver Island contributes significantly to the economy and offers quality, high paying employment for Victoria's young population many of whom are highly educated, especially in the field of alternative healthcare.

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Trees Dispensary's presence in the area has contributed to the safety and security of the neighbourhood and residents, and resulted in a decrease in petty crime in the immediate area. The increased foot traffic in the area as a result of Trees business has made the streets more populated and safer. Our staff have kept the area surrounding our business well maintained, clean, and free of litter and other refuse. Our 24-hour high definition camera system can be used to provide information on crimes that may happen in the neighbourhood after hours. The Victoria PD's major crimes division have used our security cameras to investigate an aggravated assault that occurred in the neighbourhood in early October 2016, and we are able to offer up to four weeks of film footage of everything that happens on the intersection outside our storefront and across the streets, which has decreased graffiti and crime in the area.

Transportation

Under the zoning requirements of Schedule C, 1 parking space is to be provided per 37.5sq.m of gross floor area for retail stores, and 1 parking space is to be provided per 93sq.m of gross floor area for warehouse use, and 1 parking space is to be provided per 140sq.m of gross floor area for manufacturing use, therefore, six parking spots are required.

There are five available spots on-site, so there is a shortfall of one required parking spaces. For that reason we are submitting a development variance permit application, along with this rezoning application, in order to reduce the total number of required parking spots for this property to five.

Along with this request for one less parking space, Trees Dispensary has undertaken a transportation management plan for promoting cycling and public transportation for our employees. Already, the majority of the people who work in this building use a bicycle to commute, and they park their bicycle in the indoor bike parking we provide, pictured below, and noted in the revised drawings. There is not an existing need for more than five spaces, and there is no likelihood that we will require any more parking spots in the future.

In addition to the common use of bicycles among staff for commuting, Trees Dispensary also commits to subsidizing public transportation by staff by making free bus tickets available to staff at this store on request, and offering to pay half of a monthly bus pass for any staff person that commutes by bus. Together, these measures mitigate any undesirable consequences of reducing the required parking for the building by one space.



Heritage

This property does not have heritage status and no heritage buildings are effected by this application.

Thank you for your consideration and for your efforts to bring about regulation to this business sector in Victoria. I look forward to further developing the Trees Dispensary business in Victoria and finding other ways to contribute to this vibrant community.

All best wishes,

Alex Robb

General Manager, Trees Dispensary



Committee of the Whole Report

For the Meeting of November 9, 2017

To: Committee of the Whole **Date:** October 26, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Temporary Use Permit with Variance Application No. 00005 for 2610 Rock Bay Avenue

RECOMMENDATION

That Council defer the proposal outlined in Temporary Use Permit with Variance Application No. 00005 for 2610 Rock Bay until after the Public Hearing for Rezoning Application No. 00533 for 603 Gorge Road East.

LEGISLATIVE AUTHORITY

In accordance with section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit with Variance Application for the property located at 2610 Rock Bay Avenue. The proposal is to permit a storefront cannabis retailer for a period of up to three years.

The following points were considered in assessing these applications:

- the proposal is generally consistent with the Industrial Employment designation in the *Official Community Plan, 2012*
- the proposal is generally consistent with the Industrial Employment designation in the *Burnside Gorge Neighbourhood Plan*
- the proposal is currently consistent with the *Storefront Cannabis Retailer Rezoning Policy*; however, it is within 400m of an existing storefront cannabis retailer (603 Gorge Road East), which is scheduled for a Public Hearing on December 14, 2017.

BACKGROUND

Description of Proposal

This Temporary Use Permit Application is to allow for the retail sale of cannabis in an existing warehouse building. The property is currently used for the manufacturing, processing and shipping of cannabis products, with an ancillary retail store. The following differences from the standard zone are being proposed and would be accommodated in the Temporary Use Permit:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to the ground floor
- storefront cannabis retailer would be restricted to an accessory use of products manufactured, cleaned, stored, or otherwise handled in the primary use; and the area for accessory use not to exceed 25% of the total building area.

All other requirements within the M-2 Zone, Light Industrial District remain the same.

A Temporary Use Permit is being sought by the applicant due to the potential redevelopment of the subject site by the property owner.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application has proposed five Class 1 bicycle parking stalls and subsidized bus passes for employees which support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Temporary Use Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a two-storey light industrial building. Under the current M-2 Zone, Light Industrial District, the property could be developed at a density of 3.0:1 floor space ratio up to a height of 15m for a variety of light industrial uses and accessory retail.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) meeting is waived unless the Application involves construction of a new building; however, the Application was referred to the Burnside Gorge Community Association CALUC. Also consistent with the Policy,

the Application has been referred to School District No. 61 and the Victoria Police Department (VicPD). The following table displays the number of service calls:

Calls for Service	2015	2016	2017 (July 24)
Calls to the immediate area	5	2	2
Calls to the block	41	48	20

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) identifies this property within the Industrial Employment urban place designation. The submitted site plans identify warehousing and manufacturing as the major components of the use on site, and the introduction of retail sale of cannabis would be an accessory use. The application is therefore consistent with the OCP.

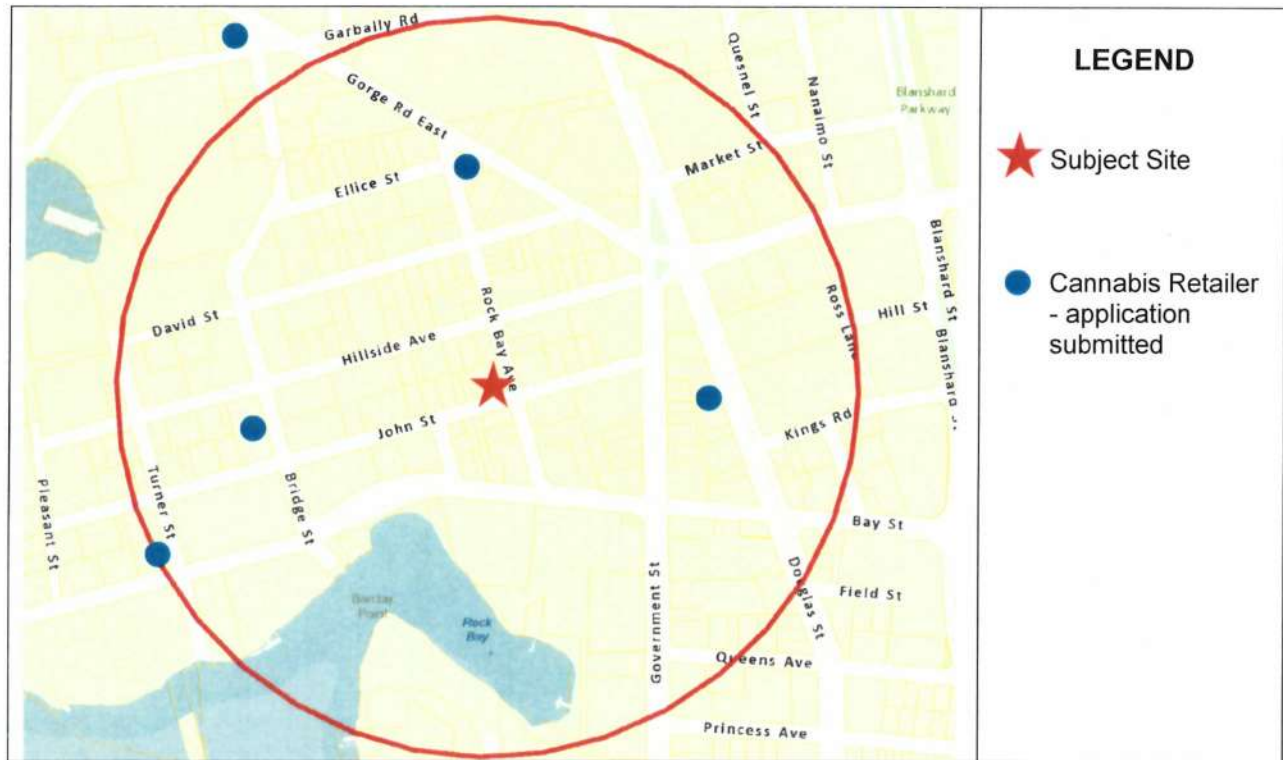
Local Area Plans

The *Burnside Gorge Neighbourhood Plan* identifies this property within the Industrial Employment designation. Storefront cannabis retailer is proposed as an accessory use and is therefore consistent with the plan. To ensure retail is maintained as no more than an accessory use, Staff recommend making a condition of the Temporary Use Permit that a maximum of 25% of the building area is permitted to be retail.

Storefront Cannabis Retailer Rezoning Policy

At the time of submission, this application was consistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there are no storefront cannabis retailers within 200 metres of the property. However, there are four storefront cannabis retailers within 400 metres of the property, which is inconsistent with the updated policy. While none of those applications are permitted (formally approved by Council through a rezoning process), the application for an existing storefront cannabis retailer at 603 Gorge Road East is scheduled for a December 14, 2017 Public Hearing, and is approximately 204m to the north of the subject site. In addition, the application at 2616-2626 Douglas Street is 211m east of the subject site, and is currently deferred until after the Public Hearing at 603 Gorge Road East. Staff are awaiting revised materials for the applications at 2612 Bridge Street (233m away) and 2520 Turner Road (383m away).

No public or independent elementary, secondary or high schools are within 200m of the property.



Regulatory Considerations

Due to the change of use to retail there is a parking deficiency of one stall. The parking requirements are for six stalls on-site, and the proposal is to provide for five stalls on-site. The applicant has proposed subsidized bus passes and five Class 1 bicycle stalls. Therefore, if the Temporary Use Permit with Variance is approved by Council, the permit would reduce the parking requirements for storefront cannabis retailer from one stall per 37.5m² of floor space to one stall per 76m² of floor space, with the condition that the aforementioned Transportation Demand Management measures are undertaken.

CONCLUSIONS

This proposal to permit the use of a storefront cannabis retailer is consistent with both the *Official Community Plan* and the *Burnside Gorge Neighbourhood Plan* in permitting retail as an ancillary use to an industrial use. The proposal does not have any schools within 200m of the parcel; however, the application at 603 Gorge Road East is scheduled for a Public Hearing on December 14, 2017, and as per the *Storefront Cannabis Retailer Rezoning Policy*, retailers should be a distance of 400m from another retailer. Upon approval of one application, the other would be in violation of the policy. Staff recommend Council consider deferring this application until after the Public Hearing for 603 Gorge Road East.

ALTERNATE MOTIONS

Approve

- (1) "That Council authorize the issuance of Temporary Use Permit with Variance Application No. 00005 for 2610 Rock Bay, in accordance with:
1. Plans date stamped September 22, 2017
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the parking requirements for retail stores from 1 stall per 37.5m² to 1 stall per 76m²
 3. The Development Permit lapsing three years from the date of this resolution."

Decline

- (2) That Council decline Temporary Use Permit with Variance Application No. 00005 for the property located at 2610 Rock Bay Avenue.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov. 1/17

List of Attachments:

- Appendix A: Subject Map
- Appendix B: Aerial Map
- Appendix C: Plans date stamped September 22, 2017
- Appendix D: Letter from applicant to Mayor and Council dated October 23, 2017



TREES, 2610 ROCK BAY AVENUE

1

- Regulated Fire Hydrant
- Curb
- Property Lines
- Residential Parking
- Time Limited Parking
- No Stopping
- Tree

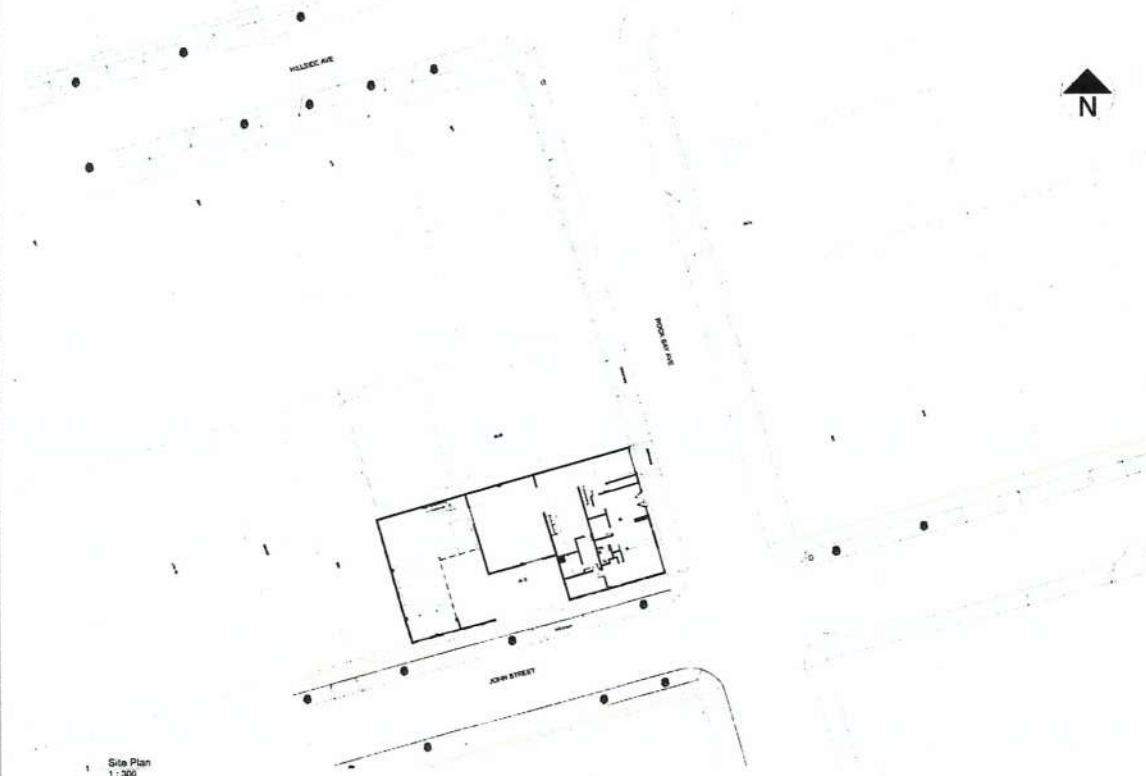
A-000	Drawing List, Legend, Code Review, Project Information Table & Site Plan
A-001	Site Plan
A-002	Existing Floor Plan
A-003	Exterior Photos
A-004	200m Radius Map

Zone (Existing)	M-2
Site Area (sq.m)	673.9 sq.m
Unit Floor Area (sq.m)	704.9 sq.m
Parking Stalls (Number on Site)	5 Stalls
Bicycle Parking Number (Class 1 and 2)	Class 1: 5, Class 2: 0

SEP 22 2017

Planning & Development Department
Development Services Division

Item: 2017 British Columbia Reading Code Data Matrix Page 3 BCRC 2017 Reference

[illegible]

4	ISSUED FOR REVIEW	2017-07
3	ISSUED FOR REVIEW	2017-05
2	ISSUED FOR REVIEW	2016-10
1	ISSUED FOR REVIEW	2016-09

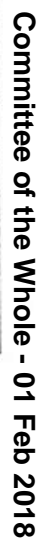


As Noted	2017-05
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2610 Rock Bay Ave
Storefront Cannabis Retailer Rezoning

2610 Rock Bay Ave
Drawing List, Legend,
Code Review, Project Information Table
Overall Site Plan

DATE		
SUBJECT	LT	
OTHER PROJECT NO.		A-000
	2016528	



Alex Robb
Trees Dispensary
alex@treesdispensary.com
Cell: (250) 891-5971
Office: (778) 265-8733



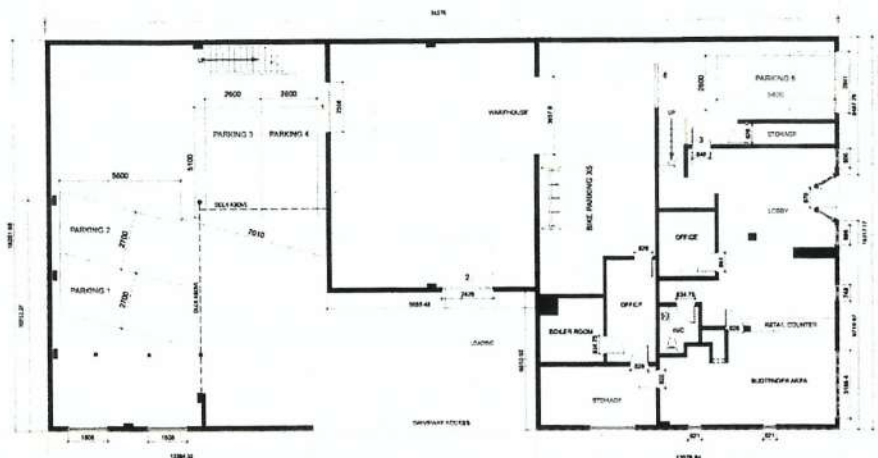
4	ISSUED FOR REVIEW	2017-07-18
3	ISSUED FOR REVIEW	2017-05-01
2	ISSUED FOR REVIEW	2016-10-26
1	ISSUED FOR REVIEW	2016-09-29



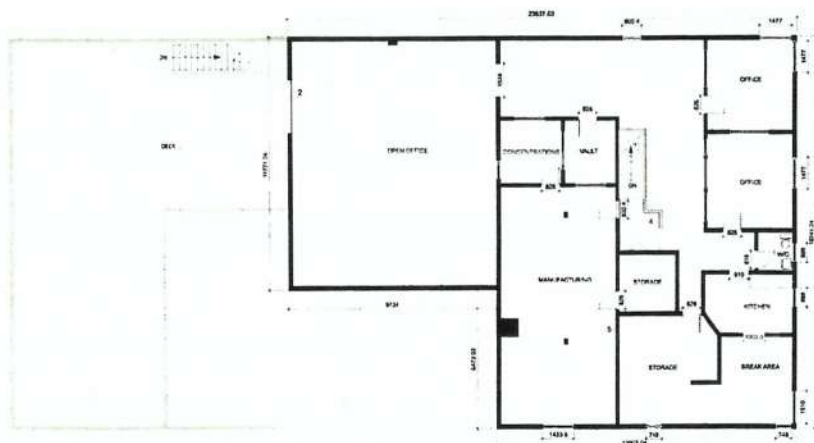
2610 Rock Bay Ave	
Storefront Cannabis Retailer Rezoning	
2610 Rock Bay Ave	
Existing Floor Plans	
Scale: 1:100	Date: 2017-05-01
Author: ET	Checker: LAM
Project No: 2016528	Sheet No: A-002

CONDITIONS OF REZONING

1. ITS OVERHEAD DOOR TO BE REPLACED BY TWO (2) NEW DOORWAYS.
2. ITS OVERHEAD DOOR TO BE REPLACED BY TWO (2) NEW DOORWAYS.
3. REPLACE ITS DOOR BY TWO (2) NEW DOORWAYS TO COMPLY WITH THE CITY'S TRUCK TRAILING.
4. CONSTRUCT A SIGNAGE FOR INFORMATION AROUND THE STREET AND ON OTHER SIDE.
5. CLOSE OFF ITS DOOR TO MAKE IT INTO A NEW DOOR TO MAKE IT INTO A NEW DOOR.
6. CONSTRUCT ONLY TO SEPARATE WAREHOUSE FROM EXISTING BUILDING INTO THE LIBRARY.



1 Main Floor Plan
1:100



2 Upper Floor Plan
1:100



1 Entrance On Rock Bay Avenue



2 East & North Face of Building



3 Loading Off Of John Street



4 South Face Of Building; Loading Off Of John Street

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Received
City of Victoria

SEP 22 2017

Planning & Development Department
Development Services Division

4	REVISED FOR REZONING	2017-07-18
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numberTEN number
10

2610 Rock Bay Ave
Storefront Cannabis Retailer Rezoning

2610 Rock Bay Ave
Exterior Photos

A-003

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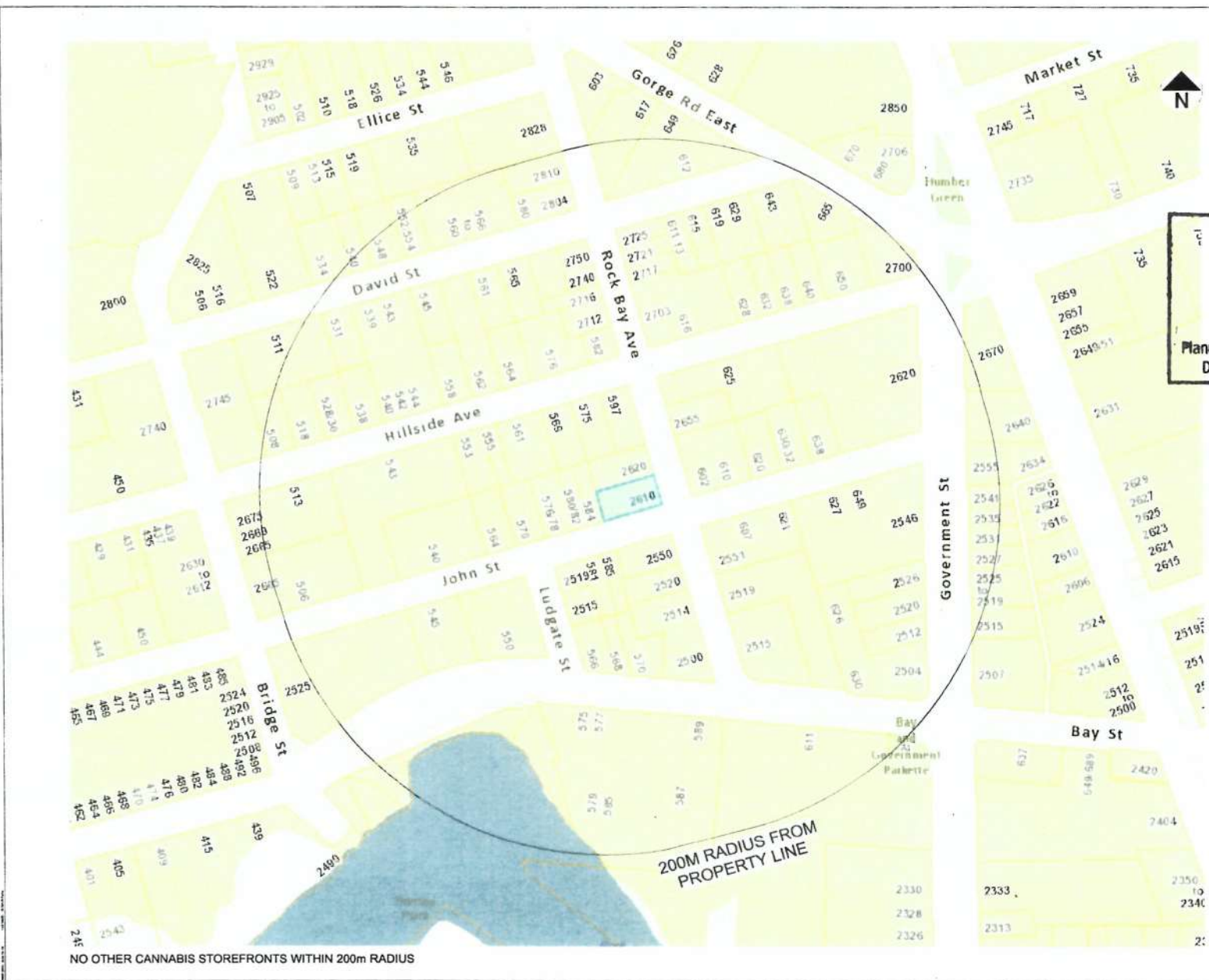


PROPOSAL	
PROJECT	
SCALE	DATE
1:1000	2017-05-01

2610 Rock Bay Ave
Storefront Cannabis Retailer Rezoning

2610 Rock Bay Ave
200m Radius Map

DATE	LT	LM
2016528		
A-004		





To: Mayor Lisa Helps and members of Victoria City Council

From: Alex Robb, Community Liaison for Trees Dispensary

Date: October 23, 2016

Subject: Temporary Use Permit for Cannabis Related Business for 2610 Rock Bay Avenue

Dear Mayor and City Council,

This is a resubmission of the letter for our application for rezoning from October 20, 2016 for cannabis-related business for the property at 2610 Rock Bay Avenue. This revision to our application seeks to alter it from a permanent rezoning to an application for a Temporary Use Permit (TUP). Other revisions to our application include an updated transportation management plan to address the shortfall of two parking spaces for this property. As part of the resubmission of this application, I am also submitting a temporary development variance permit application to reduce the number of required parking spaces by one.

Description of Proposal Revisions

The main reason we are now seeking to revise our application from a permanent rezoning to a Temporary Use Permit (TUP) is because over the course of this rezoning application process the ownership of the building has changed hands, and the new landlord has announced plans to retrofit the building in 2018. This development will likely take nine months to a year to complete during which time we will have to vacate the premises.

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There are five available spots on-site, so there is a shortfall of one required parking spaces. For that reason we are submitting a development variance permit application, along with this rezoning application, in order to reduce the total number of required parking spots for this property to five.

Along with this request for one less parking space, Trees Dispensary has undertaken a transportation management plan for promoting cycling and public transportation for our employees. Already, the majority of the people who work in this building use a bicycle to commute, and they park their bicycle in the indoor bike parking we provide, pictured below, and noted in the revised drawings. There is not an existing need for more than five spaces, and there is no likelihood that we will require any more parking spots in the future.

In addition to the common use of bicycles among staff for commuting, Trees Dispensary also commits to subsidizing public transportation by staff by making free bus tickets available to staff at this store on request, and offering to pay half of a monthly bus pass for any staff person that commutes by bus. Together, these measures mitigate any undesirable consequences of reducing the required parking for the building by one space.



Heritage

This property does not have heritage status and no heritage buildings are effected by this application.

Thank you for your consideration and for your efforts to bring about regulation to this business sector in Victoria. I look forward to further developing the Trees Dispensary business in Victoria and finding other ways to contribute to this vibrant community.

All best wishes,

Alex Robb

General Manager, Trees Dispensary

Lacey Maxwell

From: Alex Robb [REDACTED]
Sent: January 30, 2018 6:22 PM
To: Victoria Mayor and Council
Subject: COTW meeting on 2610 Rock Bay TUP application for retail cannabis

Dear Mayor Helps and Members of the Victoria City Council,

I am writing today to provide an update on Trees Dispensary's Temporary Use Permit with Variance Application No. 00005 for the property located at 2610 Rock Bay Avenue that will be discussed by the Committee of the Whole meeting on Thursday morning.

The reason I changed the application to a Temporary Use Permit from a Rezoning application was because our new landlord informed us that we would be required to vacate while he retrofits the building, and we did not have a secure lease. We wanted to provide ourselves with time to find a new location in the vicinity to continue to serve our members, or to negotiate a new lease with our existing landlord.

As you may know, there has been a medical cannabis storefront at this location under different names since 2011. We have a dedicated member base in the neighbourhood and over the years we have offered many harm reduction services in this area, including educational workshops for street-involved people on everything from medical cannabis, to aromatherapy, art therapy, and yoga. We have also made our space available to the Peers Victoria Resources Society to use as a monthly workshop space for their clients.

We have developed a good relationship with our landlord and have now reached a compromise with him. He will move forward with the retrofit of the 2610 Rock Bay building as planned, but he has agreed to offer us a lease right next door at [2620 Rock Bay](#), which he also recently purchased.

Some renovations will need to be undertaken to make that space suitable for a medical cannabis storefront, and our rezoning application will still take another few months to complete. We would like to move forward with this public hearing for a Temporary Use Permit for 2610 Rock Bay to continue our business for a short period while we prepare the move, and so that we can 'hold our place' in the neighbourhood in order to apply to rezone the property next door. If this TUP for 2610 Rock Bay is granted, then when the 2620 Rock Bay building is ready, our landlord has agreed to request the city to 'down-zone' 2610 Rock Bay to allow for the permanent rezoning for the use of cannabis retail at 2620 Rock Bay Avenue.

The reason for this is because we have been established in the area for a long time, and since we did technically submit our rezoning application before any other business in the neighbourhood (our original rezoning application was submitted on October 20, 2016, but complications regarding negotiations with the landlord and parking issues meant that we had to put it on hold, there will be no parking variances required at the 2620 Rock Bay location as it has a sizable parking lot already).

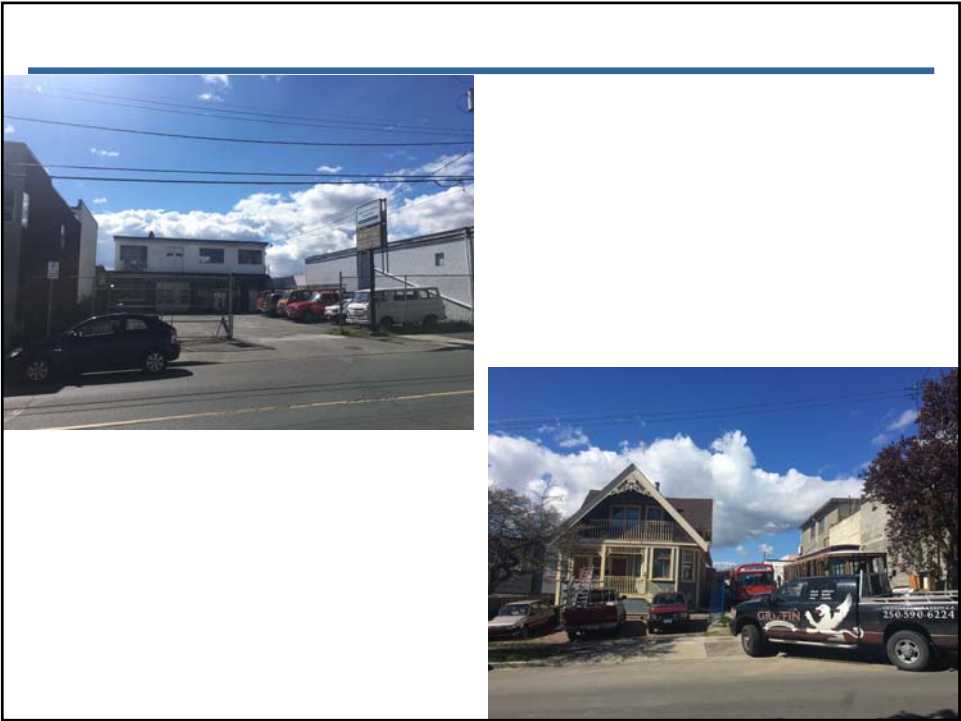
Many thanks, I look forward to the meeting on Thursday.
 All best wishes,

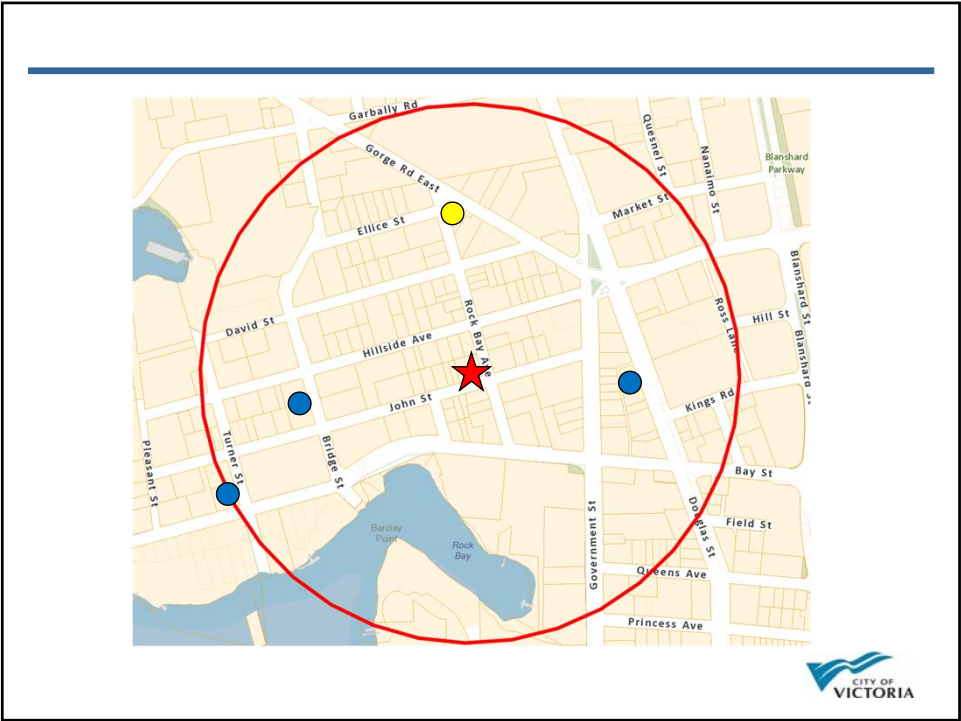
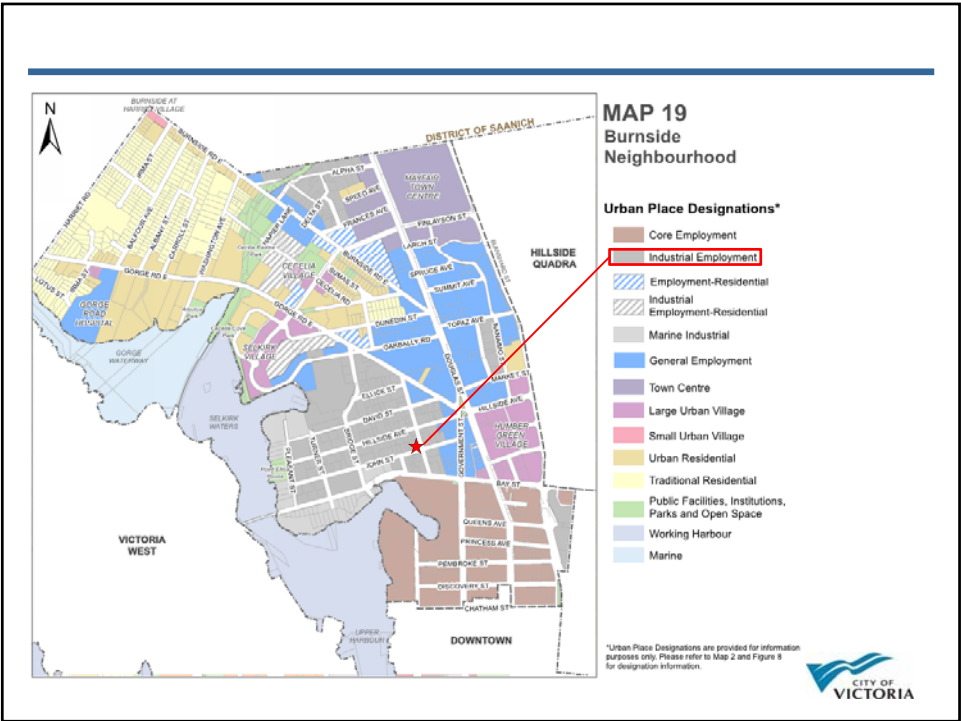
Alex

p.s. I have also included a copy of petitions from some of our members to allow us to stay in the area. You can view the petition [here](#).

Temporary Use Permit
Application
for
2610 Rock Bay Avenue









Committee of the Whole Report

For the Meeting of February 1, 2018

To: Committee of the Whole **Date:** January 18, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No. 00201 for 821- 827 Broughton Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00201 for 821-827 Broughton Street, in accordance with:

1. Plans date stamped December 20, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the off-street parking requirement from an additional three stalls to nil for the change of use from general office to medical office.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit application for the property located at 821-827 Broughton Street. The proposal is to convert 251.6m² of main-floor general office use within an existing heritage designated building to medical office use (massage clinic). The variance is related to parking only.

The following points were considered in assessing this Application:

- the proposal is consistent with the *Downtown Core Area Plan, 2011* and *Cathedral Hill Precinct Plan, 2004*
- the subject property is within Development Permit Area 14, Cathedral Hill Precinct.

- Since there is no new construction, the existing building design is not a matter for review
- the site is within close proximity to walking, cycling and public transit facilities
 - the inclusion of a massage clinic will provide business activity at ground level in an otherwise vacant unit
 - 11 parking stalls currently exist along the side and at the rear of the building. These stalls are non-conforming in terms of quantity and layout standards under Schedule C of the *Zoning Regulation Bylaw*. Access to the existing parking stalls is currently secured by way of a lease agreement through the adjacent City owned property. Without the lease agreement, the property would have zero parking stalls
 - under the proposed Schedule C of the Zoning Regulation Bylaw, the parking requirement associated with the change of use would be reduced from three stalls to one stall
 - the proposed three stall parking variance will have minimal, if any, impact on surrounding residents or businesses. The fact that this is an existing Heritage Designated building with no ability to create new on-site spaces also supports the variance request.

BACKGROUND

Description of Proposal

The proposal is to convert 251.6m² of main-floor general office use within an existing Heritage Designated building to medical office use to allow for a massage clinic. Specific details include:

- retention of the existing Heritage Designated building
- no exterior changes are proposed as part of the application.

The proposed variance is related to a reduction in the off-street parking requirement from three parking stalls to nil due to the change of use from general office use to medical office use.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal; however, the proposal does include the adaptive reuse of a vacant unit within an existing Heritage Designated building.

Active Transportation Impacts

There are 25 secure bicycle parking stalls in the basement of the building and a publicly accessible bicycle rack at the rear of the building in the parking lot. The applicant is proposing to allocate 4 of the secure bicycle parking stalls for the massage clinic.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Variance Permit application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently occupied by an existing Heritage Designated building.

Data Table

The following data table compares the proposal with the existing CHP-OB Zone, Cathedral Hill Precinct Office Building District. An asterisk (*) is used to identify where the proposal is less stringent than the existing zone. A double asterisk (**) is used to identify existing non-conformities.

Zoning Criteria	Proposal	Zone Standard CHP-OB
Site area (m ²) - minimum	1009.00	N/A
Combined floor area (m ²) - maximum	1602.00 (no change)	2018.00
Density (Floor Space Ratio) - maximum	1.59:1 (no change)	2:1
Height (m) - maximum	8.00 (no change)	22.50
Storeys - maximum	2.0	N/A
Setbacks (m) – minimum:		
North (Broughton St.)	0**	2.00
South (rear)	6.00	0
East (side)	0	0
West (side)	0	0
Parking Existing Use - minimum	11**	29
Parking with Change of Use - minimum	11*	32
Bicycle parking stalls (minimum)		
Class 1	4	N/A
Class 2	4	N/A

Relevant History

In 2015, Council approved Development Variance Permit No. 00151 for the adjacent ground-floor commercial unit in the building to reduce the off-street parking requirement from an additional four stalls to nil for a change of use from general office to dental office.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on January 5, 2018 the application was

referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Proposed Parking Variance

A Transportation Demand Management study was not considered necessary for this parking variance due to the fact that the variance request is relatively minor in nature, no additional floor space will be added as part of the proposal and the building is located within close proximity to transit facilities. The fact that this is an existing Heritage Designated building results in a limited ability to create new on-site spaces. It is anticipated that the majority of customers will use alternative modes of travel to the proposed massage clinic. In addition, the surrounding on-street parking is metered.

Staff have reviewed the proposal and recommend that the application move forward, based on the minimal impacts to the surrounding neighbourhood and the provision of bicycle facilities in accordance with the proposed Schedule C: Off-Street Parking Regulations. Staff, therefore, recommend for consideration that Council support the proposed parking variance.

Regulatory Considerations

The site is non-conforming in relation to the quantity of parking stalls. Currently, 11 parking stalls exist along the west side and at the rear of the building. Access to the existing parking stalls is currently secured by way of a lease agreement for the adjacent City-owned property, which expires on October 31, 2021. The configuration of the parking stalls is also non-conforming and does not meet the standards set out under Schedule C of the *Zoning Regulation Bylaw*.

CONCLUSIONS

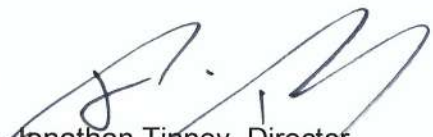
The inclusion of a massage clinic will provide a business frontage at ground-level in an otherwise vacant unit within a Heritage Designated building. With the inclusion of a massage clinic, there is a parking shortfall of an additional three stalls. Due to the minor variance and as no new floor space is being created, the impact on the surrounding properties is expected to be minimal. The fact that this is an existing Heritage Designated building also results in a limited ability to create new on-site spaces. To mitigate any parking impacts, the applicant has included secured storage for four bicycles in the basement of the building in addition to the existing, publicly accessible, bike rack in the parking area, which is in excess of the current requirements listed in Schedule C of the *Zoning Regulation Bylaw*. Therefore, staff recommend that Council consider advancing this application to an opportunity for public comment.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00201 for the property located at 821-827 Broughton Street.

Respectfully submitted,


Alec Johnston
Senior Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


Jan 24, 2018

List of Attachments:

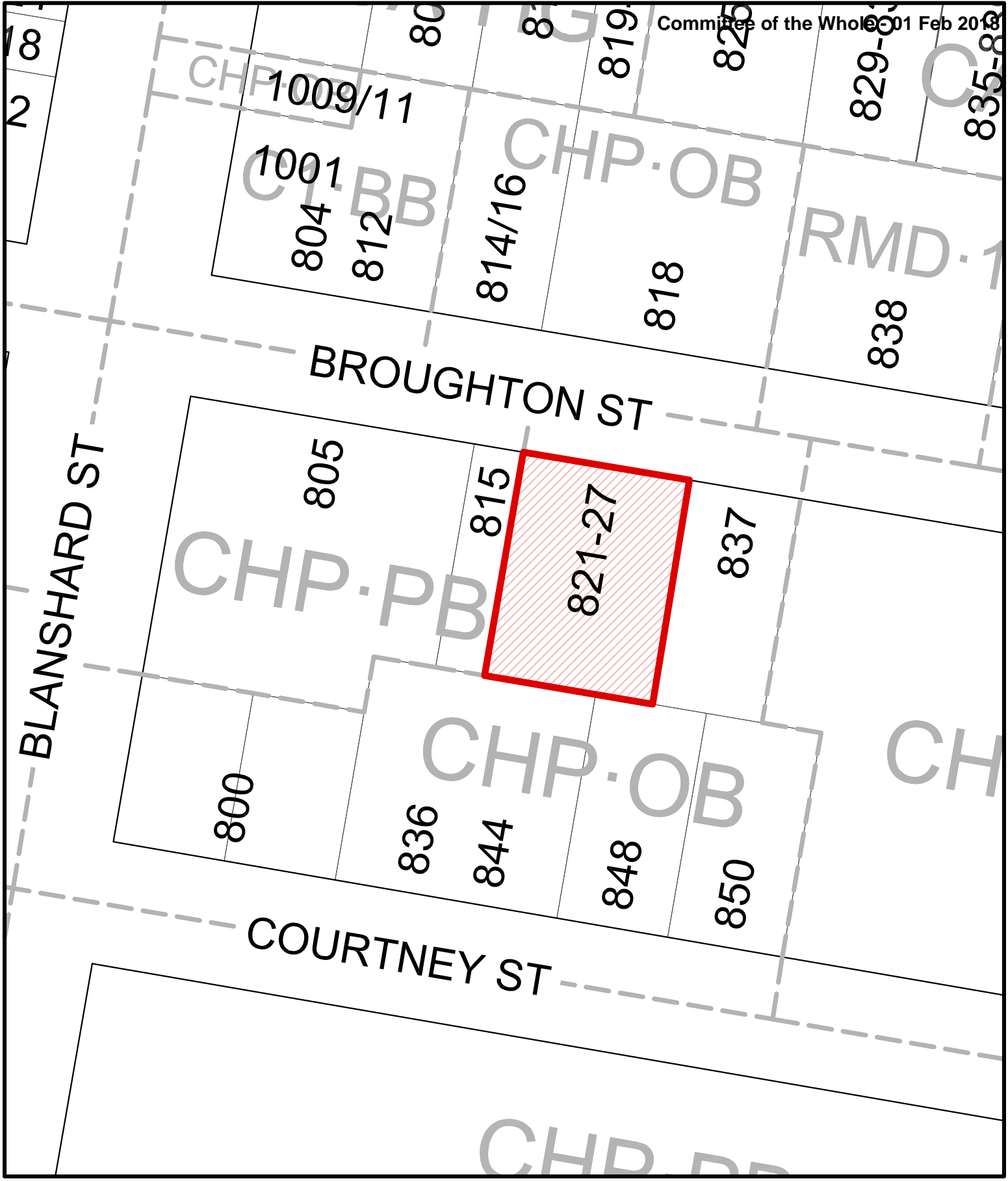
- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped December 20, 2017
- Attachment D - Letter from applicant to Mayor and Council dated November 6, 2017



821-27 Broughton Street

Development Variance Permit #00201

Development Variance Permit Application No. 00201 for 821-827 Broughton ...



821-27 Broughton Street

Development Variance Permit #00201

Development Variance Permit Application No. 00201 for 821-827 Broughton ...





November 6, 2017

Mayor Lisa Helps and Council
#1 Centennial Square
Victoria, BC

RE: Application for a Parking Variance - 821-827 Broughton Street, Victoria, BC,
Mellor Building -

Dear Mayor and Council,

We the owners of 821-827 Broughton Street are making application for a Parking Variance to allow for office and clinic for health professionals to occupy vacant street level premises in the Mellor Building. The exterior of the building will not be altered.

The current parking for the building is legal non-conforming as office space. With the proposed change in use we now must address the parking with the City. The building totals **1,647.7 square meters** (17,735 square feet) and is a two story office building, formerly developed for a radio station.

Based on the current zoning and the proposed change in use to allow for office and clinic for health professionals to occupy **256 square meters** (2764 square feet) of office space we would require a variance of Three (3) parking stalls (256 m² @ 1 stall/65m² versus 256 m² @ 1stall/37.5 m²) as indicated in Schedule "C". Please note that under the proposed Schedule C Draft Off-Street Parking Regulations we would require a parking variance of just One (1) stall.

The number of parking stalls based on the size of the building has been non-compliant since the zoning was allocated well over 30 years ago. The size of the building has not changed, the parking has not changed and the building is located downtown with abundant parking available in and around the area.

Within a one block radius of the subject property there are 1291 parking stalls available to the general public including surface lots and City Parkades.

This does not include private parking lots or any of the metered street parking stalls.

Being a downtown location it would be expected that individuals/clients visiting the building are typically already downtown and will walk to the building from their office or condo.

The building also provides bike parking for 7 bicycles.

The main Tenant in the building is the Nature Conservancy and Habitat Acquisition Trust and they would typically bike to work or walk rather than drive in support of their environmental beliefs.

To suggest that having an office and clinic for health professionals in this downtown location could have a material impact on the parking or the traffic seems unrealistic and we would look to the Mayor and Council for a common sense approach and approval of our request.

We look forward to your positive reply.

Yours sincerely

Europort Enterprises Limited

Jan Glerup and/or Nancy Glerup



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Community Meeting Feedback Form

Location of proposed development:

Mellor Building, 821-825 Broughton Street, Victoria, B.C. V8W 1E3

COMMUNITY MEETING DETAILS

Date: Thursday, April 27, 2017

Location of Meeting : Fairfield Gonzales Community Association, Centre, 1330 Fairfield Road, Victoria, B.C. V8S 5J1

Meeting hosted by: the Fairfield Gonzales Community Association

Approximate total number of people in attendance: up to 15 and 6 CALUC members

Meeting Chair: David Biltek

Note Taker: Alice J. Albert, CALUC member

PROPOSED DEVELOPMENT DETAILS

Applicant represented by:

Karen Hillel, Hillel Architecture Inc. Nancy Glerup (owner of building) attended with Karen Hillel.

The applicant explained that this proposal is to change the zoning and/or Official Community Plan for the subject property to accommodate the following proposal:

The current zoning is Cathedral Hill Precinct office building. The proposal is to have the building re-zoned to CA4. The current zoning may be dated and a change of zoning would enable a wider range of uses for the building.

Community Questions and Answers:

What are the current uses of the building? Why change the zoning if it is to remain retail space? Who owns the building? What will happen, should the re-zoning go forward, when/if the current owners sell the building? What are the implications for the residents of the Escher condo building (across the road from the Mellor Building)? Will the height change? *Does this thus mean that the building would move from 'a passive tenancy to a more aggressive tenancy.'*

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

Community Comments (including positive, negative, and neutral):

At least four (4) residents of the Escher stood up to raise questions and seek answers. There appeared to be general *understanding* that the area is 'core residential.' A particular passionate appeal was made, by one resident of the Escher building, not to go ahead with the re-zoning: "I don't want change." A general concern centred around the usage of the building if the zoning is changed: would a bar/pub/club inhabit the building? This, as expressed by some, would impact on the good neighbour aspect of the street and the, perceived, inability of residents of the Escher to have a quiet enjoyment of their houses. One resident spoke and did not appear to be completely opposed to a re-zoning. A further person appeared to accept the good intentions of the owner(s). A concern was also raised about the future PARC development and any impact on the Escher.

A member from the Heritage Society spoke favourably to the re-zoning request since the heritage aspect of the exterior would not be changed.

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

Development Variance Permit
Application
for
821-827 Broughton Street

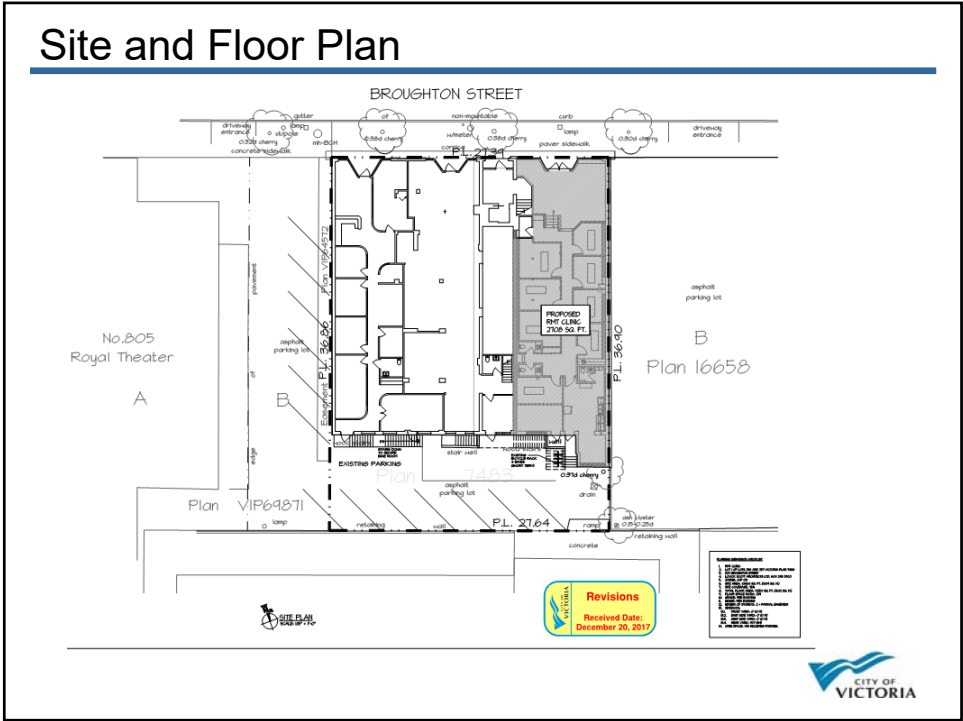
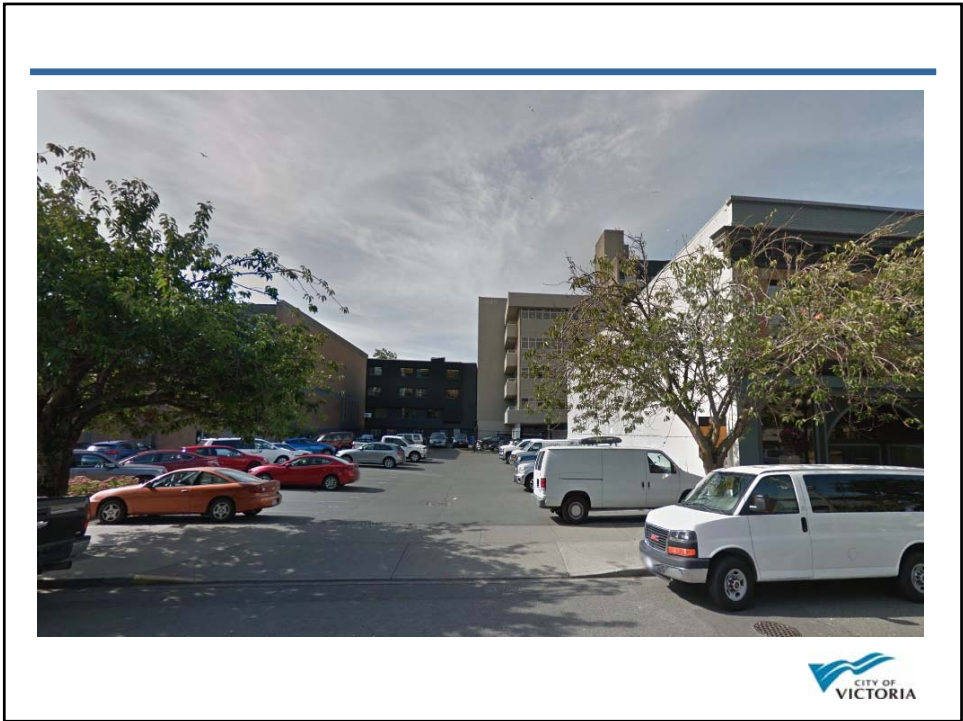


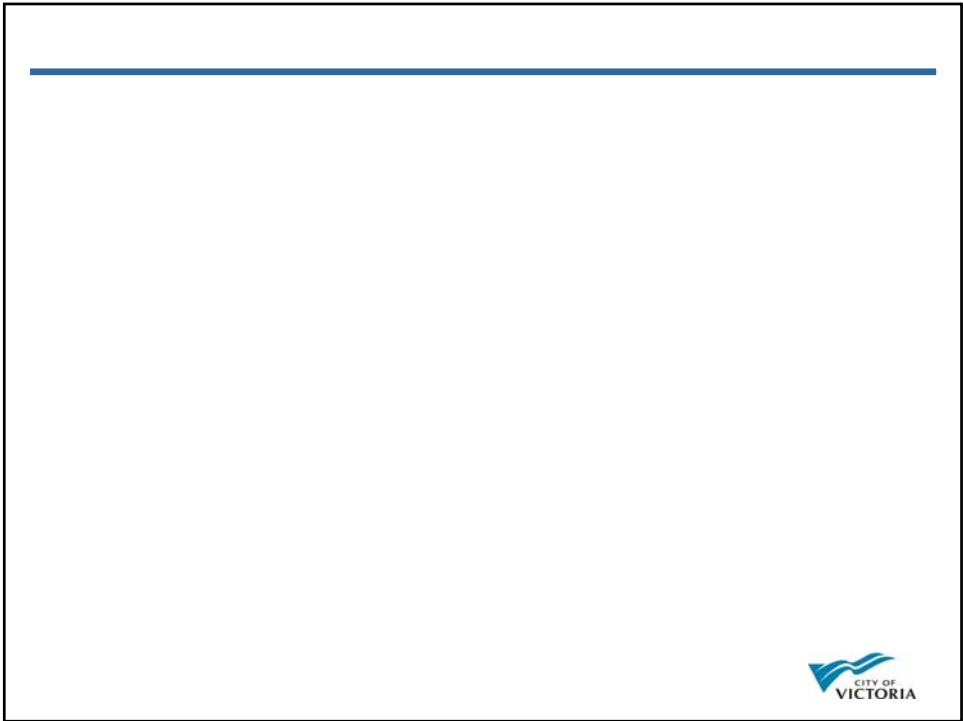
Subject Site



Proposed Massage Clinic









Committee of the Whole Report For the Meeting of February 1, 2018

To: Committee of the Whole **Date:** January 19, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Tax Incentive Program Application No. 00028 for 727-729 Johnson Street

RECOMMENDATION

That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 727-729 Johnson Street for 10 years, pursuant to Section 392 of the *Local Government Act*, subject to the building receiving Heritage Designation, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.

LEGISLATIVE AUTHORITY

In accordance with Section 225 of the *Community Charter*, Council may exempt protected heritage property from taxation under Section 197(1)(a) to the extent provided in the bylaw and subject to conditions established by the exemption agreement.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an application for a 10-year tax exemption under the City's Tax Incentive Program to assist in the rehabilitation of the heritage building at 727-729 Johnson Street (Garesché Stables & Offices). The application is for a rehabilitation project to create commercial use on the ground floor and 30 residential units on four upper storey floors (two existing floors plus two new floors set back from the existing facade) with a variety of one and two bedroom purpose built rental apartments.

BACKGROUND

The application is to assist the rehabilitation project involving the conversion of a heritage building to residential use. The estimated cost of the total project is \$5,723,800. The cost of seismic upgrading is estimated to be \$1,053,616.60.

A Heritage Designation Application was unanimously supported by Council on September 10, 2015, subject to the applicant undertaking the following steps:

1. Development of a conservation plan that details the restoration/rehabilitation work
2. Obtaining appropriate permits to undertake the restoration/rehabilitation of the Johnson Street façade
3. Undertaking the restoration/rehabilitation in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*
4. Revising the Heritage Designation Application No. 000153 to reflect restoration/rehabilitation work undertaken that reinstates its architectural integrity for Council's consideration of the revised application for heritage designation.

A Development Permit Application, concurrent with a Rezoning Application, to restore the existing building and to add a two-storey rooftop addition which is stepped back from the front and rear elevations was reviewed by the Heritage Advisory Panel at its meeting on June 14, 2016. On April 13, 2017, Council adopted a Zoning Regulation Bylaw, Amendment Bylaw and a Housing Agreement Bylaw, and approved a Development Permit for the construction of a two-storey addition to the existing building and converting the office building to ground floor retail and residential above.

The Heritage Tax Incentive Program Application was reviewed by the Victoria Civic Heritage Trust at its meeting on December 4, 2017, and was recommended for approval (see attached letter, dated December 5, 2017).

ISSUES

In March 1998, City Council approved the Tax Incentive Program to provide tax exemptions of up to 10 years to assist heritage building owners with the high cost of seismic upgrading which was affecting the economic viability of converting the upper floors of heritage buildings to residential use. Not including the current project, the program has created 694 new residential units in 43 rehabilitated heritage buildings and attracted \$228 million in private investment in the Downtown Core.

Applications for the Tax Incentive Program require a building to be heritage designated. However, the conditions of Council's support for Heritage Designation Application No. 000153 for 727-729 Johnson Street carried on September 10, 2015, requires all restoration/rehabilitation work to be completed and the Heritage Designation Application revised to reflect the work undertaken for Council's consideration. The recommendation provided for Council's consideration has been worded to ensure that heritage designation would either occur before or concurrently with the granting of a tax exemption.

ANALYSIS

Staff recommend for Council's consideration that the project is worthy of support as it contributes to the City's strategic objectives of strengthening the Downtown Core with additional residential development; assisting in the preservation and rehabilitation of heritage buildings; and improving public safety through the seismic upgrading of this unreinforced masonry building, and when rehabilitated, will advance City policy through the revitalization of these key properties in the Downtown Core.

The proposed exemption is consistent with the following policies.

Official Community Plan

8 Placemaking - Urban Design and Heritage

Goals:

8 (B) Victoria's cultural and natural heritage resources are protected and celebrated.

Broad Objectives:

8 (j) That heritage property is conserved as resources with value for present and future generations.

8 (l) That heritage and cultural values are identified, celebrated, and retained through community engagement.

City Form:

8.6 Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the City.

8.52 Continue to enable and support heritage conservation through incentives and allowances including, but not limited to: property tax reductions; grants; bonus density provision; and, zoning variances.

8.54 Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.

13 Housing and Homelessness

Housing Diversity:

13.18 Continue to develop incentives to support the rehabilitation and conversion of designated commercial, institutional and industrial designated heritage buildings to residential or residential mixed uses.

14 Economy

Tourism and Visitor Services:

14.32 Continue to invest in the heritage character of the Downtown and other neighbourhoods through incentives for rehabilitation and seismic upgrades.

Downtown Core Area Plan

7 Heritage

Objectives:

1. Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.

5. City of Victoria support for the conservation and celebration of properties with heritage value is maintained and enhanced.

Areas and Districts - Policies and Actions:

- 7.7. Continue to support the conversion of the upper storeys of heritage-designated property from non-residential uses to residential uses in strategic locations within the Downtown Core Area that serve to support the policies of this Plan.

Buildings and Sites - Policies and Actions:

- 7.26. Encourage owners of property with heritage value or character in the Downtown Core Area, particularly landmarks or those in the Historic Commercial District and Inner Harbour District, to upgrade the seismic conditions of buildings and structures.

Heritage Incentives - Policies and Actions:

- 7.29. Continue and enhance incentives for heritage conservation such as, tax incentives, parking variances and other zoning variances, where broadly consistent with the policies for each District of the Downtown
- 7.30. Maintain and develop financial incentives for building rehabilitation, particularly seismic upgrading, for eligible heritage-designated commercial, institutional, industrial and residential property in the Downtown Core Area.

9 Community Vitality

Diversity and Inclusion:

- 9.6. Expand the use of heritage revitalization agreements and incentive programs to upgrade and revitalize heritage buildings for market and non-market housing.

Emergency Preparedness:

- 9.17. Continue to support the seismic upgrading and rehabilitation of heritage buildings through heritage revitalization incentive programs.

Resource Impacts

The building rehabilitation will create 30 new residential units on four upper storey floors (two existing floors plus two new floors set back from the existing facade) with a variety of one and two bedroom purpose built rental apartments. The estimated cost of the project is estimated at \$5,723,800. The existing total 2017 property tax is \$26,427.80 (municipal portion \$16,020.60).

The Victoria Civic Heritage trust reviewed the structural engineering and other technical details of the proposal on December 4, 2017 and has recommended that Council approve the tax exemption.

BC Assessment reviewed the proposed plans and estimates the revised property assessment and the City of Victoria's Finance Department estimates the taxes following rehabilitation and seismic upgrading to be as follows:

	Assessment	Total Annual Tax	Taxes - Municipal	Taxes - Other Agencies	Total Tax
Current	\$1,888,000	\$26,427.80	\$16,020.60	\$10,407.20	\$26,427.80
Proposed	\$5,750,000	\$45,322.28	\$28,520.67	\$16,801.61	\$45,322.28

The value of a ten year tax exemption for 727 Johnson Street at the 2017 property tax rate is \$264,278.00 (\$26,427.80 x 10 years). The formula to determine the term of the tax exemption is based on the rate of the current year's property tax multiplied by the number of years (to a maximum of 10) to arrive at a value that is less than the estimated cost of seismic upgrading.

Cost of seismic upgrading = \$1,053,616.60 > \$264,278.00 (\$26,427.80 x 10 years)

Based on the above formula, 727 Johnson Street is eligible for the maximum ten year tax exemption as the cost of seismic upgrading exceeds the value of existing property taxes multiplied by the maximum number of ten years.

Upon completion, BC Assessment estimates the value of the property will increase from \$1,888,000 (2017) to \$5,750,000. Based on the 2017 tax rates, the estimated value of the tax exemption will be \$453,222.80 (\$45,322.28 x 10) over the 10 year period which is still less than the estimated cost of \$1,053,616.60 for seismic upgrading.

The City will redistribute the tax exemption to non-exempt taxpayers over the 10 year period. Although the exemption will reallocate the tax revenue, the City will receive additional tax revenue at the expiry of the 10 year term.

The net impact of additional residents living downtown and their support for downtown businesses will also be a positive economic benefit.

CONCLUSIONS

As the project benefits the Downtown Core, improves the seismic resistance of a hazardous structure, and rehabilitates a heritage building, it is recommended for Council's consideration that the project be approved.

ALTERNATE MOTION

That Council decline Tax Incentive Program Application No. 00028 at 727-729 Johnson Street.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services



Jonathan Tinney
Director
Sustainable Planning and Community Development



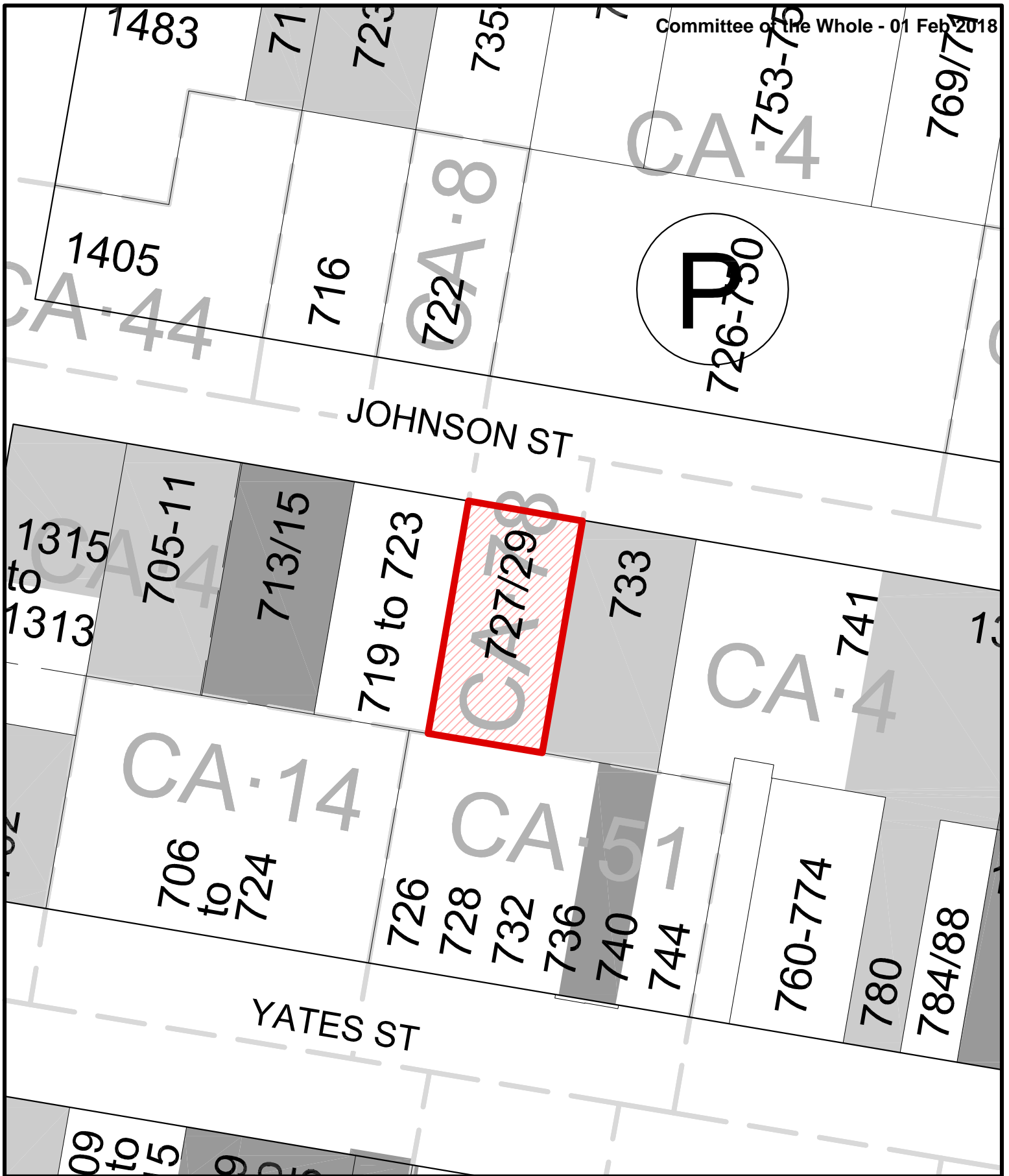
Susanne Thompson
Director
Finance

Report accepted and recommended by the City Manager:

Jocelyn Jenkins
Date: *Jan 25, 2018*

List of Attachments

- Attachment A: Subject Map
- Attachment B: Photos
- Attachment C: Site Plans of proposed project, date stamped December 7, 2017
- Attachment D: Letter from the Victoria Civic Heritage Trust, dated December 5, 2017
- Attachment E: Analysis by BC Assessment Authority.



727 - 729 Johnson Street

Heritage Tax Incentive #00028



Designated

Registered

Tax Incentive Program Application No. 00028 for 727-729 Johnson Street (...)





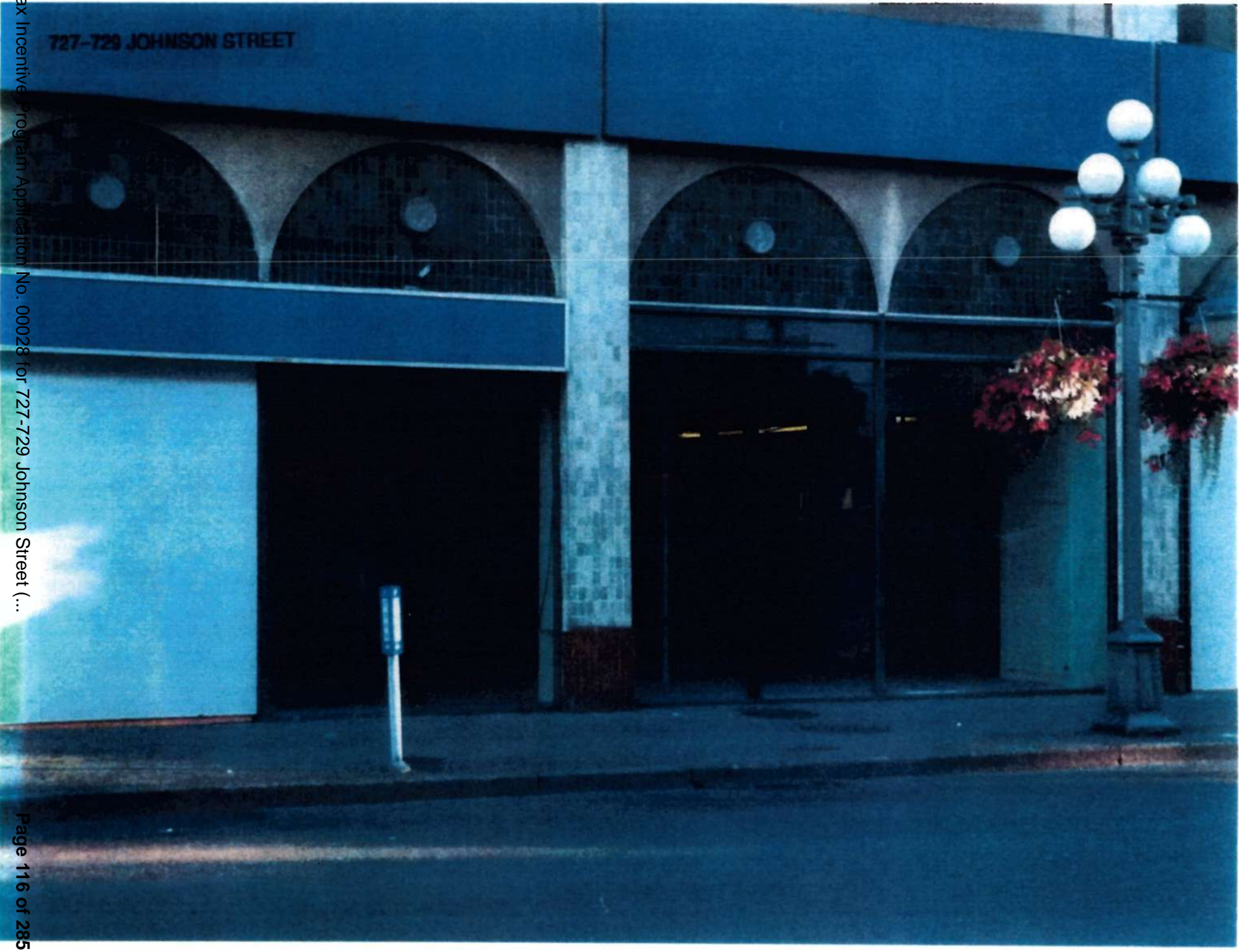
727-729 JOHNSON STREET



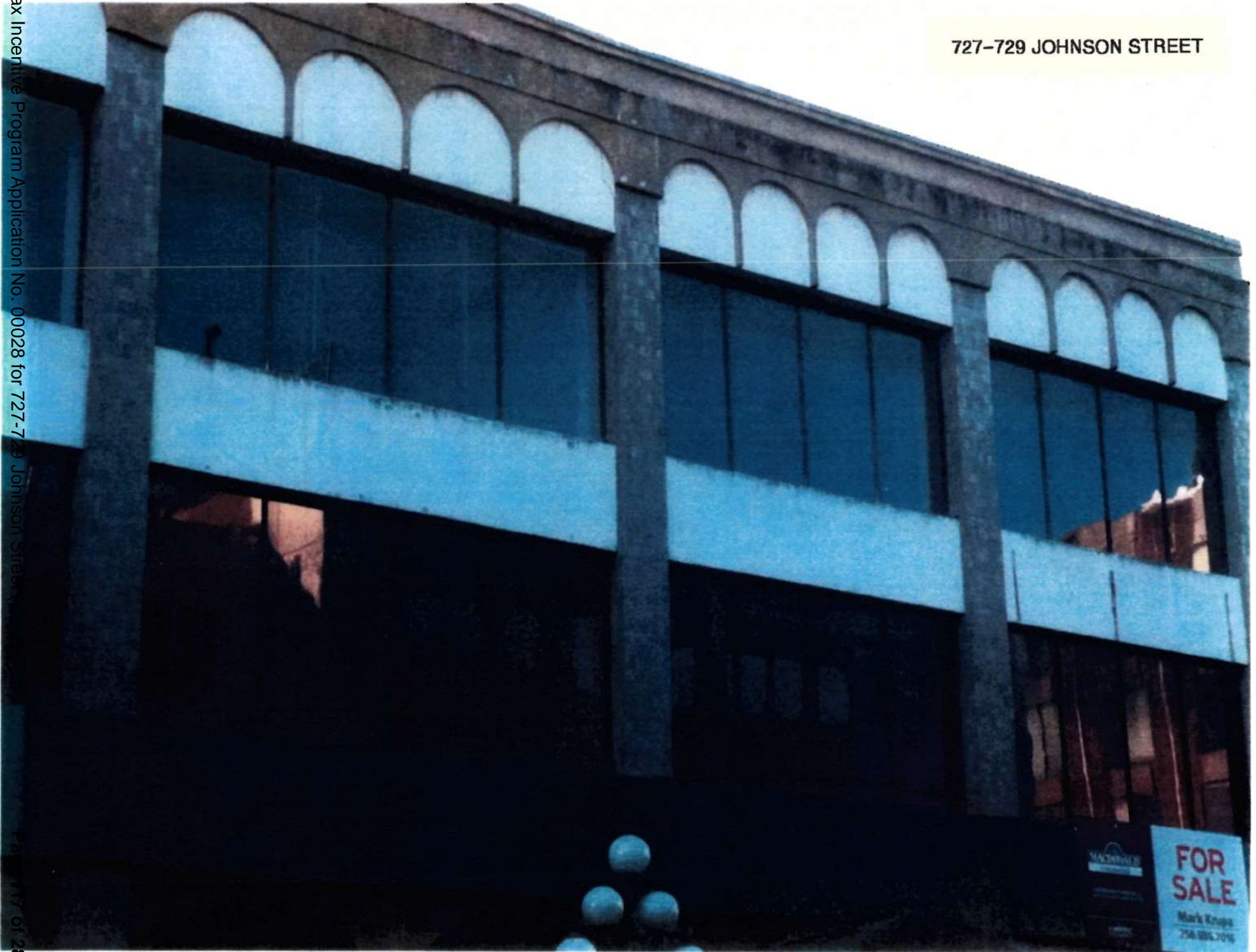
727-729 JOHNSON STREET

727-729 JOHNSON STREET

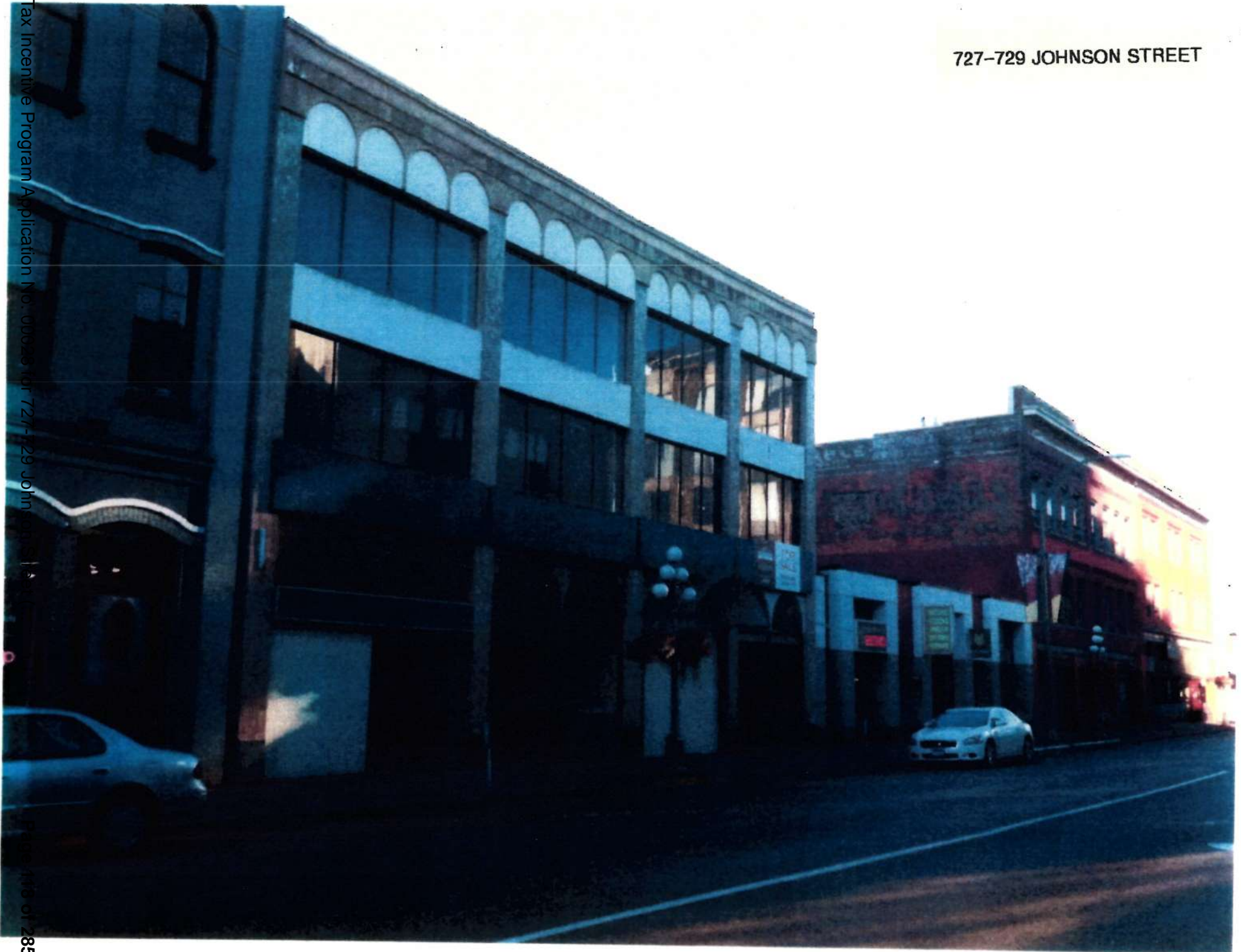




727-729 JOHNSON STREET



727-729 JOHNSON STREET



727-729 JOHNSON STREET





DRAWING LIST	
A01	COVER PAGE
A02	PROPOSED RENOVATION
A03	EXISTING BUILDING
A04	SECTION
A05	SECTION
A06	PROPOSED RENOVATION - SECTION
A07	PROPOSED RENOVATION - SECTION
A08	PROPOSED RENOVATION - SECTION
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A30	PROPOSED RENOVATION - SECTION

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PROPOSED RENOVATION | 727 JOHNSON STREET, VICTORIA, B.C.

ISSUED FOR BUILDING PERMIT

June 09, 2017

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CONTEXT PLAN
1
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DESIGN RATIONALE

SITE & EXISTING BUILDINGS

The site is located mid-block along the south side of Johnson Street between Douglas & Blenheim Streets. The site falls under the C4-4 Zone (Central Area Commercial) Official District of the Victoria Zoning By-law as well as the Core Business Area of the Official Community Plan.

This site faces the Johnson Street Parking across the street to the north and a newly built 13-storey multi-family residential development to the south across a shallow residential lot. To the east is a 2-storey commercial registered Heritage Maynard Court building, to the west is a one-storey commercial building.

The existing building was constructed in 1910 as a stable and store for Dr. Goetz with timber construction surrounded by masonry & reinforced concrete walls. The building underwent a renovation in the mid 60s and the front facade was altered with the addition of arched stone masonry and tile to cover the original facade. Along to the west, the ground floor has also served as a bank and a retail mall. Currently, the building is vacant.

THE PROPOSAL

The proposal is for an adaptive reuse of the building by converting the existing office building to a mixed-use building which will incorporate the area and provide residential units in the downtown core. The proposed development will have retail use on the ground floor and will look to create unique loft-style residential units above.

The owner will designate the building Heritage. In order to offset the costs of structural systems upgrade and restoration of the 1910 heritage facade, the proposal looks to add two stories of residential above the existing building structure. The additional stories will be setback and recessed from the front heritage facade to maintain the existing street wall facade. This will keep the heritage facade as the prominent street wall facade with the addition being subordinate to the main building. This addition will visually offset from the existing facade to accentuate the original and give a more vibrant character to the street.

Balconies & Patios will be provided to the upper floors to give residents access to outdoor space, enhance flexibility, and bring life to the street.

The ground floor will be associated to allow for a street-level retail space and bring continuity of retail to the street facade and thereby promote the pedestrian experience. New wood storefronts and glass signage will be provided for the retail space and will resemble their historic predecessors. Given the existing building condition, no car parking will be provided for this development (except maybe off-street bike parking will be accommodated on the ground floor for the residents).

This development will bring life to the street with retail on the ground floor and residential on the upper floors. The residential component to the downtown core will benefit businesses and street life. The new residential provides a response to the changing urban fabric to live-work-play within the community.

727 JOHNSON ST BUILDING RENOVATION

PROJECT INFORMATION TABLE

LEGAL ADDRESS	LOT 33 VICTORIA
ZONING	C4-4
SITE DIMENSIONS	60' x 120'
SITE AREA	7200 SF (348.5sq m)
FLOOR SPACE RATIO	4.33
SITE COVERAGE	100%
OPEN SITE SPACE	0%
HEIGHT	16.81m
ADJUSTABLE STREET WALL HEIGHT	10.0m
EXISTING HEIGHT & STREET WALL	12.24m (19.16m)
ADJUSTABLE TALL HEIGHT	43.0m
PROPOSED HEIGHT	16.80m (55.16m)
NUMBER OF STOREYS	5 (3 EXISTING + 2 ADDITIONAL)
PARKING STALLS ON SITE	0
BICYCLE OFF-STREET PARKING	34
BIKING SETBACKS	
FRONT YARD	0m
REAR YARD	0m
SIDE YARD	0m

CODE REFERENCE

BC BUILDING CODE 2012

ZONING REQ'T & PROPOSED

SITE AREA	7200 SF (348.5sq m)	
	C4-4 ZONE STANDARD	PROPOSED
FLOOR SPACE RATIO	3.00	4.33
HEIGHT	21.00m	16.81m (19.16m)
STREET WALL HEIGHT	10.0m	12.24m (EXISTING HERITAGE FACADE)
PARKING STALLS ON SITE	22	0
BICYCLE OFF-STREET PARKING	32	34
BICYCLE REQ'T CALCULATION	32 (25 RES + 30 units / 11.12 CYCLES)	4200 (1000-4)
AVERAGE GRADE IS ASSUMED TO BE AT GROUND LEVEL ON THE BUILDING		
BASED ON THE ELEVATION DIFFERENCE OF 3' BETWEEN THE EAST & WEST EDGE OF THE FRONT FACADE.		
THE PROPOSAL IS WELL WITHIN THE HEIGHT LIMIT OF THE GREEN ZONE.		

LEVEL	EXISTING	PROPOSED		
		CORRAL	REAR	TOTAL
GROUND FLOOR	5883.4 SF	4688.5 SF	2044.9 SF	6633.5 SF
2nd FLOOR	6781.2 SF	0 SF	6781.2 SF	6781.2 SF
3rd FLOOR	6781.2 SF	0 SF	6781.2 SF	6781.2 SF
4th FLOOR	0 SF	0 SF	5913.6 SF	5913.6 SF
5th FLOOR	0 SF	0 SF	5037.7 SF	5037.7 SF
TOTALS	19 155.8 SF	4388.5 SF	20 162.9 SF	31 151.2 SF
FSR	2.66	0.61	3.09	4.33



EXISTING JOHNSON STREET STREETSCAPE
1
N

REAR YARD
1
N

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Project Name: 727 JOHNSON ST BUILDING RENOVATION
Project Address: 727 JOHNSON ST, VICTORIA, BC
Project File: 727 JOHNSON ST BUILDING RENOVATION
Project Date: 12/07/2017
Project Status: PRELIMINARY
Project Scale: 1/8" = 1'-0"

Project Name: 727 JOHNSON ST BUILDING RENOVATION
Project Address: 727 JOHNSON ST, VICTORIA, BC
Project File: 727 JOHNSON ST BUILDING RENOVATION
Project Date: 12/07/2017
Project Status: PRELIMINARY
Project Scale: 1/8" = 1'-0"

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ROOF ASSEMBLIES

TYPE	PLAN	DESCRIPTION	THICKNESS (mm)	U-VALUE	REFERENCE	NOTES
1		Asphalt Shingles over 12mm Plywood Sheathing	12	0.17		
2		Asphalt Shingles over 19mm Plywood Sheathing	19	0.14		
3		Asphalt Shingles over 25mm Plywood Sheathing	25	0.12		

FLOOR ASSEMBLIES

TYPE	PLAN	DESCRIPTION	THICKNESS (mm)	U-VALUE	REFERENCE	NOTES
1		Concrete Slab on Grade	150	0.11		
2		Concrete Slab over Compacted Fill	150	0.11		
3		Concrete Slab over Compacted Fill with Insulation	150	0.11		
4		Concrete Slab over Compacted Fill with Insulation and Vapor Barrier	150	0.11		
5		Concrete Slab over Compacted Fill with Insulation and Vapor Barrier	150	0.11		

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CONCRETE		INSULATION		VAPOR BARRIER
	ASPHALT SHINGLES		PLYWOOD SHEATHING		COMPACTED FILL
	STEEL JOIST		STEEL BEAM		STEEL COLUMN
	STEEL DECK		STEEL PLATE		STEEL ANGLE

WALL ASSEMBLY

TYPE	PLAN	DESCRIPTION	THICKNESS (mm)	U-VALUE	REFERENCE	NOTES
1		Single Layer of Brick	100	0.17		
2		Double Layer of Brick	200	0.14		
3		Concrete Block Wall	200	0.12		
4		Concrete Block Wall with Insulation	200	0.11		
5		Concrete Block Wall with Insulation and Vapor Barrier	200	0.11		

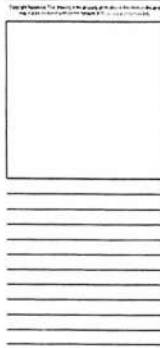
ABBREVIATIONS

A	ASPH	ASPHALT	M	MTA	METAL
B	B	BRICK	N	N	NO
C	C	CONCRETE	O	O	OTHER
D	D	DECK	P	P	PLYWOOD
E	E	EXTERIOR	R	R	ROOF
F	F	FLOOR	S	S	STEEL
G	G	GLASS	T	T	TRUSS
H	H	HATCH	V	V	VAPOR
I	I	INSULATION	W	W	WALL
J	J	JOIST	X	X	CROSS
K	K	KICK	Y	Y	YIELD
L	L	LEAD	Z	Z	ZINC
M	M	METAL			
N	N	NO			
O	O	OTHER			
P	P	PLYWOOD			
Q	Q	QUARTZ			
R	R	ROOF			
S	S	STEEL			
T	T	TRUSS			
U	U	UNDER			
V	V	VAPOR			
W	W	WALL			
X	X	CROSS			
Y	Y	YIELD			
Z	Z	ZINC			

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Project Title
727 JOHNSON STREET
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Drawing Title
ASSEMBLIES
& LEGENDS

Scale
AS NOTED

Sheet No.
A0.3

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1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION

1	DATE	DESCRIPTION
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4	DATE	DESCRIPTION

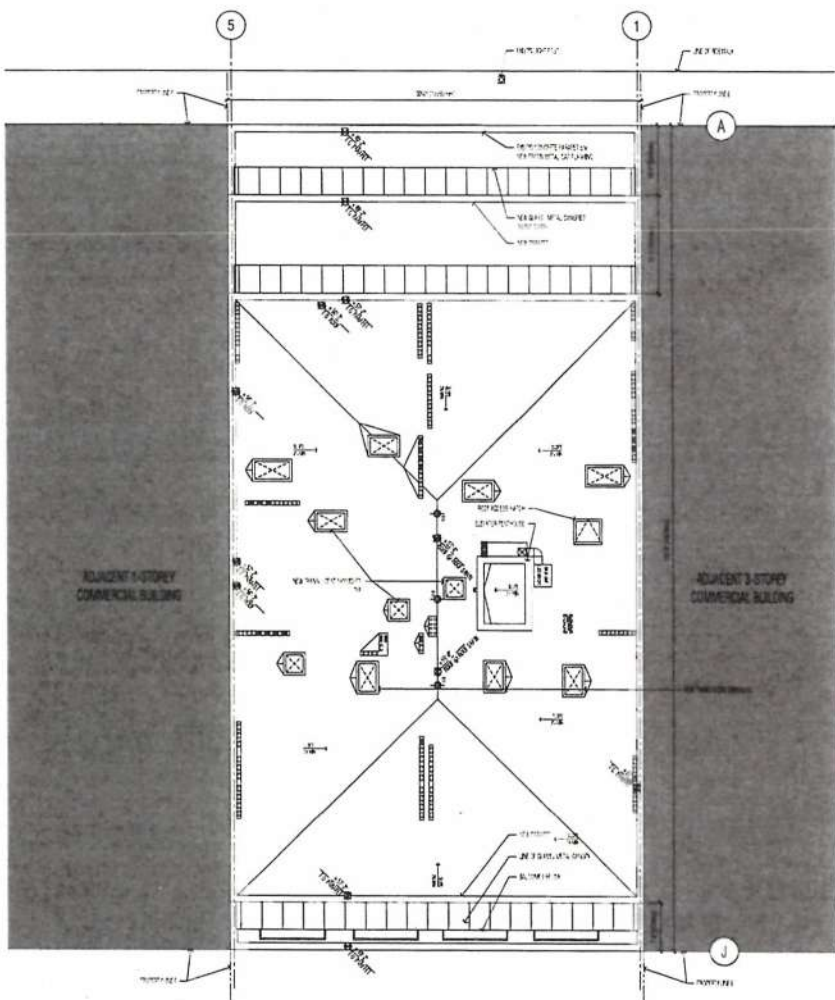
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 VICTORIA, BC

Drawing title:
 SITE PLAN

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Drawn by	JS
Checked by	JS
Date	APR 27, 2018
Scale	AS NOTED

Drawing no.:
A0.5

JOHNSON STREET



727 JOHNSON ST BUILDING RENOVATION

PROJECT INFORMATION TABLE	
ITEM	DESCRIPTION
1	DEMOLITION
2	RENOVATION
3	NEW CONSTRUCTION
4	EXISTING
5	PROPOSED
6	ADJACENT 1-STORY COMMERCIAL BUILDING
7	ADJACENT 3-STORY COMMERCIAL BUILDING
8	JOHNSON STREET
9	WATER STREET
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50	WATER STREET

PROPOSED SITE PLAN
 scale 1:100

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- 1. A. 10'11" REVISION FOR A. 10'11" REVISION
- 2. A. 10'11" REVISION FOR A. 10'11" REVISION
- 3. A. 10'11" REVISION FOR A. 10'11" REVISION
- 4. A. 10'11" REVISION FOR A. 10'11" REVISION

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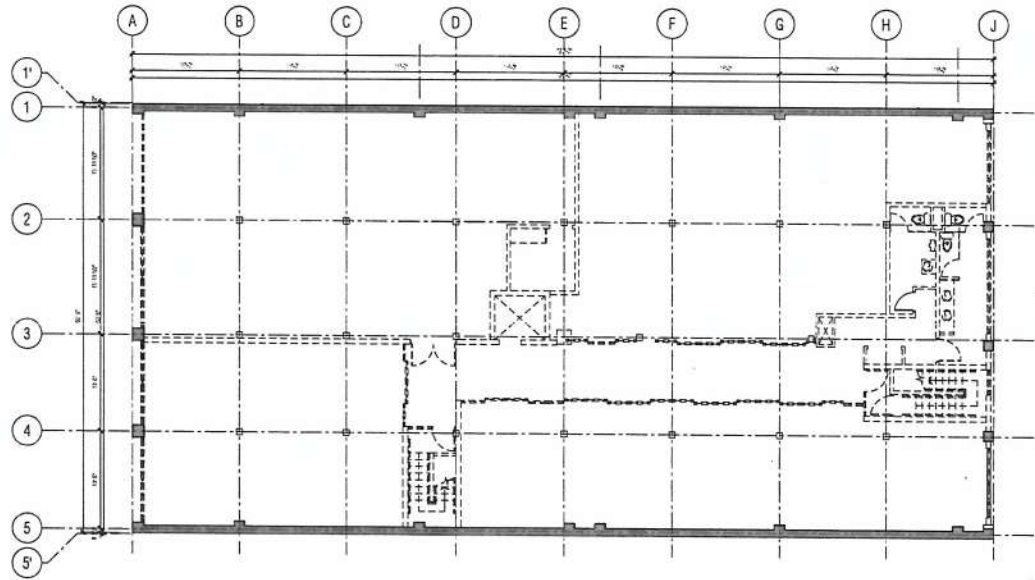
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**727 JOHNSON STREET
VICTORIA, BC**

drawing title
**PROPOSED & EXISTING
3rd FLOOR PLANS**

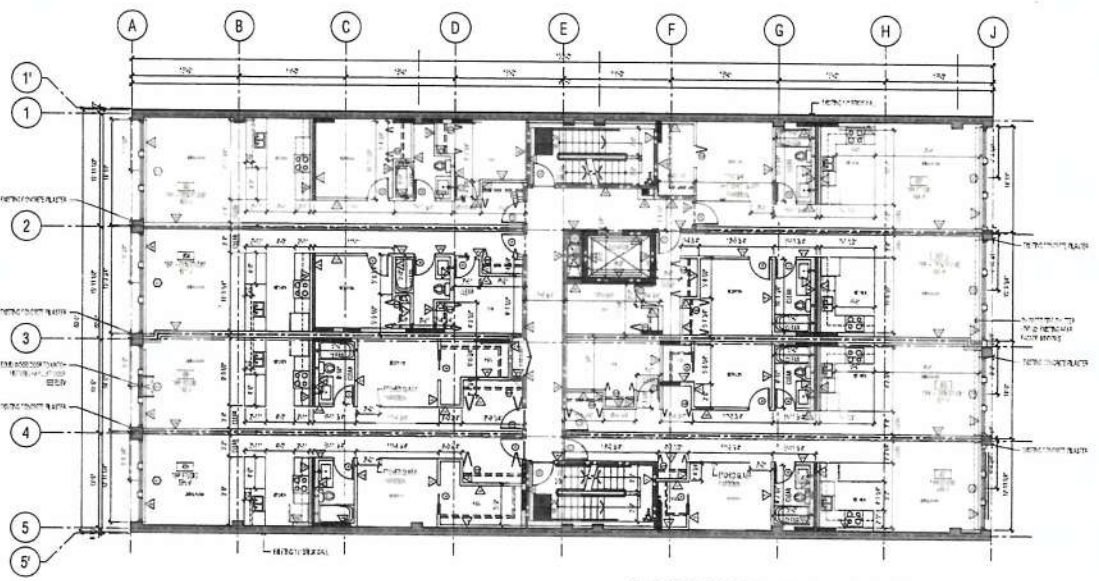
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checked by: JW
date: APR 21 2014
scale: AS NOTED

drawing no.:
A1.03

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EXISTING LEVEL 3 PLAN
scale: 1/8" = 1'-0"



PROPOSED LEVEL 3 PLAN
scale: 1/8" = 1'-0"

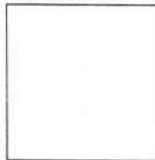
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PROPOSED STRUCTURE
PROPOSED INTERIOR WALL
PROPOSED EXTERIOR WALL
PROPOSED GLASS WALL
PROPOSED GLASS DOOR

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 Thomas Bull Architect ABC

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Source: Victoria City Records for the history of the building and its use.



1. A. 1st floor plan of the building
 2. A. 2nd floor plan of the building
 3. A. 3rd floor plan of the building
 4. A. 4th floor plan of the building
 5. A. 5th floor plan of the building

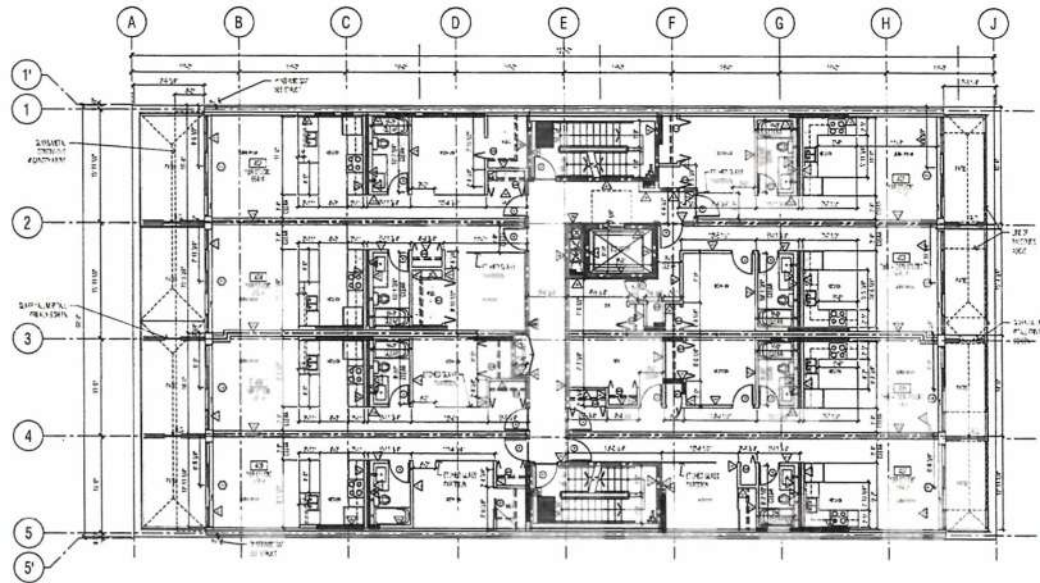
Project Name:
 727 JOHNSON STREET
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Project Title:
 PROPOSED
 4th & 5th FLOOR PLANS

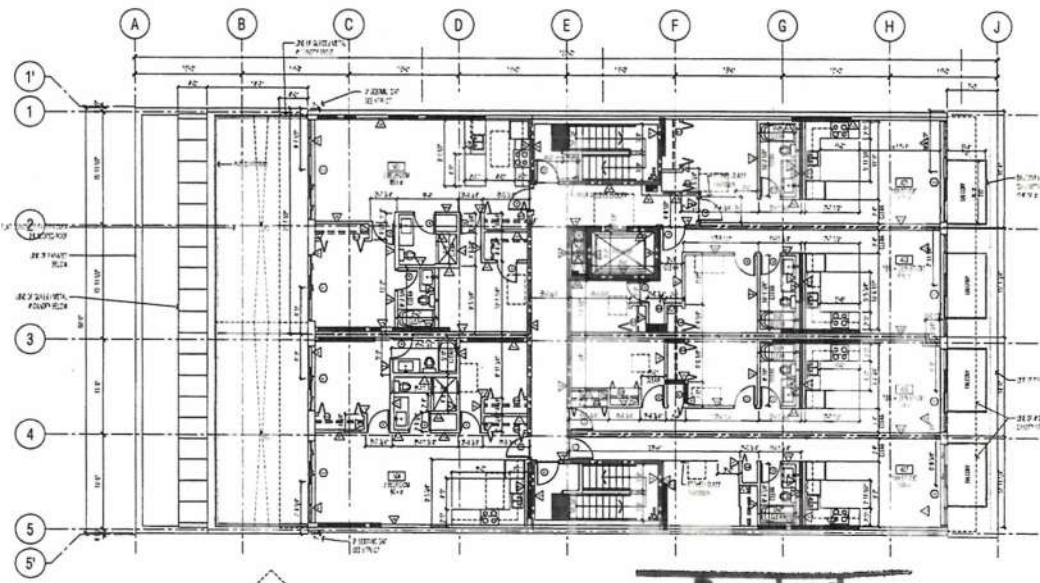
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 Checked by: [signature]
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Sheet No.:
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PROPOSED LEVEL 4 PLAN
 scale: 1/8" = 1'-0"



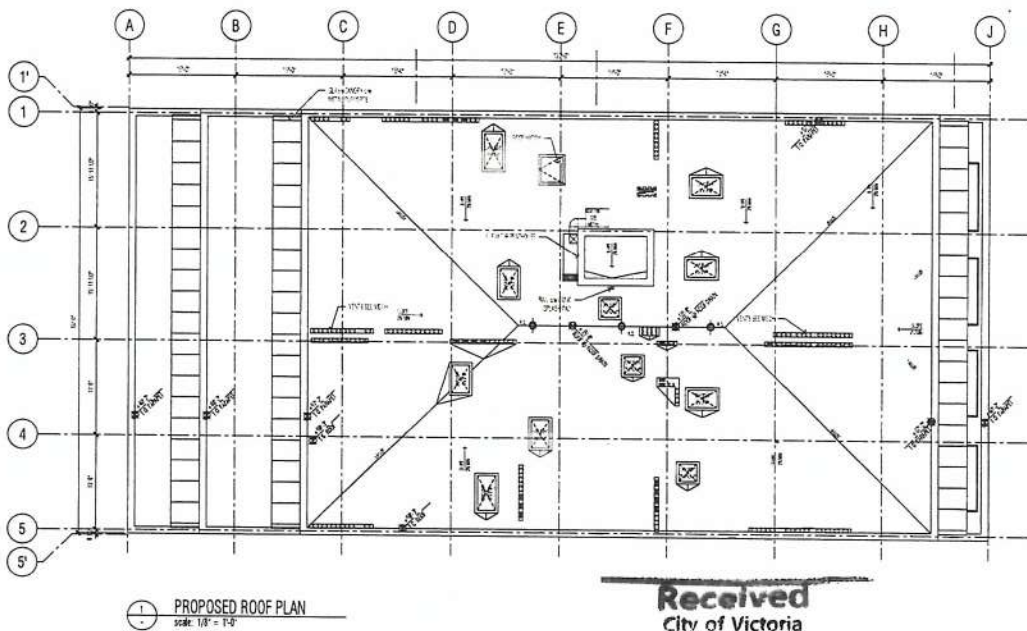
PROPOSED LEVEL 5 PLAN
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LINE	THICK LINE	THIN LINE	DOTTED LINE	DASHED LINE	LONG DASHED LINE	SHORT DASHED LINE	WAVE LINE	SPRINKLER
THICK LINE	THIN LINE	DOTTED LINE	DASHED LINE	LONG DASHED LINE	SHORT DASHED LINE	WAVE LINE	SPRINKLER	

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George Johnson, Vice President for Industry & Education, said: "The 2006-2007 Academic Year has been a successful one for the University of Illinois. We have achieved many milestones, including the completion of our 100th anniversary celebration, the launch of our new strategic plan, and the implementation of our new governance structure. We are proud of the progress we have made and look forward to continuing our commitment to excellence in the years ahead."

no.	date	description
0	1.1.2017	initial deposit
0	1.1.2017	initial deposit

Project Title:
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VICTORIA, BC

drawing title:
PROPOSED ROOF PLAN

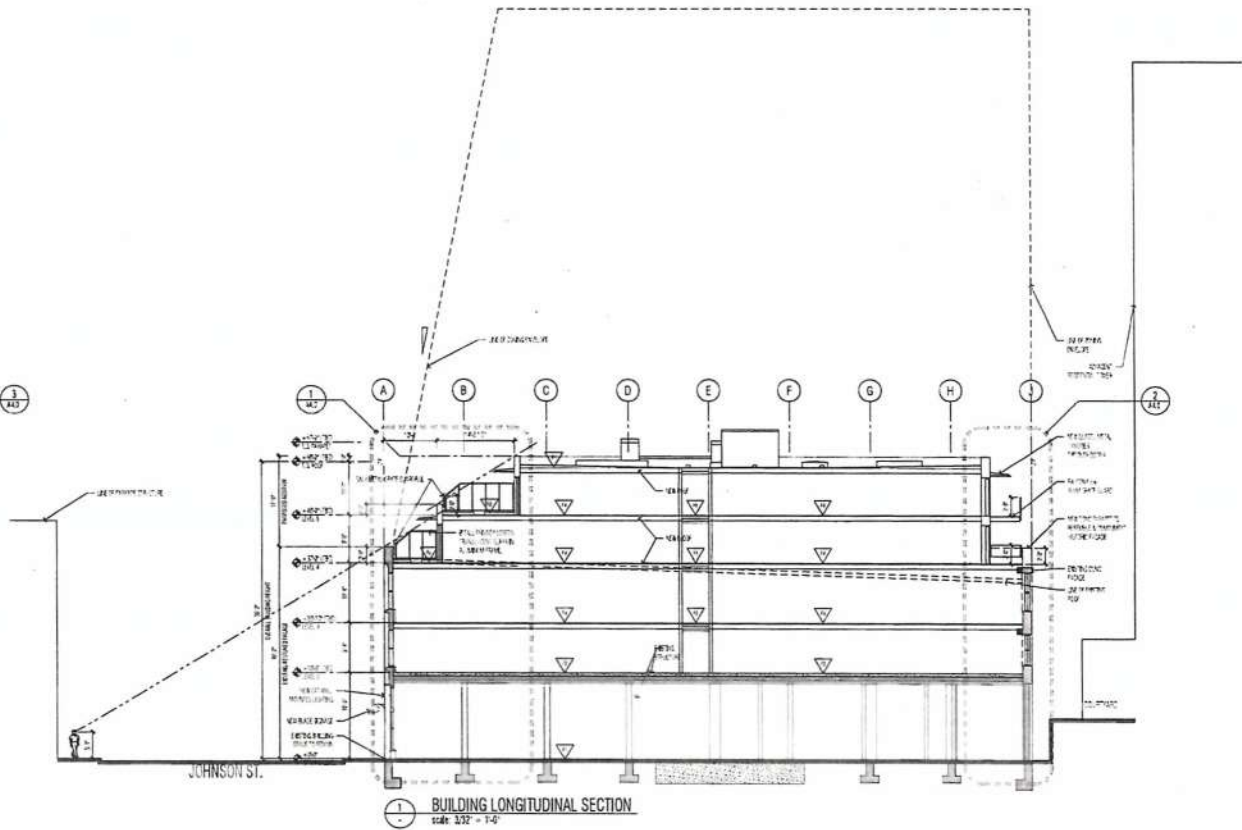
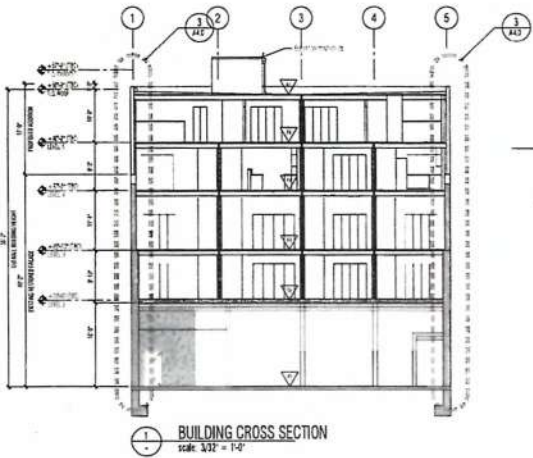
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checked by : JH	
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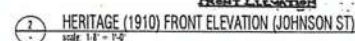
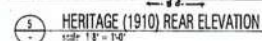


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99	01/11/2017	ISSUED FOR A2.0 REVIEW
100	01/11/2017	ISSUED FOR A2.0 REVIEW

Project Title:	
727 JOHNSON STREET VICTORIA BC	
Drawing Title:	
BUILDING SECTION	
Project No.:	1500
Drawn by:	EL
Checked by:	JB
Date:	MAY 21 2016
Scale:	AS NOTED
Drawing No.:	
A2.0	



1. 在下列各数中, 找出所有素数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
2. 在下列各数中, 找出所有合数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
3. 在下列各数中, 找出所有质因数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
4. 在下列各数中, 找出所有因数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
5. 在下列各数中, 找出所有倍数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
6. 在下列各数中, 找出所有因数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
7. 在下列各数中, 找出所有倍数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
8. 在下列各数中, 找出所有因数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
9. 在下列各数中, 找出所有倍数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.
10. 在下列各数中, 找出所有因数: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.



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shud@nearchitecture.ca
Tomas Gilb Architect ABC

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no.	date	Description
D	JUL 18 79	ISSUED FOR A.D.M.S. STAFF
C	AUG 12 79	PAYROLL FACILITY, PDATE FOR C.P.
C	APR 07 76	RE-ASSIGNMENT OF CP & MEM
B	MAY 30 79	ISSUED FOR CP & MEMBERS
A	JUL 22 75	ISSUED FOR MEMBERSHIP

project title:
727 JOHNSON STREET
VICTORIA BC

drawing title:
BUILDING ELEVATION

project no.:	15001
drawn by:	EA
checked by:	JH
date:	APR 17 2016
scale:	AS NOTED

training no.

A3.0

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City of Victoria

DEC 07 2017

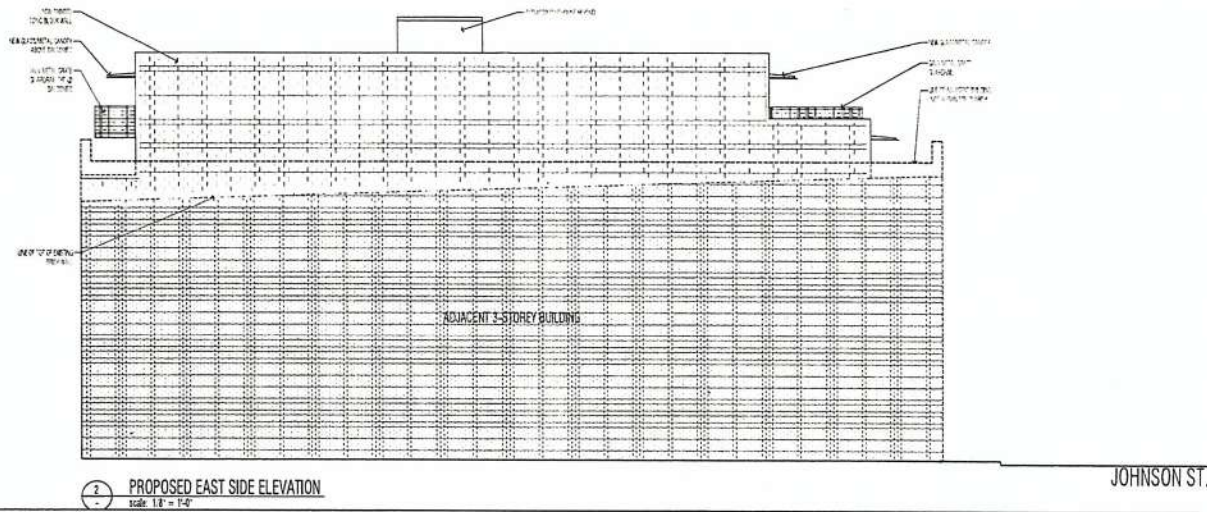
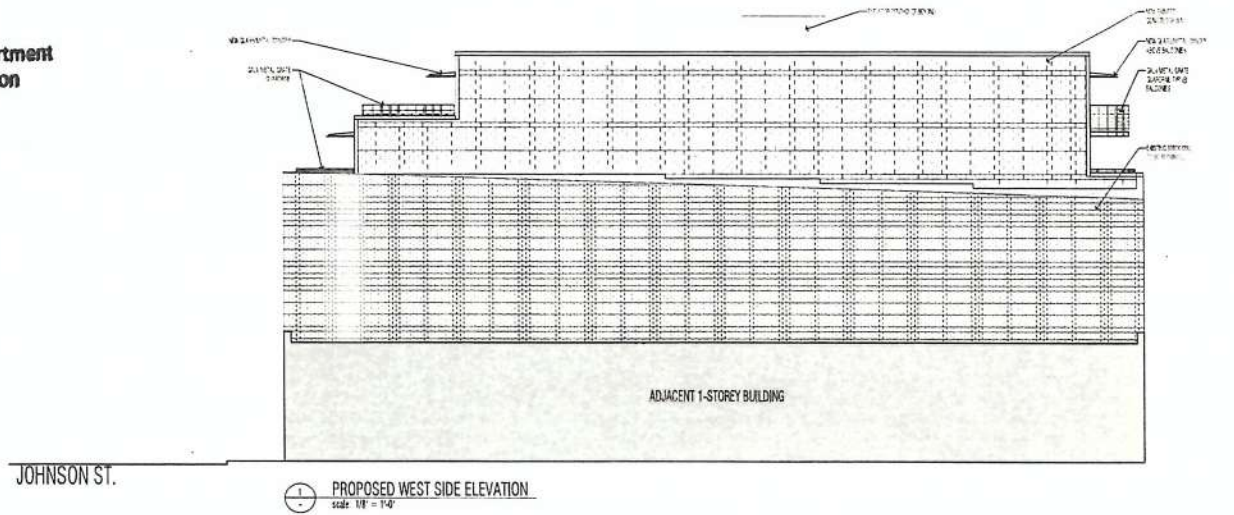
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1 JOHNSON ST LOOKING WEST
NFS



1 JOHNSON ST LOOKING EAST
NFS



5 PROPOSED JOHNSON STREET STREETScape
NFS

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Victoria BC V8V 2P2
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Fax: 604-731-1121
studioonearchitecture.ca
Toronto Architect ABC

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architecture inc.

Design: Victoria, British Columbia, Canada



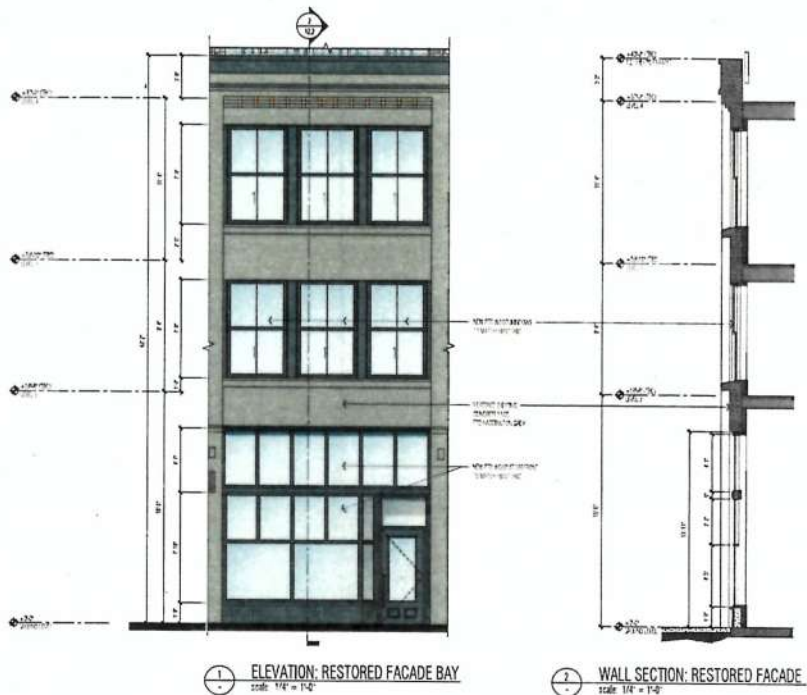
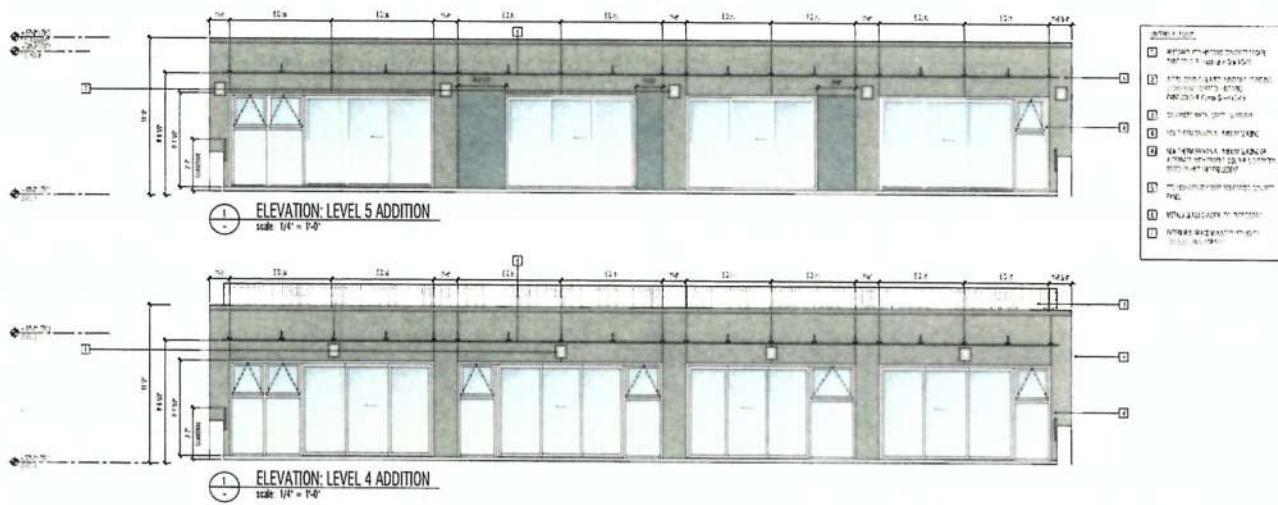
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3	2017-07-10	ISSUED FOR PERMITTING
4	2017-07-10	ISSUED FOR PERMITTING
5	2017-07-10	ISSUED FOR PERMITTING

project title
727 JOHNSON STREET
VICTORIA, BC

drawing title
SIDE ELEVATIONS &
STREET VIEW RENDERINGS

project no.: 1020
drawn by: EL
checked by: JN
date: 2017-07-10
scale: AS NOTED

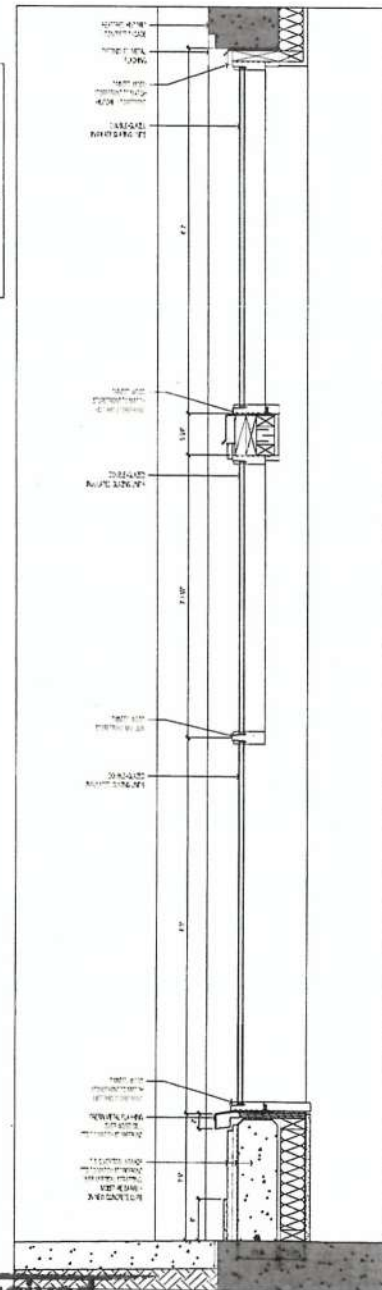
drawing no.:
A3.1



EXAMPLE OF BLADE SIGNAGE
scale: NTS



MATERIALS BOARD
scale: NTS



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Tomas J. B. Architects Ltd.

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Project Title:
727 JOHNSON STREET
VICTORIA, BC

Project Title:
FRONT FACADE DETAILS

Project No.: 1500
Drawn by: JN
Checked by: JN
Date: APR 27 2014
Scale: AS NOTED

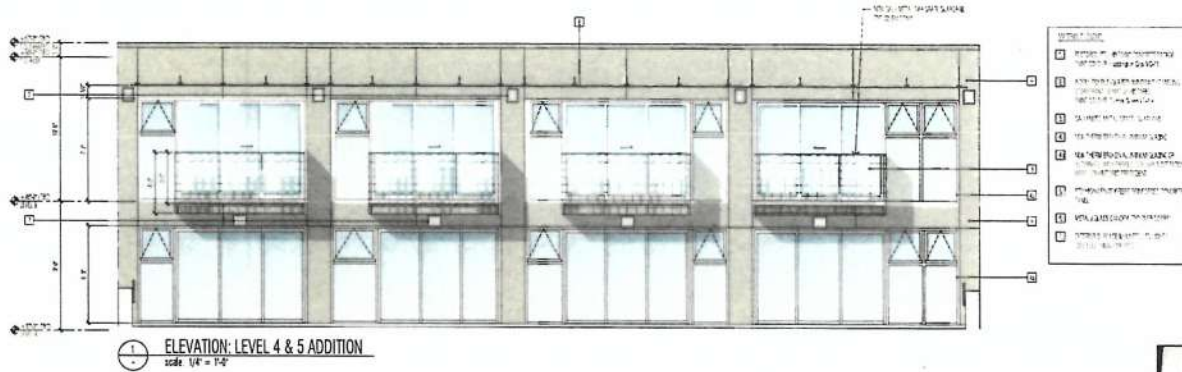
A3.2

Committee of the Whole - 01 Feb 2018

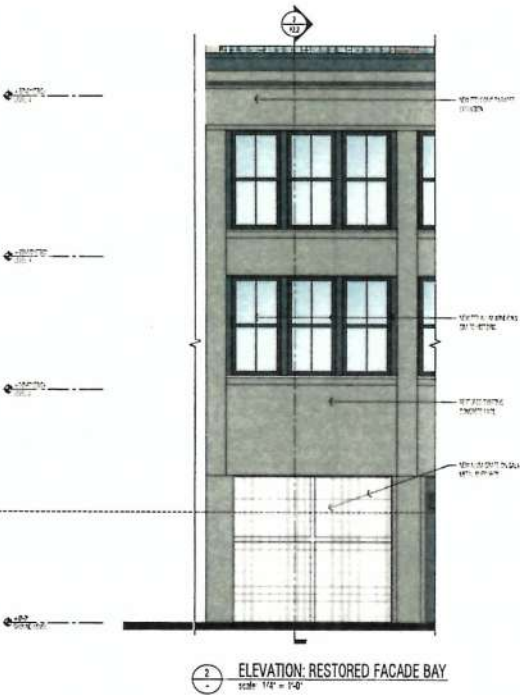
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Toronto: 416-461-4800

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EXAMPLE OF METAL GRATE BALCONY
scale: NTS

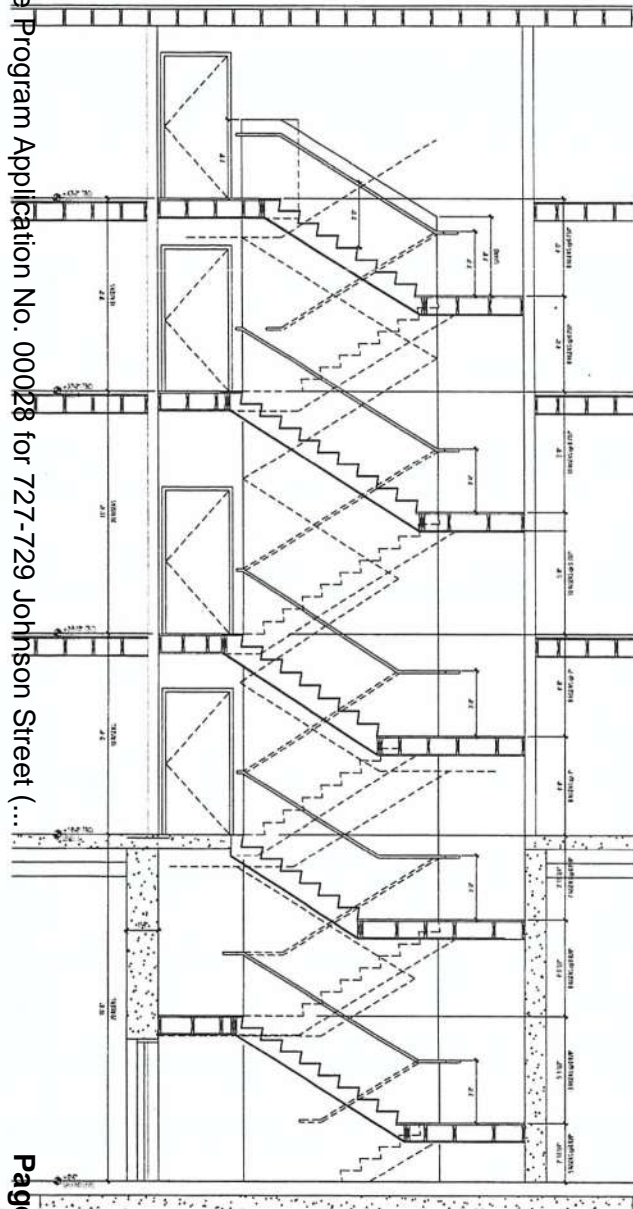


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Project Number: 00028
Project Date: 11/15/17
Project Location: 727 Johnson Street, Victoria, BC
Project Description: Tax Incentive Program Application
Project Status: In Progress
Project Contact: [Redacted]
Project Phone: [Redacted]
Project Email: [Redacted]
Project Website: [Redacted]
Project Social Media: [Redacted]
Project Other: [Redacted]

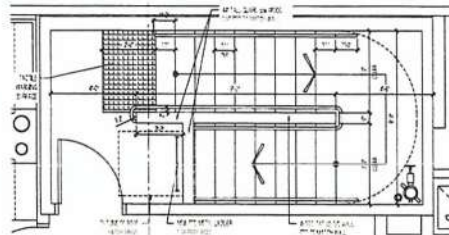
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Project Location: VICTORIA, BC
Project Description: REAR FACADE DETAILS
Project Status: In Progress
Project Contact: [Redacted]
Project Phone: [Redacted]
Project Email: [Redacted]
Project Website: [Redacted]
Project Social Media: [Redacted]
Project Other: [Redacted]

Project Name: 727 JOHNSON STREET
Project Location: VICTORIA, BC
Project Description: REAR FACADE DETAILS
Project Status: In Progress
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Project Email: [Redacted]
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Project Social Media: [Redacted]
Project Other: [Redacted]

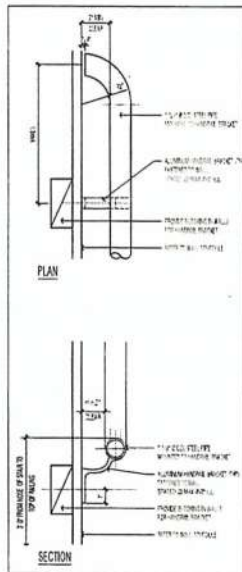
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Project Location: VICTORIA, BC
Project Description: REAR FACADE DETAILS
Project Status: In Progress
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Project Email: [Redacted]
Project Website: [Redacted]
Project Social Media: [Redacted]
Project Other: [Redacted]



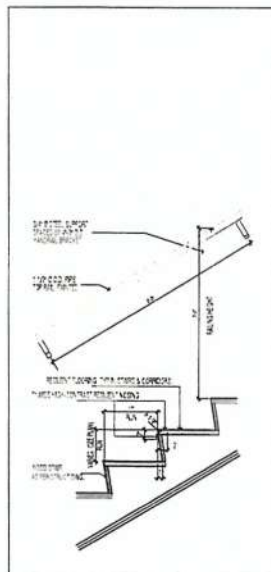
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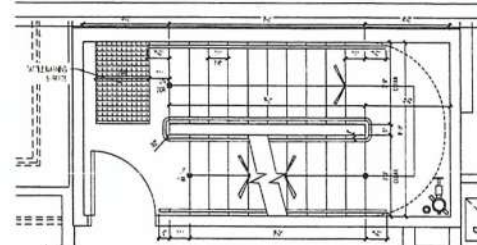
WEST STAIR 5TH LEVEL PLAN
scale: 1/8" = 1'-0"



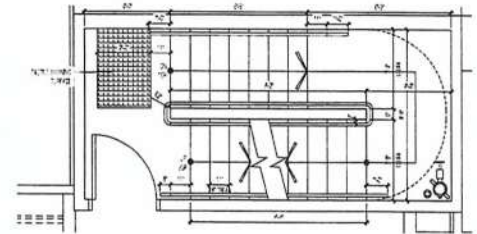
TYP HANDRAIL DETAILS
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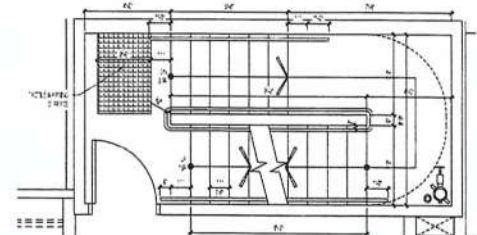
TYP STAIR SECTION
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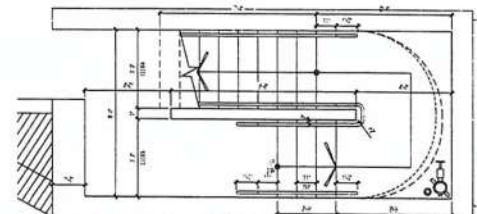
WEST STAIR 4TH LEVEL PLAN
scale: 1/8" = 1'-0"



WEST STAIR 3RD LEVEL PLAN
scale: 1/8" = 1'-0"



WEST STAIR 2ND LEVEL PLAN
scale: 1/8" = 1'-0"



WEST STAIR GROUND LEVEL PLAN
scale: 1/8" = 1'-0"

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NO.	DATE	DESCRIPTION

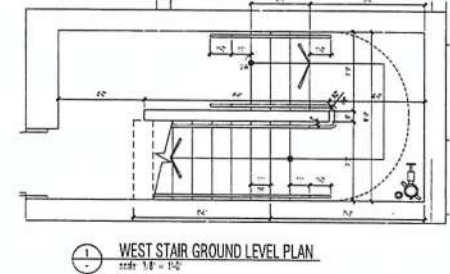
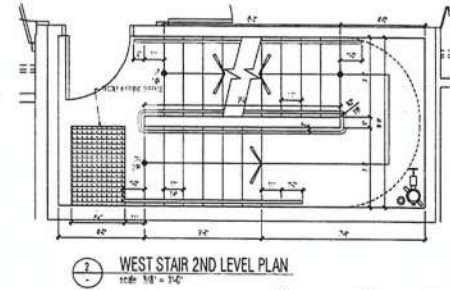
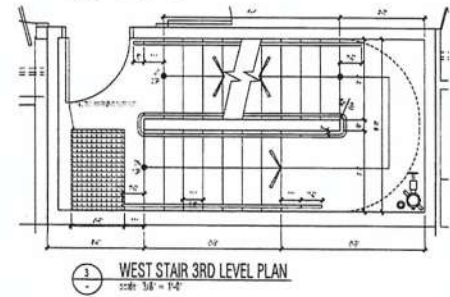
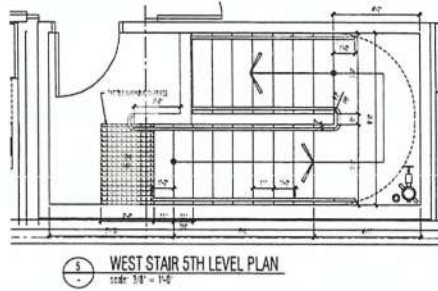
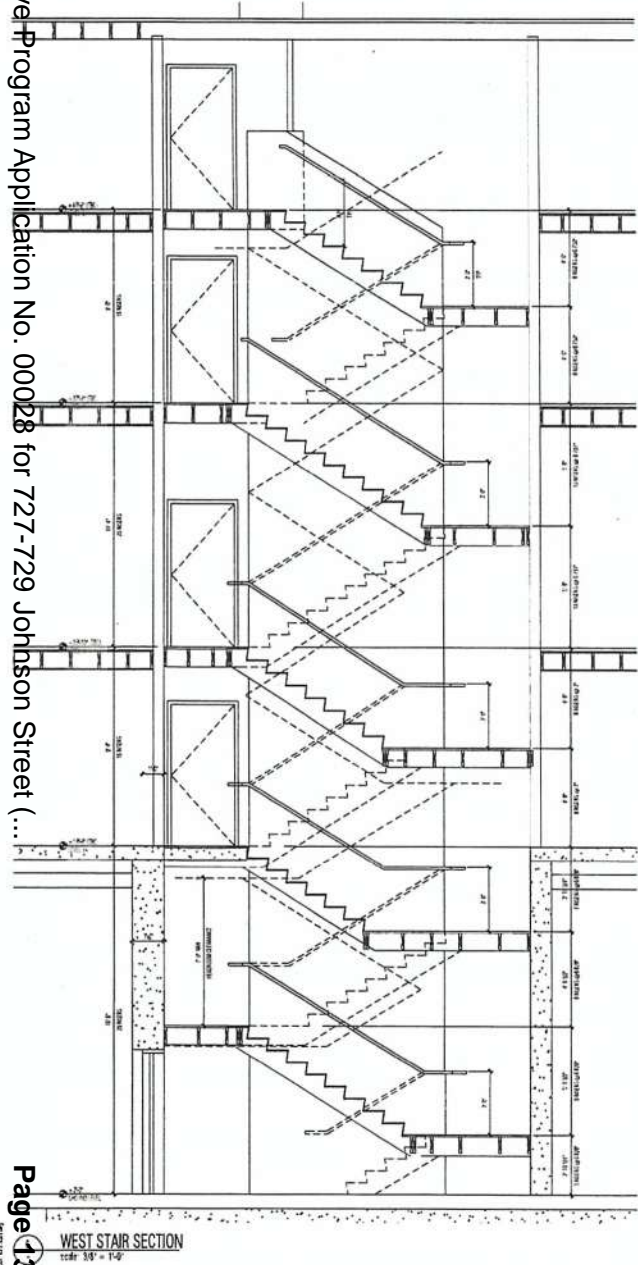
PROJECT NO.: 1500
PROJECT NAME: 727 JOHNSON STREET VICTORIA, BC
DRAWING NO.: STAIR DRAWINGS

PROJECT NO.: 1500
PROJECT NAME: 727 JOHNSON STREET VICTORIA, BC

DRAWING NO.: STAIR DRAWINGS

PROJECT NO.: 1500
PROJECT NAME: 727 JOHNSON STREET VICTORIA, BC
DRAWING NO.: STAIR DRAWINGS

PROJECT NO.: 1500
PROJECT NAME: 727 JOHNSON STREET VICTORIA, BC
DRAWING NO.: STAIR DRAWINGS



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Vancouver Architect ABC

Project Name	727 Johnson Street
Project Address	727 Johnson Street
Project City	Victoria, BC
Project Date	2017
Project Status	Approved
Project Type	Stair Drawings
Project No.	1000
Drawn by	ES
Checked by	AB
Date	Nov 28, 2017
Scale	AS NOTED

Project Title:
727 JOHNSON STREET
VICTORIA, BC
Drawing Title:
STAIR DRAWINGS
Project No.: 1000
Drawn by: ES
Checked by: AB
Date: Nov 28, 2017
Scale: AS NOTED
Drawing No.:
A3.6

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info@studioone.ca
Toll-free 1-877-880-8807

studioone
architecture inc.

Owner: 727 Johnson Street, Victoria, BC
Project: 727 Johnson Street, Victoria, BC

Project Title:
727 JOHNSON STREET
VICTORIA, BC

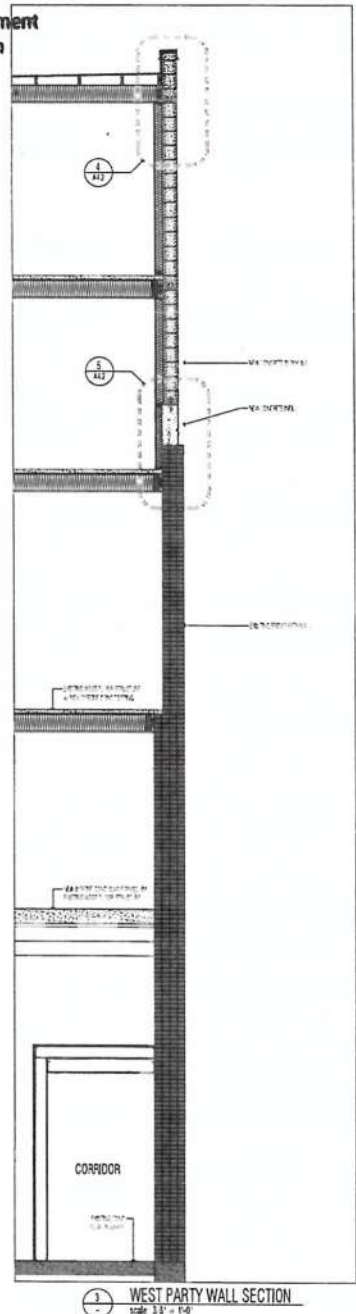
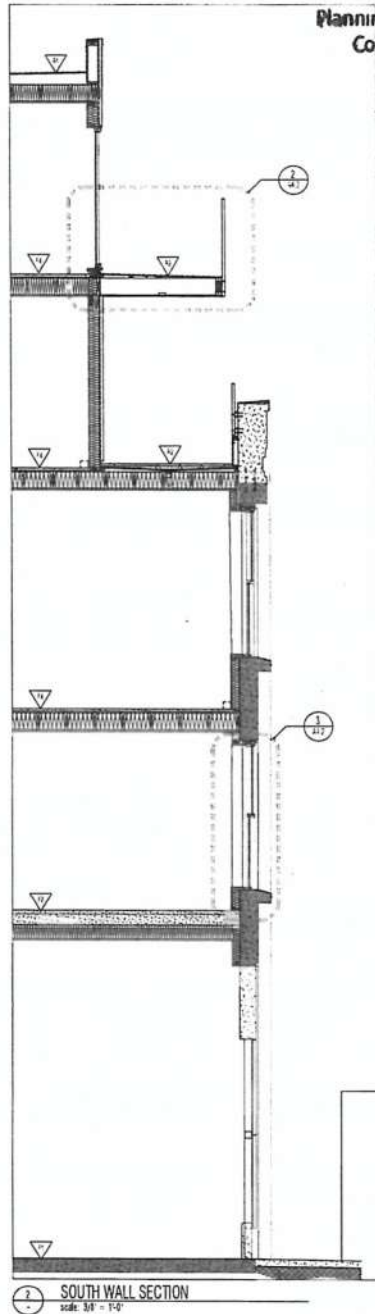
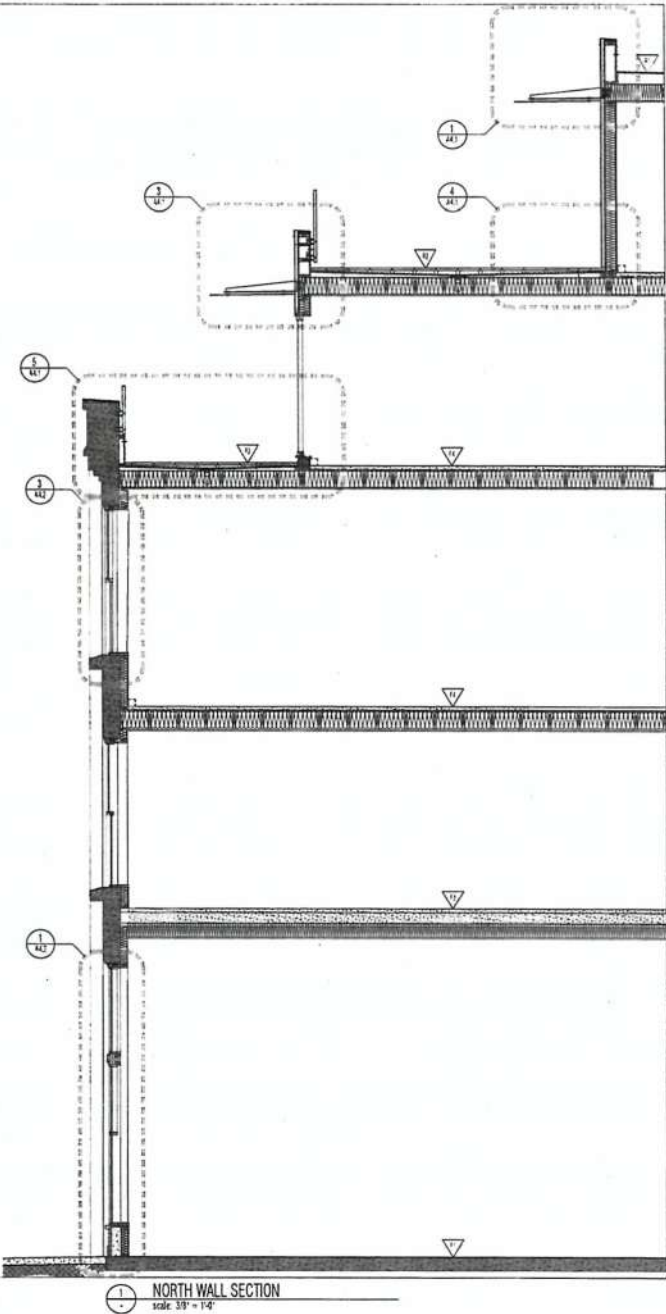
Drawing Title:
WALL SECTIONS

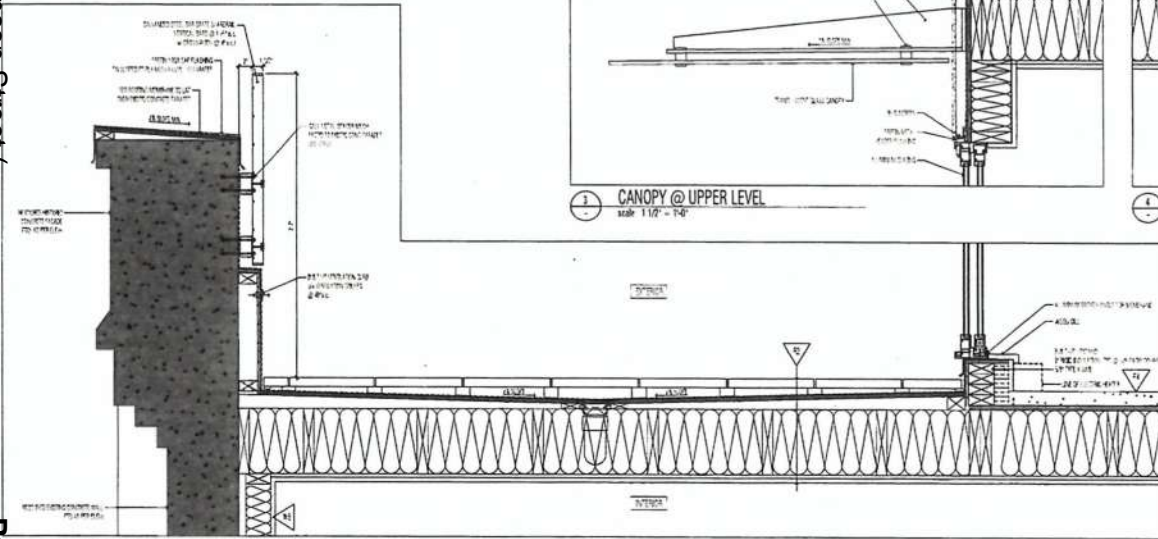
Project No.: 1522
Drawn by: JH
Checked by: JH
Date: 11/27/2014
Scale: 1/4" = 1'-0"

Project No.: 1522
Drawn by: JH
Checked by: JH
Date: 11/27/2014
Scale: 1/4" = 1'-0"

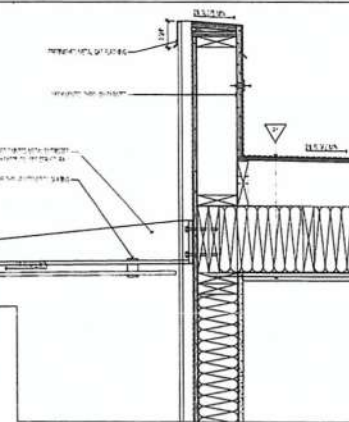
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Checked by: JH
Date: 11/27/2014
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Committee of the Whole - 01 Feb 2018

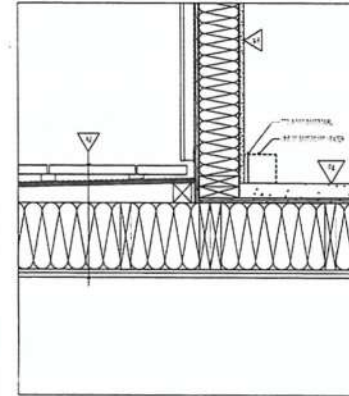




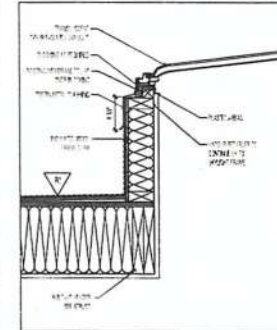
5 T.O. EXIST'G CONG WALL & NEW ROOF DECK
scale: 1 1/2" = 1'-0"



1 ROOF PARAPET
scale: 1 1/2" = 1'-0"



4 BASE OF WALL @ DECK
scale: 1 1/2" = 1'-0"



7 TYP SKYLIGHT CURB
scale: 1 1/2" = 1'-0"

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no. date description
revisions

project title
727 JOHNSON STREET
VICTORIA, BC

drawing title
EXTERIOR DETAILS

project no. 1500
drawn by: RL
checked by: JB
date: JUL 27 2017
scale: AS SHOWN

drawing no.

A4.1

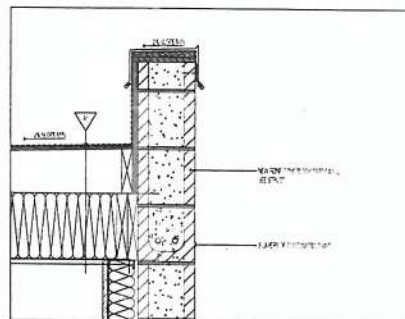
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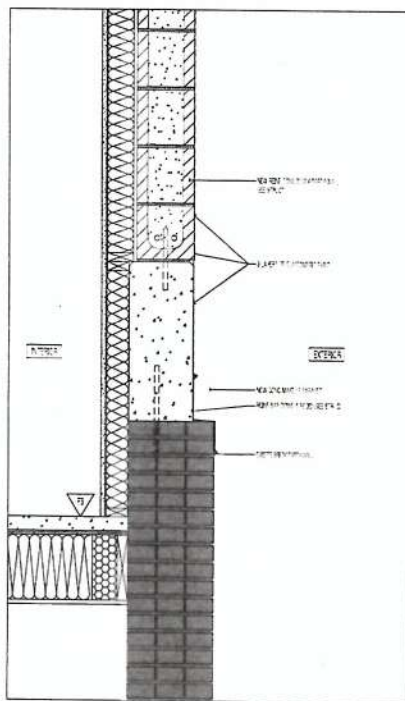
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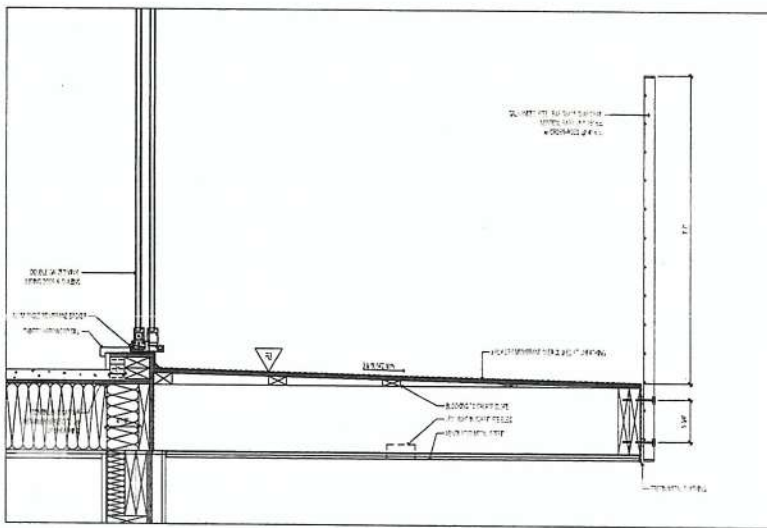
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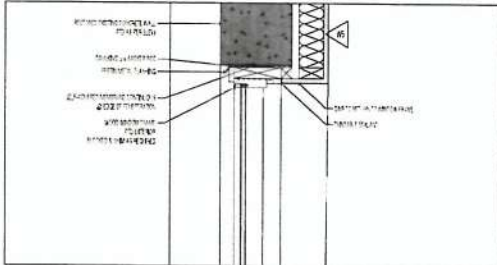
4 PARTY-WALL PARAPET DETAIL
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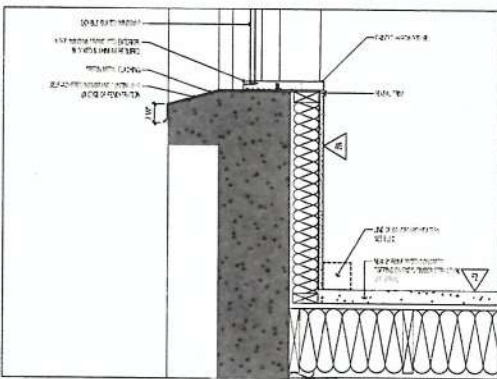
5 PARTY WALL SECTION
scale: 1 1/2" = 1'-0"



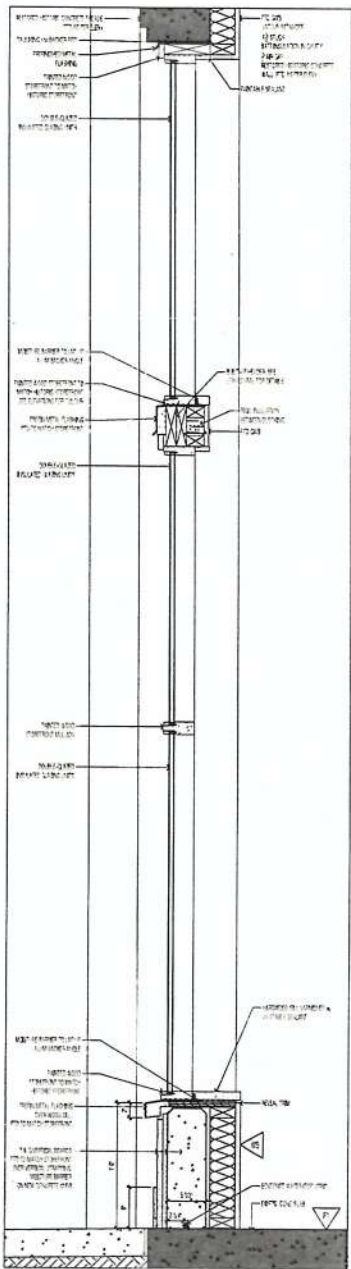
2 BALCONY DETAIL
scale: 1 1/2" = 1'-0"



3A WOOD WINDOW HEAD IN CONC WALL
scale: 1 1/2" = 1'-0"



3B WOOD WINDOW SILL IN CONC WALL
scale: 1 1/2" = 1'-0"



1 WOOD STOREFRONT DETAIL
scale: 1 1/2" = 1'-0"

no.	date	description
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2	2017	REVISED TO 2017
3	2017	REVISED TO 2017
4	2017	REVISED TO 2017
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8	2017	REVISED TO 2017
9	2017	REVISED TO 2017
10	2017	REVISED TO 2017

project title
727 JOHNSON STREET
VICTORIA, BC

drawing title
DETAILS

project no.: 1520
drawn by: EA
checked by: AB
date: 11/27/2014
scale: 1/2" = 1'-0"

drawing no.:
A4.2

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Tomas Hoff Architect ABC

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Project Name: 727 Johnson Street
Project Address: 727 Johnson Street
Project City: Victoria, BC
Project Country: Canada



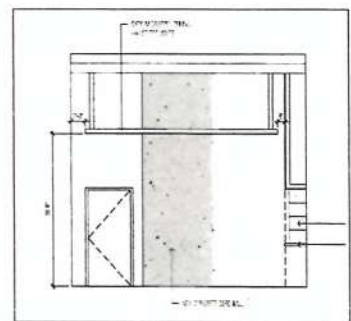
Rev.	Date	Description
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2	2017.07.13	RECEIVED FOR APPROVAL
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4	2017.07.13	RECEIVED FOR APPROVAL

Project Name:
727 JOHNSON STREET
VICTORIA, BC

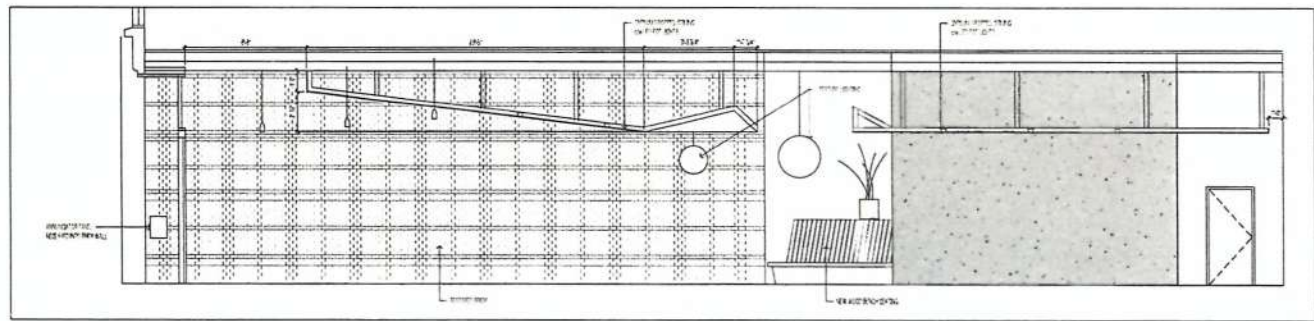
Drawing Title:
PROPOSED
RESIDENTIAL LOBBY
INTERIOR ELEVATIONS

Project No.: 1001
Drawn By: JH
Checked By: JH
Date: APRIL 27, 2018
Scale: 1/4" = 1'-0"

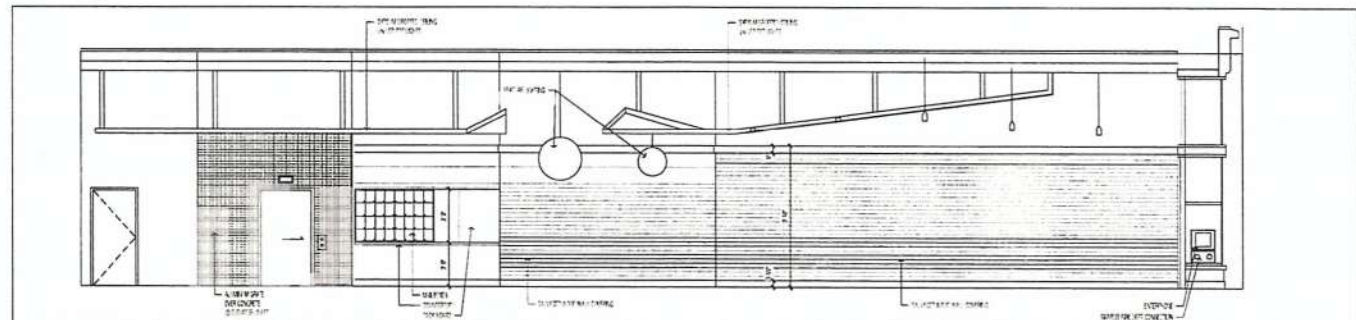
Drawing No.:
A5.0



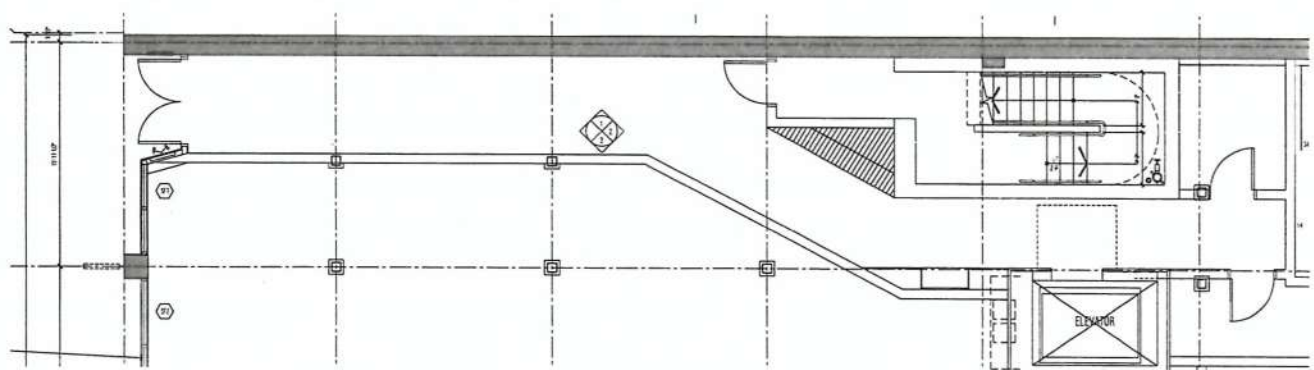
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1/4" = 1'-0"



1 INTERIOR ELEVATION: LOBBY
1/4" = 1'-0"



3 INTERIOR ELEVATION: LOBBY
1/4" = 1'-0"



4 LOBBY DETAIL PLAN
Scale: 1/4" = 1'-0"

Received
City of Victoria
DEC 07 2017
Planning & Development Department
Community Planning Division

Received
City of Victoria

DEC 07 2017

Planning & Development Department
Community Planning Division

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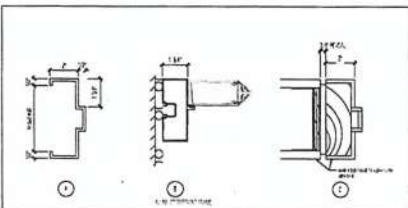
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MT	MONTH
PR	PERCENT
Q	QUARTER
Y	YEAR
QY	QUARTER YEAR

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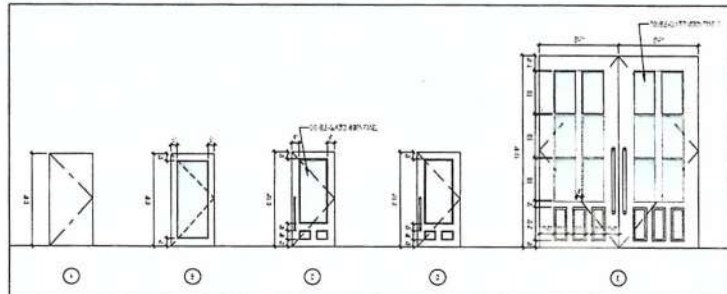
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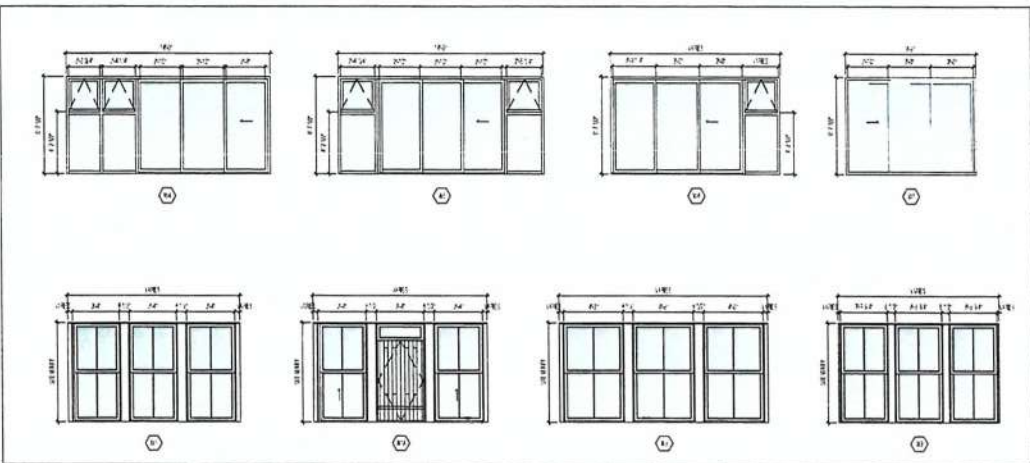
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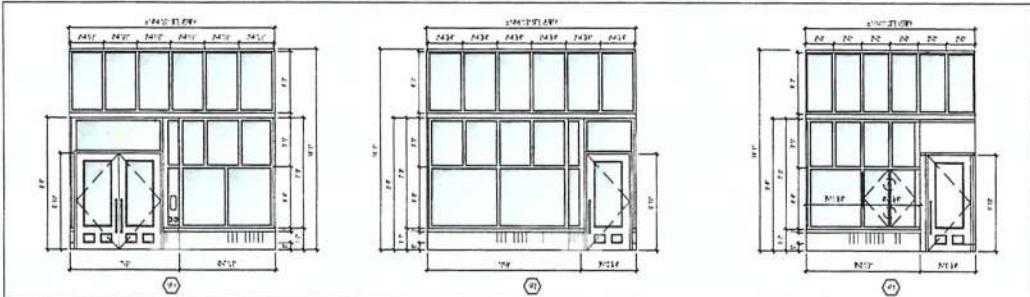
FRAME PROFILE



DOOR TYPES



WINDOW TYPES



STOREFRONT TYPES

240 - 388 West 8th Ave.
Vancouver B.C. V5Y 3K2
Tel. 604 - 731 - 3965
Fax 604 - 734 - 1121
studioarchitecture.ca
Tomas Wolf Architect ABC

studio **one**
architecture inc.

LA 057 COUNCIL ADOPTED		
no.	date	description
1000000		

project title:
727 JOHNSON STREET
VICTORIA, BC

SCHEDULES

project no.:	"500"
drawn by:	
checked by:	
date:	JULY 19, 2015
scale:	AS NOTED

STATION NO.

A7.0

Committee of the Whole - 01 Feb 2018



Victoria
**CIVIC
HERITAGE
TRUST**

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

5 December 2017

Attention: Mayor and Council

**Recommendation to City of Victoria
Approval of a Ten-Year Tax Exemption
Heritage Tax Incentive Program - Residential Use
727 Johnson Street - Garesché Stables & Offices
Lot 33, Victoria City
PID 005-137-993 / Folio No 01021005**

Dear Mayor and Council:

The Board of Directors of the Victoria Civic Heritage Trust reviewed a Tax Incentive Program application for **727 Johnson Street** at its meeting held on 4 December 2017.

The owner requests a ten-year tax exemption period for 727 Johnson Street based on the scope of work for seismic upgrading as specified by the Project Engineer, John Bryson, MSc, PEng, StructEng, Bryson Markulin Zickmantel Structural Engineers, Vancouver.

The lowest total seismic upgrading cost is **\$1,053,616.60** as estimated by Brenton Construction Corp in a revised submission received on 14 November 2017. The second total seismic cost is **\$1,095,992.53** as estimated by a registered quantity surveyor, Aidan Kelly PQS of Beacon Construction Consultants Inc, in a revised submission dated 18 November 2017. Please note that ineligible contingency costs were removed from the above seismic cost estimates, therefore the totals differ from the documents submitted by the applicant. Total construction cost is estimated by Brenton Construction Corp to be **\$5,723,800.00**.

Total 2017 property tax for 727 Johnson Street is **\$26,427.80**. The value of a ten-year tax exemption at the current 2017 property tax rate is **\$264,278.00** (10 years @ \$26,427.80). The seismic upgrading estimate of **\$1,053,616.60** significantly exceeds **\$264,278.00** as needed to justify a ten year tax exemption.

A technical review of the project was undertaken by our Architectural Conservation Committee (ACC) on 4 December 2017. The ACC forwarded its comments and recommendations to the Board of Directors, who passed the following motion of recommendation to the City of Victoria on 4 December:

That subject to Council's approval and the project meeting all other City requirements, 727 Johnson Street (Garesché Stables & Offices), Lot 33, Victoria City, is eligible for a tax exemption period of ten (10) years.

In accordance with normal procedure the tax exemption should also be **subject to verification of final costs by the Victoria Civic Heritage Trust**.

Please do not hesitate to contact our office should you have any questions regarding our review.

Sincerely yours,

Greg Ovstaas
President

copy: Ms Merinda Conley, Senior Heritage Planner, City of Victoria

Merinda Conley

From: Marolla, Gerry BCA:EX <gerry.marolla@bcassessment.ca>
Sent: January 17, 2018 1:32 PM
To: Merinda Conley
Subject: [REDACTED]

727 Johnson Street

Total Apartments:	\$4,903,000	(85% class 01)
Retail:	\$ 847,000	(15% class 06)
Total Property:	\$5,750,000	

Gerry Marolla B.A., AACI, P.App
 DEPUTY ASSESSOR | VANCOUVER ISLAND REGION

Gerry.Marolla@bcassessment.ca
 T 1-866-valueBC (825-8322) x 01237 | C 250.213.7385 | F 250.479.1849
 102-3350 Douglas Street. | Victoria BC V8Z 7X9 | www.bcasessment.ca

BC ASSESSMENT     

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From: Merinda Conley [mailto:mconley@victoria.ca]
Sent: January 17, 2018 1:19 PM
To: Marolla, Gerry BCA:EX
Cc: Lauren Martin
Subject: [REDACTED]

Total value by class.

From: Marolla, Gerry BCA:EX [mailto:gerry.marolla@bcassessment.ca]
Sent: January 17, 2018 12:41 PM
To: Merinda Conley <mconley@victoria.ca>
Subject: [REDACTED]

Are you looking for a breakdown per unit or total value by class

Gerry Marolla B.A., AACI, P.App
 DEPUTY ASSESSOR | VANCOUVER ISLAND REGION

Gerry.Marolla@bcassessment.ca
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BC ASSESSMENT     

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From: Merinda Conley [mailto:mconley@victoria.ca]

Sent: January 17, 2018 12:16 PM

To: Marolla, Gerry BCA:EX

Cc: Sue Hodge; Lauren Martin

Subject: [REDACTED]

Hi Gerry,

The breakdown is a request by Finance, who provides the valuation of tax increase for the property. The calculation is required for all Tax Incentive Program applications so that the City can calculate what the approximate tax exemption will be over a period of 1 – 10 years. Approximation of current taxes based on completion of project is dependant on the breakdown between Class 1 (residential) and Class 6 (commercial,) as two classes are taxed at different rates.

The breakdown has been provided in previous years by Cynthia Wright.

Thanks for your help!

Kind regards,
Merinda

Merinda Conley, MRAIC, MAAA(IA), CET
Senior Planner - Heritage
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0533 F 250.361.0386



From: Marolla, Gerry BCA:EX [mailto:gerry.marolla@bcassessment.ca]

Sent: January 17, 2018 9:23 AM

To: Merinda Conley <mconley@victoria.ca>

Subject: [REDACTED]

Hi Merinda

Please explain why a break down is required.

Sincerely

Gerry Marolla B.A., AACI, P.App
DEPUTY ASSESSOR | VANCOUVER ISLAND REGION

Gerry.Marolla@bcassessment.ca

T 1-866-valueBC (825-8322) x 01237 | C 250.213.7385 | F 250.479.1849
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without reading them. Any unauthorized use, copying, disclosure or dissemination of this e-mail and attachments is strictly prohibited.

From: Merinda Conley [mailto:mconley@victoria.ca]
Sent: January 17, 2018 9:19 AM
To: Marolla, Gerry BCA:EX <gerry.marolla@bcassessment.ca>
Cc: Lauren Martin <LMartin@victoria.ca>
Subject: [REDACTED]

Good morning, Gerry.

Thank you very much for the assessment estimates for 727 Johnson and 816 Government. This is very much appreciated.

In order to determine the approximate City tax assessment for 727 Johnson Street we require a breakdown between retail and residential, as you have done for 816 Government Street. Could I possibly obtain that breakdown from you? This would enable me to provide it to our finance department to calculate the tax figures I need to enter into my report to Council.

Thank you, Gerry. I realize you are very busy and I do appreciate the time you have given us on this matter.

Best regards,
Merinda

Merinda Conley, MRAIC, MAAA(IA), CET
Senior Planner - Heritage
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0533 F 250.361.0386



From: Lauren Martin
Sent: January 12, 2018 8:44 AM
To: Merinda Conley <mconley@victoria.ca>
Subject: [REDACTED]

From: Marolla, Gerry BCA:EX [mailto:gerry.marolla@bcassessment.ca]
Sent: Friday, January 12, 2018 8:37 AM
To: Lauren Martin <LMartin@victoria.ca>
Subject: [REDACTED]

Without Prejudice

Good Morning Lauren

727 Johnson Street:

After reviewing the proposal for 727 Johnson to convert from a 3-storey vacant retail/office space to a 5-storey retail apartment building, we estimate that had these improvements been completed by October 31 2017 the 2018 assessment would have increased by \$3,862,000, from \$1,888,000 to \$5,750,000. This is only an estimate based on the information provided by the City of Victoria this estimate may change dependent on the final project

[REDACTED]

[REDACTED]

Sincerely

Gerry Marolla B.A., AACI, P.App
DEPUTY ASSESSOR | VANCOUVER ISLAND REGION

Gerry.Marolla@bcassessment.ca
T 1-866-valueBC (825-8322) x 01237 | C 250.213.7385 | F 250.479.1849
102-3350 Douglas Street | Victoria BC V8Z 7X9 | www.bcasessment.ca

BC ASSESSMENT     

Heritage Tax Incentive
Program Application
for
727-729 Johnson Street
(Garesché Stables & Offices)



Gareshé Stables & Offices



Location | Downtown Core Heritage Conservation Area



Location | Downtown Core Heritage Conservation Area

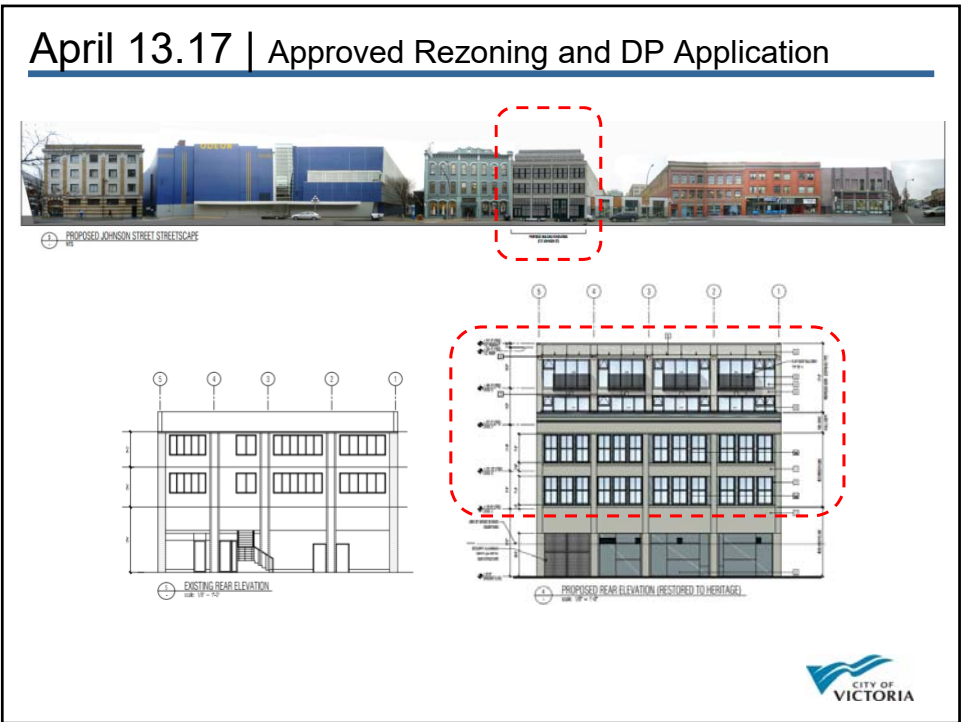
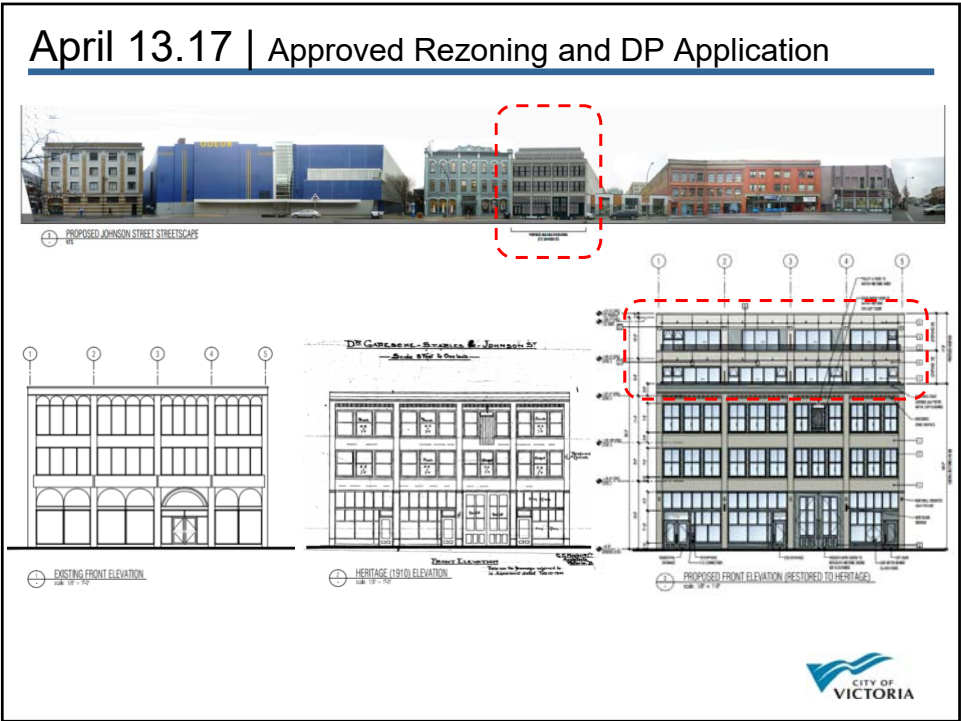


Archival photograph | 1960 – Olympic Garage



Archival photograph | c1910 – Plimley's Garage





Restoration / Rehabilitation and Seismic Upgrading



Upon Completion | Increase in property value



JOHNSON ST LOOKING WEST



Upon Completion | Increase in property taxes



4 JOHNSON ST LOOKING EAST
NTS



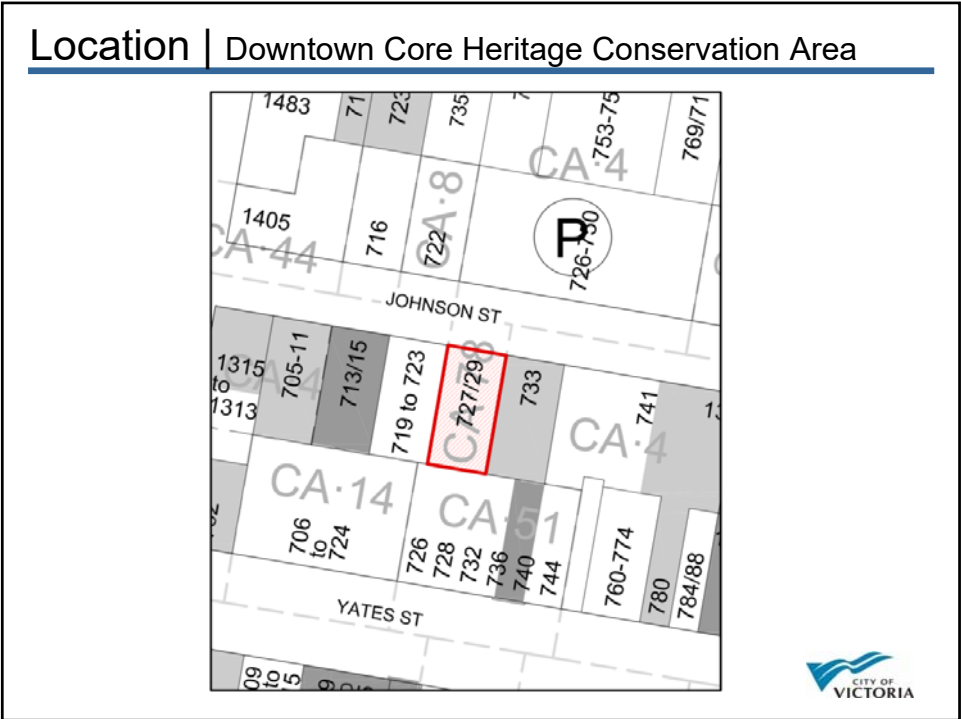
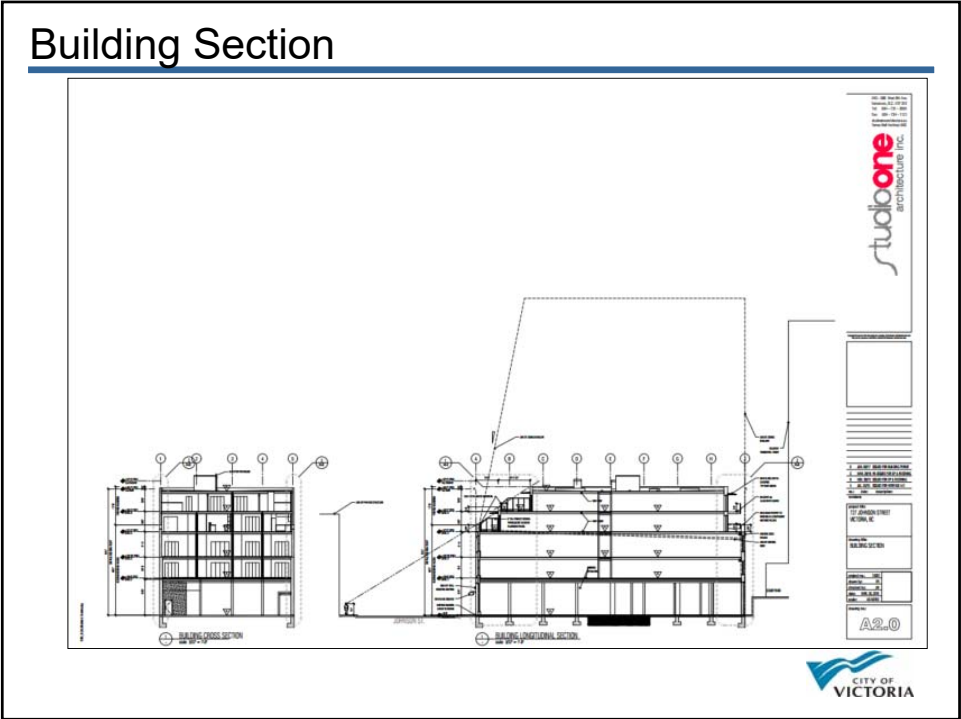
In Conclusion





Side Elevations







Committee of the Whole Report

For the Meeting of February 1, 2018

To: Committee of the Whole **Date:** January 19, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Revised Zoning Bylaw 2017

RECOMMENDATION

That Council:

1. Rescind second reading of Zoning Bylaw 2017;
2. Direct staff to amend Zoning Bylaw 2017 as follows:
 - (a) In Section 1.1 of Part 1 (Administration), by:
 - (i) deleting subsection 17. in its entirety and replacing it with the following:
 "17. The figure indicated in a column of section 3, Part 4 of this bylaw adjacent to the heading "**Height-Maximum**" is the maximum **Height** of any **Building** that may be constructed or erected in the relevant Height Area of the relevant zone shown on Schedule A to Part 6, for the Central Business District-2 Zone, or in the relevant zone, for all other zones."
 - (ii) deleting subsection 23. in its entirety and replacing it with the following:
 "23. In this section,

"Permit" means a development permit, heritage alteration permit, development variance permit or temporary use permit

 23.1 If a Permit has been issued for a development prior to the date of adoption of this bylaw and a subsequent complete application for a Permit is received for the same development, then provided that the subsequent application:
 - a. is for a Permit that has been delegated to the Director pursuant to the Land Use Procedures Bylaw, 2016,
 - b. is received within twenty-four (24) months of the date of adoption of this bylaw, and
 - c. is only for exterior changes or landscaping changes to the development,
 the subsequent application shall be processed in accordance with the Zoning Regulation Bylaw No. 80-159.

23.2 If a Permit has been issued for a development prior to the date of adoption of this bylaw and a subsequent complete application for a building permit is received for the same development within twenty-four (24) months of the date of adoption of this bylaw, then if:

- a. all alterations or differences in the development from the approved Permit were approved by subsequent Permit in accordance with section 23.1, or
- b. there are no alterations or differences in the development from the approved Permit,

the building permit shall be processed in accordance with the Zoning Regulation Bylaw No. 80-159.

23.3 If a bylaw to amend the Zoning Regulation Bylaw No. 80-159 has been adopted for a property prior to the date of adoption of this bylaw, and a subsequent complete application for a building permit or business licence is received for the same property within twenty-four (24) months of the date of adoption of this bylaw, then the building permit or business licence shall be processed in accordance with the Zoning Regulation Bylaw No. 80-159.

23.4 If prior to the date of adoption of this bylaw, Council has moved a Permit application forward to a future Council meeting for an opportunity for public comment, then Council's motion is deemed to be amended to reflect the requirements of this bylaw and the Director is authorized to bring forward to Council at the opportunity for public comment a report accordingly, provided that:

- a. the opportunity for public comment takes place within twenty-four (24) months of the date of adoption of this bylaw,
- b. there are no alterations or differences in the development from that considered at Council, with the exception of an increase in the number of vehicle or bicycle parking spaces being provided on the lot, and
- c. the intent of the Council motion is unchanged.”;

(b) In Section 1 of Part 2.1 (Administrative Definitions), by adding the following new definition after the definition for “Bicycle Parking, Short-Term”:
“Bonus Density of Development means the **Density of Development** that applies in accordance with section 482 of the Local Government Act if applicable conditions entitling an owner to a higher density are satisfied”;

(c) In Section 1 of Part 2.2 (Use Definitions), by deleting the definition for **“Brew Pub, Distillery and Winery”** and replacing it with the following:
“Brew Pub (beer, spirits, wine) means facilities used for the consumption of beer, spirits, wine or other alcoholic beverages which are produced and manufactured on the premises, and which may be provided in combination with **Food and Beverage Service or Retail Trade.**”;

- (d) In Part 4.1 (Central Business District-1 Zone), Part 4.2 (Central Business District-2 Zone), and Part 4.4 (Old Town District-1 Zone) by:
- (i) deleting "**Brew Pub, Distillery and Winery**" as a permitted use in section 1.c and replacing it with "**Brew Pub (beer, spirits, wine)**",
 - (ii) deleting subsection 1.1.c. and replacing it with the following:
 - "c. i. The production and manufacturing area for a **Brew Pub (beer, spirits, wine)** must not be located above the **First Storey** and is not permitted within 6m of the wall of any **Building** that abuts a **Street** or pedestrian walkway, except where the **Brew Pub (beer, spirits, wine)** is provided in conjunction with **Retail Trade** or **Food and Beverage Service**.
 - ii. Not more than 35% of the **First Storey Floor Area** of a **Brew Pub (beer, spirits, wine)** may be used for the production and manufacturing of beer, spirits, wine or other alcoholic beverages.";
- (e) In Part 4.1 (Central Business District-1 Zone) by:
- (i) deleting the row at subsection 3.a and replacing it with the following row:

a. Height – Maximum:	43.0m
-----------------------------	-------
 - (ii) deleting the row at subsection 3.b,
 - (iii) renumbering the row at subsection 3.c as new subsection 3.b,
 - (iv) deleting subsection 4.b. ii. in its entirety and replacing it with the following:
 - "ii. Exterior walls over 30.0m and up to 43.0m in **Height:** 6.0m",
 - (v) deleting subsection 4.b. iii. in its entirety and renumbering the row at 4.b. iv. as new subsection 4.b. iii.",
 - (vi) deleting the entire table in section 8. (Site Specific Regulations) and replacing it with the table contained in Attachment A of this report;
- (f) In Part 4.2 (Central Business District-2 Zone) by deleting the entire table in section 8. (Site Specific Regulations) and replacing it with the table contained in Attachment B of this report;
- (g) In Part 4.3 (Mixed Use Residential District-1 Zone) by:
- (i) inserting the following row as subsection 1.1.b. (Location and Siting of Uses):
 - "b. A maximum 50% of the **Floor Area** may be used for non-**Residential** uses.",
 - (ii) deleting subsection 2.b. in its entirety;
- (h) In Part 4.4 (Old Town District-1 Zone) by deleting the entire table in subsection 8. (Site Specific Regulations) and replacing it with the table contained in Attachment C of this report; and
- (i) In Part 6. (Schedules) by revising the title of Schedule A to read: "**Schedule A - CBD - 2 Zone Height Area Map**".
3. Direct Staff to bring forward the revised Zoning Bylaw 2017 for Council's consideration of second reading prior to a public hearing.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with proposed amendments to Zoning Bylaw 2017 to address some issues that were identified during the public consultation period. Zoning Bylaw 2017 was given second reading by Council on November 23, 2017; however, it was not

considered at a public hearing until further refinements were made to ensure that existing density limits and building heights were maintained for all affected properties.

Staff have reviewed the bylaw to correct circumstances where properties were receiving increased development rights. The revised bylaw now fully embodies the intended approach of maintaining current development entitlements, balanced with simplifying the regulations into a more user-friendly approach, and maintaining a “destination” zone for future development proposals. Amendments to the administration section of the Zoning Bylaw are also proposed to provide strengthened provisions for transitioning development applications between the current Zoning Regulation Bylaw and Zoning Bylaw 2017.

This report provides a summary of the key changes and also seeks Council’s direction to rescind second reading, direct staff to amend the bylaw as noted in this report, and reconsider second reading of the amended bylaw at an upcoming Council meeting.

PURPOSE

The purpose of this report is to present Council with proposed amendments to Zoning Bylaw 2017 and advance the revised Zoning Bylaw (Attachment D) to Council for reconsideration of second reading prior to a public hearing.

BACKGROUND

Zoning Bylaw 2017 received second reading on November 23, 2017 and was scheduled to be considered at a public hearing on December 14, 2017. Prior to the public hearing, the City received correspondence from the Downtown Residents’ Association (DRA) which identified that the new Zoning Bylaw would have conveyed additional land uses, densities and building height maximums on certain properties within the Central Business District (CBD) and Old Town. The DRA was concerned about the loss of opportunity for public comment on proposed land use and density changes in future if these properties received any increased development rights through the introduction of Zoning Bylaw 2017.

ISSUES & ANALYSIS

In response, staff reviewed the bylaw to correct circumstances where properties were receiving any increased development rights and have prepared a series of related amendments. The revised bylaw now fully embodies the intended approach of maintaining current development entitlements balanced with simplifying the regulations into a more user-friendly approach, and continues to offer a “destination” zone for future development proposals that require a rezoning.

These corrections have been primarily focused on adding existing site-specific regulations into the new CBD and Old Town zones as indicated with red text in Attachments A, B and C. This approach ensures that any proposals for increased density or building height beyond current maximum entitlements will require a rezoning or variance process and decision from Council. An updated zoning map is also included as Attachment E which identifies the distribution of the proposed zones within the CBD and Old Town. The corrections and general approach are summarized as follows:

1. Density:

- All existing zoned density limits are maintained including densities that are **below or above 3:1 FSR**.
- A maximum density of 3:1 FSR has been applied to a property in Old Town located at 1705 Store Street, which is currently in the C-SS Zone (Special Service Station District)

and is operating as an automotive repair centre. The current C-SS Zone does not have a prescribed maximum density; therefore, the proposed 3:1 FSR density would be consistent with the maximum density found throughout Old Town.

- Properties that are currently zoned higher than 4:1 FSR have been transitioned to the **CBD-2 Zone** (the “destination” zone). Most of these sites currently enjoy density bonus opportunities in excess to 4:1 FSR for the provision of amenities. A 3:1 base density has been carried forward into the site specific regulations for these properties, which reflects their current base density entitlements.

2. Building Height:

- The current 43m maximum building height regulation that generally applies to properties east of Douglas Street in the existing Zoning Regulation Bylaw has been carried forward into the CBD-1 Zone.
- Increased building heights are introduced **only within the CBD-2 Zone** (the “destination” zone) as per the policy direction of the Downtown Core Area Plan which envisions building heights ranging from 45m to 72m.
- A 15m maximum building height has been retained for Old Town in the OTD-1 Zone.
- Current zoned building heights that exceed 15m are identified through Site Specific Regulations in the OTD-1 Zone.

3. Land Uses:

- Existing entitlements for properties currently in the S-1 Zone (Limited Service District), have been maintained and identified in the site-specific regulations as a means to recognize and retain the current uses that are operating on the sites. The S-1 Zone does not permit residential as a permitted use, so land owners wanting to add additional uses would be required to undertake a rezoning process which requires a decision by Council.
- Automotive repair has been identified as **the only** permitted use for a property in Old Town located at 1885 Government Street, which is currently in the M-1 Zone (Limited Light Industrial District). This will allow the existing business to be recognized as a permitted use; however, it will remove the ability to develop or operate other types of industrial activities which would not be compatible with the context or policies of Old Town.

4. Transitioning Development Applications

- The regulations contained in subsection 23. of Zoning Bylaw 2017 are proposed to be revised in order to provide an improved process for transitioning and processing a variety of development applications that may overlap with the current Zoning Regulation Bylaw and the introduction of Zoning Bylaw 2017. For example, if a development permit was previously approved under the current Zoning Regulation Bylaw, then the transition regulations identify specific conditions for allowing the related building permit to be processed using the Zoning Regulation Bylaw regulations that existed when the development permit was approved, rather than the regulations of the new Zoning Bylaw 2017. This approach will provide improved certainty for land owners and will reduce the need for potential variances to account for differences between the Zoning Regulation Bylaw and Zoning Bylaw 2017. The specific provisions are outlined as recommendations within this report.

OPTIONS AND IMPACTS

Option 1:

Direct staff to amend Zoning Bylaw 2017 and advance the revised Zoning Bylaw 2017 to a meeting of Council for consideration of second reading prior to a Public Hearing.
(Recommended)

This option will allow Council to consider Zoning Bylaw 2017 which has been revised to address earlier concerns identified by Council and the Downtown Residents' Association. The revised Zoning Bylaw is now ready to proceed through the public hearing process.

Option 2:

Direct staff to further refine Zoning Bylaw 2017 prior to advancing it to second reading and a Public Hearing.

Accessibility Impact Statement

The revisions to the Zoning Bylaw 2017 detailed in this report do not have any impacts on accessibility.

2015 – 2018 Strategic Plan

This project supports Objective 3: Strive for Excellence in Planning and Land Use, as the proposed Zoning Bylaw 2017 is anticipated to contribute to streamlining application processes by reducing the need for site-specific zones. This project also supports Objective 5: Create Prosperity through Economic Development, as the new zoning regulations serve to facilitate increased investment and development within the Downtown Core Area.

Impacts to Financial Plan

Implementation of the new Zoning Bylaw 2017 will not have any impacts to the Financial Plan.

Official Community Plan Consistency Statement

This project is consistent with the Official Community Plan which supports the role of the Zoning Bylaw to help implement plan objectives, land uses, built forms and densities (policy 6.3).

CONCLUSIONS


Zoning Bylaw 2017 has been further refined to ensure that all current zoned densities and height limits are maintained. The revised bylaw now fully embodies the intended approach of maintaining current development entitlements while simplifying the regulations into a more user-friendly approach, and continuing to provide a "destination" zone for future development proposals.

Respectfully submitted,



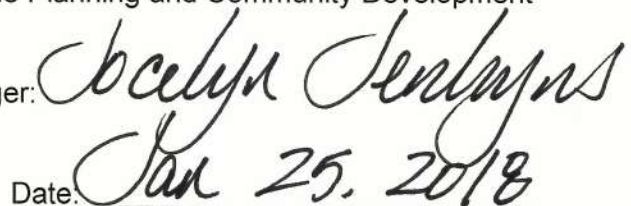
Robert Batallas, Senior Planner
Community Planning Division

Alt.



Jonathan Tinney, Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Date: Jan 25, 2018

List of Attachments:

- Attachment A: CBD-1 Zone Site Specific Regulations
- Attachment B: CBD-2 Zone Site Specific Regulations
- Attachment C: OTD-1 Zone Site Specific Regulations
- Attachment D: (Revised) Zoning Bylaw 2017
- Attachment E: Distribution of proposed zones in Central Business District and Old Town

Part 4 - Zones

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	940 Blanshard Street LOT 2 OF LOTS 79-85, 89-92, VICTORIA, VIS4516	a. Maximum Density of Development : 3.08:1	
2.	980 Blanshard Street LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88	a. Maximum Density of Development : 3.6:1	
3.	1107 Blanshard Street LOT 281, VICTORIA CITY	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
4.	1115 Blanshard Street PARCELA (DD 189158I) OF LOTS 302 & 303, VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
5.	1125 Blanshard Street LOT A PLAN VIP73975 VICTORIA OF LOTS 302 & 303	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
6.	1461 Blanshard Street LOT A PLAN VIP73786 VICTORIA OF LOTS 432 & 433 SEC 339 LGA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
7.	1520 Blanshard Street LOT B OF LOT 1257, VICTORIA, VIP60943	a. Maximum Density of Development : 0.8:1 b. At least 60% of the area of the Lot must be open space. c. No Building or structure, other than a public plaza or Driveway providing access to underground parking, may be located within 18.0m of the western Boundary of the site. d. The Height of a structure that is within 18m of the western Boundary of the site must not exceed the Height of Pandora Avenue or Cormorant Street, whichever is nearer the structure.	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
8.	734 Broughton Street LOT 63, VICTORIA	a. Maximum Density of Development : 3.3:1	i. At least 15 bicycle parking spaces are provided on the site; and; ii. The Broughton Street frontage of any Building on the site is glazed and used for Retail Trade or restaurant uses only.
9.	735 Broughton Street LOT 1 OF LOTS 79-85, 89-92 VICTORIA, VIS4516	a. Maximum Density of Development : 3.08:1	
10.	740 Burdett Avenue LOT A PLAN 26090 SECTION 88 VICTORIA & OF LOT 100	a. Maximum Density of Development : 3.6:1	
11.	905 Douglas Street LOT A (DD 18381W) OF LOTS 75, 76, 77 AND 94, VICTORIA, PLAN 1061	a. Motor vehicle parking spaces may be provided on a separate Lot within 125m of the use for which they are provided, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner of 905 Douglas Street.	
12.	777 Fort Street STRATA PLAN VIS700	a. Maximum Density of Development : 3.52:1 b. Maximum Floor Area :1,095m ² c. Maximum Building Height : 15.0m	
13.	778 Fort Street THE W 1/2 OF LOT 28, VICTORIA, EXCEPT THE S 8 FT	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 100m ² ; ii. The use is restricted to the ground floor; iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
14.	810 Fort Street LOT 282, VICTORIA, EXCEPT THE S 8 FEET OF SAID LOT TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
15.	814 Fort Street LOT 286 VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
16.	822 Fort Street THE W 30 FT OF LOT 287, VICTORIA, EXCEPT THE S 8 FT THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
17.	824 Fort Street EASTERLY 1/2 OF LOT 287, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
18.	826 Fort Street LOT 288, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 2.5:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	
19.	838 Fort Street LOT 289, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 2.8:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	
20.	840 Fort Street LOT 290, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 3.7:1 b. Maximum Building Height : 21.5m c. Maximum Lot Area : 630m ² d. Maximum Lot Coverage : 84%	
21.	848 Fort Street LOT 1 PLAN 27779 VICTORIA LOT 1 OF 291/2	a. Maximum Building Height : 15.0m	
22.	880 Fort Street LOT 293 VICTORIA	a. Maximum Density of Development : 2.5:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	
23.	722 Johnson Street LOT 142 VICTORIA	a. Parkade is a permitted use b. Bonus Density of Development : 4.0:1	i. A Parkade is provided within any Building .

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
24.	727 Johnson Street LOT 33 VICTORIA LOT 33 VICTORIA	<p>a. Hotel is not a permitted use.</p> <p>b. Off-street motor vehicle and Bicycle Parking, Short-term parking spaces are not required.</p> <p>c. Bonus Density of Development: 4.35:1</p>	<p>i. Rehabilitation of the existing Building on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against the title to the lands pursuant to section 219 of the land Title Act; and</p> <p>ii. Provision of a housing agreement pursuant to section 483 of the Local Government Act to require that all Residential dwellings are to be used and occupied as rental units in perpetuity.</p>
25.	818 Johnson Street THE N 60 FT OF LOT 378, VICTORIA	a. Maximum Density of Development for Office and Retail Trade: 2.0:1	
26.	844 Johnson Street LOT 1 PLAN 32453 VICTORIA OF LOTS 394/395 & 400/401	<p>a. Maximum Density of Development: 2.5:1</p> <p>b. Maximum Building Height: 37.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.55 spaces per Dwelling Unit</p> <p>d. Bonus Density of Development: 3.0:1</p>	<p>i. Lot Coverage does not exceed 50%</p> <p>i. Lot Coverage does not exceed 30%</p>
27.	851 Johnson Street LOT 379 VICTORIA	<p>a. Residential is not a permitted use</p> <p>b. Storefront Cannabis Retailer is a permitted use</p> <p>c. Maximum Density of Development: 1.5:1</p> <p>d. Maximum Building Height: 15.0m</p> <p>e. Maximum Lot Coverage: 60%</p>	<p>i. The use does not occupy more than 25m²;</p> <p>ii. The use is restricted to the ground floor.</p>
28.	881 Johnson Street THE N 60 FT OF LOT 378, VICTORIA	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	

Part 4 - Zones

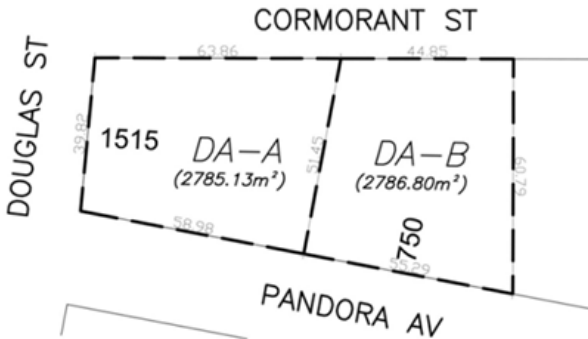
	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
29.	823 Pandora Avenue LOT A PLAN VIP63518 VICTORIA OF LOTS 402 407 408 AND 409 SEC 339 LGA	<p>a. Parkade is a permitted use on the west half of the Lot, provided that no motor vehicle parking spaces are located within 6m of a Street.</p> <p>b. Maximum Density of Development for Office and Retail Trade on the west half of the Lot: 2.0:1</p> <p>c. Maximum Density of Development on the east half of the Lot: 2.0:1</p> <p>d. Maximum Density of Development for Office on the east half of the Lot: 1.0:1</p> <p>e. Maximum Building Height on the east half of the Lot: 15.5m</p> <p>f. Bonus Density of Development on the west half of the Lot: 3.5:1</p>	<p>i. At least 200 motor vehicle parking spaces are provided within a Building.</p>
30.	1126 Quadra Street LOT 294 VICTORIA PARCELA	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	
31.	1314 Quadra Street LOT 378 VICTORIA S PT	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	
32.	1400 Quadra Street LOT 2 OF LOT 397, VICTORIA, PLAN 4255	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	
33.	1412 Quadra Street LOT 2, OF LOTS 397 & 398, VICTORIA, PLAN 41744	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	
34.	1420 Quadra Street LOT 1, OF LOTS 398 & 399, VICTORIA, PLAN 41744	<p>a. Maximum Density of Development: 2.0:1</p> <p>b. Maximum Density of Development for Office: 1.0:1</p> <p>c. Maximum Building Height: 15.5m</p>	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
35.	812 View Street LOT 1, OF LOTS 304, 305, 326, & 327, VICTORIA, PLAN 27731	a. Maximum Density of Development for Retail Trade and Office : 2.0:1	
36.	815 View Street LOT 301, VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
37.	865 View Street STRATA PLAN VIS3578	a. Maximum Building Height : 37.0m b. Maximum Density of Development : 3.2:1 c. Not more than 140m ² of Floor Area on the 12 th Storey of any Building may be used for Office uses other than medical or dental Offices . d. Off-street motor vehicle parking spaces are not required in respect of any Floor Area on the 12 th Storey of any Building .	
38.	706 Yates Street LOT A, VICTORIA, PLAN 46366	a. Bonus Density of Development : 3.8:1	i. A Building provides at least 1850m ² of Floor Area on the first floor for Retail Trade or restaurant use or for pedestrian circulation uses.
39.	769 Yates Street LOT 105 VICTORIA PLAN 1	a. Maximum Density of Development : 3.9:1 b. Maximum Building Height : 15.0m	
40.	858 Yates Street LOT 376 VICTORIA	a. Residential is not a permitted use b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15m d. Maximum Lot Coverage : 60%	
41.	866 Yates Street LOT 377 VICTORIA	a. Residential is not a permitted use b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15m d. Maximum Lot Coverage : 60%	

Part 4 - Zones

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	1321 Blanshard Street LOT A OF LOTS 368-370, 385-387 VICTORIA, VIP83640	a. Maximum Density of Development : 3.0:1 b. Maximum Building Height : 43.0m c. Bonus Density of Development for all uses: 5.0:1	i. At least 80% of the Floor Area is used for Office uses; ii. The south and west frontages of any Building on the site are glazed and used for Retail Trade or restaurant uses only; iii. Public art having a value of at least \$100,000 is provided on the site; and iv. At least 160 motor vehicle parking spaces are provided underground on the site and at least 125 of the spaces are made available for general public use after ordinary office hours.
2.	1515 Douglas Street 750 Pandora Ave. LOT 1 OF LOT 1247, 1248 AND 1257 VICTORIA EPP27886 Development Area – A (DA-A) Development Area – B (DA-B)	<p>Note: In this subsection, the "Development Areas" are those depicted in the following sketch as DA-A and DA-B:</p> 	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
	Development Area - A	<p>a. Maximum Building Height: 29.0m</p> <p>b. Maximum Density of Development: 2.91:1</p> <p>c. Maximum Floor Area for Residential uses: in Development Area DA-A must not exceed 7,468m².</p> <p>d. Up to 258m² of Floor Area used for mechanical equipment on the uppermost Storey of a Building may be excluded from floor area calculations.</p> <p>e. Motor vehicle parking spaces may be provided on a separate Lot within Development Area DA-A or DA-B, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner who requires the parking spaces.</p> <p>f. Maximum Lot Coverage: 78%</p> <p>g. Bonus Density of Development: 3.7:1</p>	<p>i. At least 140 motor vehicle parking spaces are provided underground on the site in addition to those otherwise required by Section 7 of this Part;</p> <p>ii. At least 34 Bicycle Parking Long-term spaces and 34 storage lockers for use by cyclists are provided on the site.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
	Development Area - B	<p>h. Maximum Building Height: 56.5m</p> <p>i. Maximum Density of Development 2.86:1</p> <p>j. Up to 400m² of Floor Area used for mechanical equipment on the uppermost Storey of a Building may be excluded from Floor Area calculations.</p> <p>k. Motor vehicle parking spaces may be provided on a separate Lot within Development Area DA-A or DA-B, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner who requires the motor vehicle parking spaces.</p> <p>l. Maximum Lot Coverage: 61%</p>	
		<p>m. Bonus Density of Development: 5.88:1</p>	<p>i. A public walkway with an average width of 3.7m and a minimum width at all points of 3m is constructed on the site to connect Pandora Avenue and Cormorant Street, and secured by a statutory right of way and covenant in favour of the City.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
3.	<p>1701 Douglas Street/770 Fisgard Street</p> <p>LOT 1 OF LOTS 692 TO 696 INCLUSIVE, AND OF LOTS 707 TO 711 INCLUSIVE, VICTORIA,EPP3862</p> <p>(Development Area 1)</p>	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner who requires the parking spaces.</p> <p>d. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1 cm for each 5cm of building Height that exceeds 10m.</p> <p>e. Bonus Density of Development for all uses: 3.26:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
4.	<p>780 Fisgard Street</p> <p>LOT 2 OF LOTS 696 TO 698 INCLUSIVE, AND OF LOTS 705 TO 707 INCLUSIVE, VICTORIA EPP3862 EXCEPT PART IN AIR SPACE EPP38768</p> <p>(Development Area 2)</p>	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, including an air space parcel, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner who requires the parking spaces</p> <p>d. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1cm for each 5cm of Building Height that exceeds 10m.</p> <p>e. Bonus Density of Development: 4.88:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all dwelling units on the site be available for occupancy under a residential tenancy agreement.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
5.	1700 Blanshard Street LOT A, OF LOTS 699 TO 700 INCLUSIVE, AND OF LOTS 703 TO 707 INCLUSIVE, VICTORIA, PLAN 13333, EXCEPT PART IN PLAN EPP3862 (Development Area 3)	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, if the parking site is charged by a covenant in favour of the City restricting the use of the parking area and an easement in favour of the owner who requires the parking spaces.</p> <p>c. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1cm for each 5cm of Building Height that exceeds 10m.</p> <p>d. Bonus Density of Development for all uses: 7.47:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a Housing Agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
6.	1406 Blanshard Street LOT 2 OF LOTS 147 & 148, VICTORIA, VIS6683	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. There are no minimum front, side or rear yard setbacks required</p> <p>d. Bonus Density of Development for all uses: 6.06:1</p>	<p>i. At least 3700m² of Residential Floor Area is provided;</p> <p>ii. Retail Trade and restaurant uses only are operated at grade level;</p> <p>iii. Landscaped open space accessible to the public is provided between the Building on the site and the adjacent Streets; and</p> <p>iv. All motor vehicle parking spaces other than those for visitor use are provided underground.</p>
7.	1810 Blanshard Street LOT A, OF LOTS 717-720, VICTORIA, VIP52793	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit, and for Office uses is 1 space per 170m² of Floor Area.</p> <p>d. Bonus Density of Development for all uses: 5.0:1</p>	<p>i. The site has an area of at least 2,000m²;</p> <p>ii. No fewer than 80 underground motor vehicle parking spaces are provided on the Lot; and</p> <p>iii. At least 10% of the area of the Lot adjacent to the intersection of Blanshard and Herald Streets is an open plaza to a Height of at least 5.5m above grade.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
8.	720 Broughton Street LOT A PLAN VIP59410 VICTORIA OF LOTS 57 58 59 AND 60	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit and for Office uses is 1 space per 95m² of Floor Area, and no other motor vehicle parking or Loading Spaces are required.</p> <p>d. Bonus Density of Development for all uses: 4.6:1</p>	<p>i. The site has an area of at least 2,500m²;</p> <p>ii. All motor vehicle parking spaces are provided underground;</p> <p>iii. At least 425m² of open space is provided on the site; and</p> <p>iv. At least 50% of the site frontage on Douglas and Broughton Streets is in use for Retail Trade, restaurant or Financial Services uses having direct pedestrian access from one of those streets.</p>
9.	732 Cormorant Avenue STRATA PLAN VIS5950	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Residential uses are permitted on the First Storey.</p> <p>d. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.6 spaces per Dwelling Unit.</p> <p>e. Bonus Density of Development for all uses: 4.75:1</p>	<p>i. At least 50% of the Floor Area on the site is Residential.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
10.	809 Douglas Street LOT 1 OF LOTS 95-98 AND 104, VICTORIA VIS6797	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Bonus Density of Development for all uses: 5.5:1</p>	<p>i. At least 10,000m² of Residential Floor Area is provided;</p> <p>ii. Retail Trade and restaurant uses only are operated at grade level;</p> <p>iii. Landscaped open space accessible to the public is provided at grade level;</p> <p>iv. All motor vehicle parking spaces other than those for visitor use are provided underground; and</p> <p>v. Public art having a value of at least \$150,000 is provided on the site.</p>
11.	1405 Douglas Street LOT 1 OF LOTS 139 & 140, VICTORIA, PLAN 21972	<p>a. Maximum Density of Development for all uses: 4:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Individual Retail Trade and restaurant premises must have a Floor Area of at least 70m².</p> <p>d. Grade level Douglas Street site frontage and Johnson Street site frontage that is within 6m of Douglas Street may be used only for Retail Trade and restaurant uses.</p> <p>e. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit.</p>	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
12.	741 Fisgard Street LOT 684 & LOT 683, VICTORIA, EXCEPT PART SHOWN COLOURED RED ON PLAN 316 BL, THE E 1/2 OF LOT 685 AND THE W 1/2 OF LOT 685, VICTORIA	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 58.0m</p> <p>c. At least 140 motor vehicle parking spaces must be provided underground.</p> <p>d. At least 42 bicycle parking spaces must be provided.</p> <p>e. Bonus Density of Development for all uses: 7.6:1</p>	<p>i. A public walkway at least 3.7m wide is constructed on the site at mid-block to connect Fisgard Street to the southerly Boundary of the site, and secured by a statutory right of way in favour of the City;</p> <p>ii. A statutory right of way is granted to the City for the 2m wide portion of the site adjacent to Blanshard Street for sidewalk, bicycle lane and boulevard improvement uses;</p> <p>iii. A public walkway at least 3.7m wide is constructed on the site at mid-block to connect Fisgard Street to the southerly Boundary of the site, and secured by a statutory right of way in favour of the City;</p> <p>iv. A statutory right of way is granted to the City for the 2 m wide portion of the site adjacent to Blanshard Street for sidewalk, bicycle lane and boulevard improvement uses;</p> <p>v. Public art having a value of at least \$350,000 is provided on the site; and</p> <p>vi. The owner contributes at least \$100,000 to the City's Housing Reserve Trust Fund.</p>

Part 4 - Zones

	Column A	Column B	Column C
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13.	834 Johnson Street STRATA PLAN EPS522	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 41.0m</p> <p>c. Bonus Density of Development for all uses: 5.76:1</p>	<p>i. The Floor Area of Office uses may not exceed 60% of the area of the site;</p> <p>ii. The Floor Area of non-Residential uses, excluding areas used for underground motor vehicle parking spaces, may not exceed 50% of the Floor Area on the site;</p> <p>iii. Non-Residential uses other than Home Occupations are not permitted above the second Storey;</p> <p>iv. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.65 spaces per Dwelling Unit, and no motor vehicle parking spaces are required for non-Residential uses; and</p> <p>v. At least 15% of the area of the site must be open space.</p>
14.	1250 Quadra Street LOT A PLAN 19445 VICTORIA OF LOTS 311/314 849 Yates LOT 315 VICTORIA	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 37.0m</p> <p>c. Bonus Density of Development for all uses: 4.0:1</p>	<p>i. The owner enters into a housing agreement with the City that requires at least 33 Dwelling Units on the site to be rental units.</p> <p>ii. At least 35% of the area of the site is open space; and</p> <p>iii. All motor vehicle parking spaces are provided underground.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
15.	835 View Street STRATA PLAN VIS3578	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 37.0m</p> <p>c. At least 39% of the area of the site must be open space.</p> <p>d. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.55 spaces per Dwelling Unit.</p> <p>e. Bonus Density of Development for all uses: 4.4:1</p>	<p>i. For any Building with at least 8000m² of Floor Area used for Residential uses, and the proportion of Residential use of the site is unrestricted.</p>
16.	728 Yates Street STRATA PLAN EPS2516	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 48.0m</p> <p>c. Bonus Density of Development for all uses: 6.4:1</p>	<p>i. The façade of the Building at 738-740 Yates Street is conserved, including restoration of the brick Parapet and upper façade brick;</p> <p>ii. Grade level Yates Street site frontage and the site frontage on the walkway is used only for Retail Trade and restaurant uses; and</p> <p>iii. A landscaped area of at least 50m² is provided for public use between any Building on the site and Yates Street.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
17.	743 Yates Street STRATA PLAN VIS4308	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 46.5m</p> <p>c. Bonus Density of Development for all uses: 5.4:1</p> <p>d. Bonus Density of Development for all uses: 5.6:1</p>	<p>i. At least 150m² of Floor Area is in use for child care services;</p> <p>ii. At least 50m² of open space is provided along each Lot Line that abuts a Street;</p> <p>iii. At least 43 motor vehicle parking spaces are provided in addition to those otherwise required by Section 7 of this Part; and</p> <p>iv. At least 50% of the site frontage on View and Yates Streets is in use for Retail Trade, Office or Financial Services uses having direct pedestrian access from one of those streets.</p> <p>i. The conditions described above in sub sections (i.) thru (iv.) are met and an area equal to at least 20% of the site area is in use for an enclosed public arcade or mall.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
18.	819 Yates Street LOT A, DISTRICT LOTS 306, 307, 324 & 325, VICTORIA, PLAN 33016	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 55.0m</p> <p>c. Residential uses may be located on the First Storey.</p> <p>d. Buildings with frontage on Yates Street must be sited at least 1.4m from the Street to the 10m Height level and 3.5m from the Street above that level.</p> <p>e. Buildings with frontage on View Street must be sited at least 1.5m from the Street to the 10m Height level and 5.3m from the Street above that level.</p> <p>f. Buildings must be sited at least 3.0m from the easterly Boundary of the site.</p> <p>g. Bonus Density of Development for all uses: 5.83:1</p>	<p>i. A public walkway at least 3.0m wide is constructed on the site to connect Yates Street to View Street along the easterly Boundary of the site, and secured by a statutory right of way in favour of the City.</p> <p>ii. At least 80% of the Floor Area is Residential</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement for at least 10 years following issuance of an occupancy permit for any Dwelling Unit;</p> <p>iv. Public art having a value of at least \$100,000 is provided on the site; and</p> <p>v. The owner contributes at least \$100,000 to the City's Housing Reserve Trust Fund.</p>
19.	836 Yates LOT A OF LOTS 373 & 382, VICTORIA, PLAN 60321	<p>a. Maximum Density of Development for all uses: 4.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit.</p>	

Part 4 - Zones

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	1215 Broad Street Lot 1 Plan VIP64889	a. Maximum Building Height : 43.0m	
2.	1415 to 1419 Broad Street Lot 666 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
3.	525 Broughton Street Strata Plan VIS730	a. Maximum Density of Development for all uses: 3.0:1	
4.	608 Broughton Street Lot 1 Plan EPS1336	a. Maximum Building Height : 34.0m b. Bonus Density of Development : 5.1:1	i. Retail Trade or restaurant provided as the principal ground level uses; and ii. A minimum of 45 motor vehicle parking spaces are provided, of which at least 35 are located underground and two are permitted to be stacked one behind the other.
5.	617 Broughton Street Lot A Plan VIP14044	a. Parkade is a permitted use. b. Maximum Density of Development : 3.9:1	
6.	1 Centennial Square Lot 2 Plan VIP76432	a. Maximum Density of Development for all uses: 3.0:1	
7.	629 Chatham Street Lot 633 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
8.	635 Chatham Street Lot 632 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
9.	611 to 623 Chatham Street Lot 634 & 635 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
10.	619 - 625 Courtney Street Lot 4 Plan VIS4624	a. Maximum Building Height : 20.3m b. Maximum Floor Area for Brew Pub (beer, spirits, wine) : 250m ² c. Bonus Density of Development : 4.6:1	i. A minimum of 630m ² of the First Storey area of a Building and at least 50% of the Building's interior First Storey area adjacent to Street frontage are devoted to Retail Trade or restaurant use.

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
11.	818 Douglas Street Lot 2 Plan VIP26451	a. Maximum Density of Development for all uses: 3.0:1	
12.	850 Douglas Street Lot 1 Plan VIP16810	a. Maximum Building Height : 43.0m	
13.	1150 Douglas Street Lot A Plan VIP48135	a. Maximum Density of Development for all uses: 3.0:1	
14.	1200 Douglas Street Lot B Plan VIP48444	a. Maximum Building Height : 43.0m	
15.	1214 Douglas Street Lot A Plan VIP48444	a. Maximum Building Height : 43.0m	
16.	1222 Douglas Street S. Pt. Lot 426 & E. Pt. Lot 427 and Pcl. A of Lots 427/428 City Plan	a. Maximum Building Height : 43.0m	
17.	1280 Douglas Street Lot 426 Plan CITY	a. Maximum Building Height : 43.0m	
18.	1402 Douglas Street The Easterly 60 Feet of Lot 671 Plan CITY	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 200m ² ; ii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
19.	1672 Douglas Street Lot A Plan VIP11299	a. Maximum Density of Development for all uses: 3.0:1	
20.	1708 Douglas Street Lot 609 & 610 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
21.	1720 Douglas Street LOT 611 & 612, VICTORIA, CITY	a. Maximum Density of Development for all uses: 3.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
22.	1802 Douglas Street Lot 1 Plan VIP36720	a. Maximum Building Height : 26.0m b. Bonus Density of Development : 5.0:1	i. At least 270m ² of First Storey space is provided for Retail Trade or restaurant use; ii. At least 17m of linear Building Floor Area along Herald Street is used for Retail Trade or restaurant use; iii. At least 10% of the Lot Area adjacent to the Street intersection is maintained as a Street level open plaza to a distance of not less than 5.5m above Street level ; and iv. A minimum of 60 underground on-site motor vehicle parking spaces are provided.
23.	1850 Douglas Street Lot A Plan VIP25475	a. Maximum Density of Development for all uses: 3.0:1	
24.	505 Fisgard Street Lot A Plan VIP42419	a. Maximum Floor Area used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages is the lesser of 190.4m ² or 46% of the site area.	
25.	517-519 Fisgard Street Lot 4 Plan EPS1833 524-528 Pandora Ave. Lot 2 Plan EPS1833 530 Pandora Ave. Lot 1 Plan EPS1833	a. Maximum Density of Development : 5.5:1 b. Parkade is a permitted use.	
26.	618 Fisgard Street Lot 604 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
27.	625 Fisgard Street Lot 1 Plan VIP76432	a. Maximum Density of Development for all uses: 3.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
28.	638 Fisdard Street Lot 1 Plan VIP55957	a. Residential uses may be located on the First Storey except within 3m from any Street . b. Maximum Building Height : 22.0m c. Bonus Density of Development : 4.0:1	i. A minimum Density of Development of 2.0:1 is provided for Residential uses.
29.	520 Fort Street Lot A Plan VIP23498	a. Maximum Density of Development for all uses: 3.0:1	
30.	623 Fort Street Lot A Plan VIP87839	a. Bicycle Parking, Short-Term stalls are not required. b. Bonus Density of Development : 3.38:1 for all uses	i. At least 75% of the total Floor Area of the Building is provided exclusively for Office uses.
31.	685-695 Fort Street 1060-1080 Government Street Lot 1 Plan VIP16563	a. Maximum Building Height : 43.0m	
32.	816 Government Street Lot Plan VIP219	a. Maximum Floor Area for Brew Pub (beer, spirits, wine) : 175m ² b. Maximum Building Height : 17.7m c. Maximum Floor Area for Retail Liquor Sale : 50m ² where provided as an accessory use to Brew Pub (beer, spirits, wine) . d. Bonus Density of Development : 4.0:1	i. Rehabilitation of the façade of the existing Customs House on the westerly portion of the site in accordance with Heritage Revitalization Agreement Bylaw no. 15-057.
33.	900 Government Street Lot Plan VIP918 BL	a. Maximum Density of Development for all uses: 3.0:1	
34.	910 Government Street 955 Wharf Street 525 Broughton Street Strata Plan VIS612 Strata Plan VIS730	a. Maximum Density of Development for all uses: 3.0:1 b. A minimum of 220 motor vehicle parking spaces shall be provided c. A minimum of 15% of the total ground Floor Area abutting Wharf Street and Government Street shall be used for Retail Trade . d. A maximum of 85% of the total ground Floor Area abutting Wharf Street and Government Street shall be used for Office .	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
35.	1001 Government Street Lot 7 & 8 Plan VIP2671	a. Maximum Building Height : 16.0m b. Maximum Density of Development : 4.1:1	i. Where Retail Trade, Offices and financial institutions have direct access to and are located along at least 50% of the Street frontage along Government Street.
36.	1230 Government Street Lot 1 Plan VIP7696	a. Maximum Density of Development for all uses: 3.0:1	
37.	1312 Government Street Lot 1 Plan EPS1881 1314 Government Street Lot 2 Plan EPS1881 Portion on Roadway Lot Plan EPP37406	a. Maximum Building Height : 18.6m b. Bonus Density of Development : 3.85:1	i. A conservation covenant of the existing Building is provided ii. A Housing Agreement is established to require that all Residential dwellings in this Zone are provided as rental units.
38.	1411 Government Street Lot 1 Plan VIS4995	a. Maximum Density of Development : 3.32:1	
39.	1450 Government Street Lot 1 Plan VIS6012 595 Pandora Ave. Lot 1 Plan VIP77724 599 Pandora Ave. Lot 2 Plan VIS6012	a. Maximum Density of Development : 2.2:1 b. Maximum Building Height : 15.2m c. Maximum Lot Coverage : 70%	
40.	1701 Government Street Lot A Plan VIP2779	a. Maximum Density of Development for all uses: 3.0:1	
41.	1725 Government Street Lot 1 Plan EPS569	a. Maximum Density of Development for all uses: 3.0:1	
42.	1885 Government Street Lot A Plan VIP45681	a. Automotive Repair is the only permitted use	
43.	461 Herald Street Lot A Plan VIP33307 1720 Store Street Lot A Plan VIP18303	a. Residential uses are prohibited b. Maximum Density of Development for Office and all other uses: 1.5:1 c. Bonus Density of Development : 2.0:1	i. At least 500m ² of First Storey area is used for Retail Trade or restaurant.

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
44.	601 Herald Street Lot 3 Plan EPS569	a. Maximum Density of Development for all uses: 3.0:1	
45.	610 Herald Street LOT 620, 621, AND 622, VICTORIA	a. Maximum Density of Development for all uses: 3.0:1	
46.	613 Herald Street Lot 617 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
47.	618 Herald Street Lot 623 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
48.	624 Herald Street Lot 624 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
49.	648 - 652 Herald Street Lot 3 Plan VIS5362	a. Maximum Density of Development for all uses: 3.0:1	
50.	655 Herald Street Lot A Plan VIP42094	a. Maximum Density of Development for all uses: 3.0:1	
51.	681 Herald Street Lot 613 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
52.	634 Johnson Street Lot A Plan VIP34894	a. Only the following uses are permitted: Hotel, Retail Trade and restaurant b. Maximum Density of Development : 5.23:1 c. Maximum Building Height : 23.0m	
53.	506 Pandora Ave. Lot 1 Plan EPP35103	a. The maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) is the lesser of 190.4m ² or 44% of the Lot Area . b. The maximum Floor Area for a Drinking Establishment is 146.2m ²	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
54.	603 Pandora Ave. Lot 1 Plan VIP7110	a. Maximum Floor Area : 6793m ² b. Maximum Building Height : 23.1m c. Maximum Lot Coverage : 89% d. Bonus Density of Development : 4.57:1	i. Rehabilitation of the existing Plaza Hotel Building in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040; ii. Construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least \$180,000; and iii. Payment to the City of Victoria of \$27,500 to contribute to the long term maintenance of the public water feature to be constructed as part of the public plaza.
55.	625 Pandora Street Lot 1 Plan VIP32978	a. Maximum Density of Development for all uses: 3.0:1	
56.	1441 Store Street Lot 1 Plan VIS1580	a. Maximum Density of Development : 4.0:1	
57.	1610 Store Street Lots 1 to 127 Plan EPS3614 456 Pandora Avenue Lots 1 to 127 Plan EPS3614	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
58.	1624 Store Street Lot 1 Plan VIP5617	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
59.	1630 Store Street Parcel A (DD 832051) of Lot 126 City Plan	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
60.	1705 Store Street Lot 1 of Lot 451, 452, 467 & 468 Victoria City Plan VIP76332	a. Automotive Repair is the only permitted use on the south half of the Lot . b. Maximum Building Height : 11.0m c. Not more than one Building is permitted on the Lot . d. Minimum setback to any Street on the south half of the Lot : 4.5m	
61.	407-409 Swift Street Lot 100 Plan VIS4930	a. Docks, public washrooms and showers are permitted uses. b. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ²	
62.	440 Swift Street Lot A Plan VIP85421 450 Swift Street Lot 1 Plan VIP36884	a. Docks, public washrooms and showers are permitted uses. b. Maximum Density of Development : 1.5:1 c. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ²	
63.	467 Swift Street Lot A Plan VIP49848	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
64.	650 View Street Lot C Plan VIP48444	a. Maximum Building Height : 43.0m	
65.	546 Yates Street LOT 1 OF LOTS 175, 176, 186, 187, VICTORIA, PLAN 30210	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 800m ² ; ii. The use is restricted to the ground floor; and iii. Only one Storefront Cannabis Retailer at a time is operational on the property.



Zoning Bylaw 2017



Publishing Information

Title: Zoning Bylaw 2017

Prepared By: City of Victoria
Sustainable Planning and Community Development Department

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BYLAW NO. 17-116
ZONING BYLAW 2017
A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to divide the City into zones and to regulate and control the use of land and buildings within those zones.

Table of Contents

Part 1 - Administration

1.1 Interpretation	1
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Part 2 - Definitions

2.1 Administrative Definitions	5
2.2 Use Definitions	12

Part 3 - Use of Land, Buildings and Structures

3.1 General Regulations	15
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Part 4 - Zones

4.1 Central Business District – 1 Zone (CBD-1)	17
4.2 Central Business District – 2 Zone (CBD-2)	25
4.3 Mixed Use Residential District – 1 Zone (MRD-1)	40
4.4 Old Town District -1 Zone (OTD-1)	41

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

5.1.1 Off-Street Parking Requirements	50
5.1.2 Vehicle Parking Appearance	52
5.1.3 Vehicle Parking Location and Dimensions	52
5.1.4 Bicycle Parking Specifications	54
5.1.5 Bicycle Parking Exemptions	56

Part 6 - Schedules

Schedule-A: CBD-2 Zone Height Areas Map	57
Schedule-B: Small Scale Commercial Urban Agriculture	58

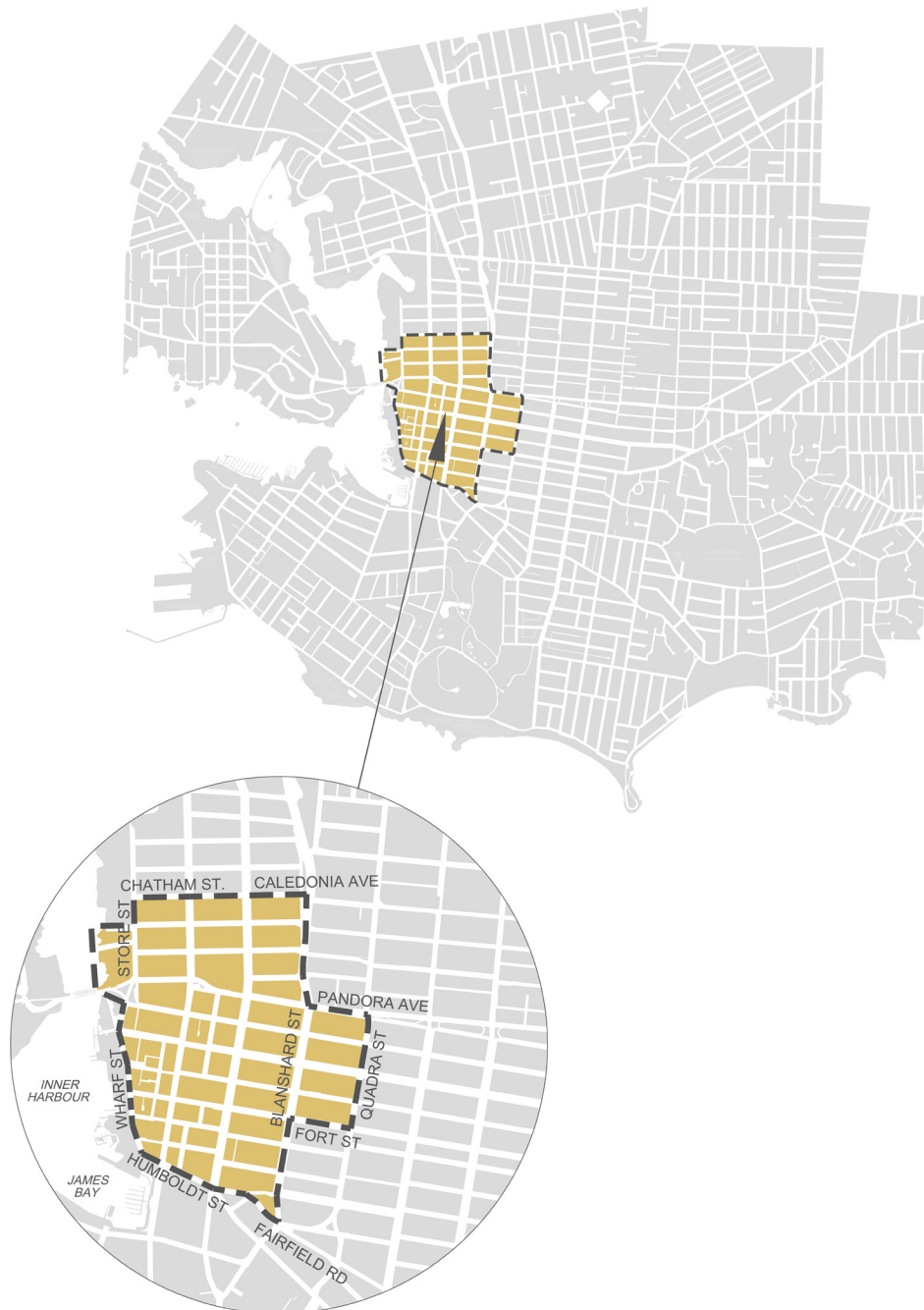
Pursuant to its statutory powers, including sections 479, 482, and 525 of the Local Government Act, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Part 1 - Administration

1.1 Interpretation

1. This bylaw may be cited as the “Zoning Bylaw 2017”
2. This bylaw applies to the area indicated with a dashed line in Map 1.

Map 1: Area subject to Zoning Bylaw 2017



3. The Zoning Regulation Bylaw No. 80-159 is inapplicable to the area indicated within the dashed line in Map 1.
4. The area to which this bylaw applies is divided into the zones indicated on the **Zoning Map**, being the zoning information layer in **VicMap**.

Part 1 - Administration

- 4.1 In all civil and criminal judicial proceedings a printout of the **Zoning Map**, purporting to be certified as such, shall be prima facie evidence of the location of each zone and of the lands included therein as at and since the date of the certificate, without proof of the signature or approval of the **Director**.
- 4.2 Whenever any land is removed from one zone into another by a rezoning bylaw the **Director** shall, forthwith after the adoption of the such bylaw, cause the **Zoning Map** to be updated to reflect the changes.
5. The regulations, requirements and definitions in Parts 1 through 6 of this bylaw apply to land in the area to which this bylaw applies in accordance with the zoning designations indicated on the **Zoning Map**, and if Parts 3 through 6 specify regulations and requirements for a particular location within a zone that is identified by civic address, legal description or both, then the specific regulations and requirements take precedence over the general regulations and requirements for the zone.
 - 5.1 Without limiting the scope of section 5, where a property is specifically identified in column A of the "Site Specific Regulations" table in the zone regulations applicable to that property, the specific regulations and requirements set out in column B of that table apply, subject to the conditions or requirements to provide amenities set out in column C, if any.
 - 5.2 Where a property is divided into two or more development areas (DA) as shown in a plan included in the applicable "Site Specific Regulations" table, section 5.1 applies to each development area as if that development area was a separate property.
 - 5.3 In the event of a conflict, the regulations or requirements applicable pursuant to section 5.1 apply despite any other provisions of this bylaw.
 - 5.4 Where a property to which section 5.1 applies is subdivided, section 5.1 applies to all properties that had formerly formed part of that property as if they were individually listed in the table.
 - 5.5 Where a property to which section 5.1 applies is consolidated or otherwise merged with another property, section 5.1 applies only to that part of the new property to which section 5.1 applied before consolidation or merger.
 - 5.6 Where a property is identified in this bylaw by reference to a civic address and a legal description, the legal description shall be deemed to be the correct description in the event of any conflict or inconsistency.
6. For certainty, if the **Zoning Map** indicates that a **Lot** lies within two or more zones, each portion of the **Lot** may be used and built upon only in accordance with the regulations and requirements applicable to that portion under Part 3 or 4.
7. Unless otherwise indicated on the **Zoning Map**:
 - 7.1 **Streets** and lanes are deemed to have the same zoning designation as the abutting land, and any zone boundary that coincides with a **Street** or lane is deemed to be located at the centerline of the **Street** or lane;
 - 7.2 Any zone boundary that coincides with a railway right of way is deemed to be located at the centreline of the right of way;
 - 7.3 The surface of all water is within the same zone as the nearest land to it within the City boundaries unless zoned otherwise; and

Part 1 - Administration

- 7.4 Whenever any land, fronting on a **Street**, railway, or water, is removed from one zone and placed into another that portion of the **Street**, railway, or water to which this section applies shall also be so removed and rezoned.
8. For the purposes of this bylaw, an airspace parcel is deemed to be part of the same **Lot** as the parcel at ground level.
9. In the event of any inconsistency between the text of this bylaw and an illustration or diagram that relates to the text, the text takes precedence over the illustration or diagram.
10. No person shall use land or a **Building** or structure, or allow or permit another person to do so, except in accordance with this bylaw.
11. No person shall place, erect, construct or alter a **Building** or structure, or allow or permit another person to do so, except in accordance with this bylaw.
12. No person shall use land or a **Building** or structure, or allow or permit another person to do so, except in accordance with the requirements of this bylaw in respect of the provision of motor vehicle and bicycle parking spaces, the provision of **Loading Spaces** and the provision of screening or landscaping.
13. An officer or employee of the **City** appointed to administer this bylaw may enter on land including any place that is occupied as a private dwelling, to inspect and determine whether the regulations and requirements in this bylaw are being met, and in the case of a private dwelling may enter only in accordance with s. 16(5) of the Community Charter.
14. A person who contravenes this bylaw is liable to a maximum fine of \$10,000 and, in the case of a continuing offence, each day on which the contravention continues constitutes a separate offence that is subject to that maximum fine.
15. This bylaw may be enforced by means of a municipal ticket information, in which case the offence descriptions and ticket fines set out in the Ticket Bylaw apply.
16. The figure indicated in a column of section 2, Part 4 of this bylaw adjacent to the heading "Density of Development – Maximum" is the maximum **Floor Space Ratio** of any **Building** that may be constructed or erected in the relevant zone.
17. The figure indicated in a column of section 3, Part 4 of this bylaw adjacent to the heading "Height – Maximum" is the maximum **Height** of any **Building** that may be constructed or erected in the relevant Height Area of the relevant zone shown on Schedule A to Part 6, for the **Central Business District 2 zone**, or in the relevant zone, for all other zones.
18. The **Building** elements identified in a column of section 3, Part 4 of this bylaw adjacent to the heading "Projections into Height - Maximum" may project beyond the maximum **Height** to the extent indicated in the table.
19. The **Building** elements identified in a column of section 4, Part 4 of this bylaw adjacent to the heading "Projections into Setbacks - Maximum" may project into the minimum required setback areas to the extent indicated in the table.
20. The ratio indicated in a column of section 4, Part 4 of this bylaw adjacent to the heading "**Front Setback Plane** – Minimum" is the angle of inclination of the **Front Setback Plane** for any portion of a **Building** that may be constructed or erected in the relevant zone, provided that building features identified in a column of section 4, Part 4 of this bylaw adjacent to the heading "Projections into Setbacks - Maximum" may project beyond the **Front Setback Plane** to the extent indicated in the table.
21. The figure indicated in a column of section 4, Part 4 of this bylaw adjacent to the heading "Side and Rear Lot Line Setbacks – Minimum" is the minimum horizontal distance between any portion of a **Building** and the **Side** or **Rear Lot Lines** of the **Lot** on which the **Building** is located, provided that building features indicated in the relevant table with the heading "Projections into Setbacks - Maximum" in section 4, Part 4 may project into the minimum setback to the extent indicated in the table.

Part 1 - Administration

22. Development variance permits, board of variance orders, and other agreements and permits authorized by the Local Government Act varying or supplementing the Zoning Regulation Bylaw No. 80-159 continue to apply as if varying or supplementing this bylaw, with the necessary changes and so far as applicable.
23. In this section,

“**Permit**” means a development permit, heritage alteration permit, development variance permit or temporary use permit

 - 23.1 If a Permit has been issued for a development prior to the date of adoption of this bylaw and a subsequent complete application for a Permit is received for the same development, then provided that the subsequent application:
 - a. is for a Permit that has been delegated to the Director pursuant to the Land Use Procedures Bylaw, 2016,
 - b. is received within twenty-four (24) months of the date of adoption of this bylaw, and
 - c. is only for exterior changes or landscaping changes to the development,
 the subsequent application shall be processed in accordance with the Zoning Regulation Bylaw No. 80-159.
 - 23.2 If a Permit has been issued for a development prior to the date of adoption of this bylaw and a subsequent complete application for a building permit is received for the same development within twenty-four (24) months of the date of adoption of this bylaw, then if:
 - a. all alterations or differences in the development from the approved Permit were approved by subsequent Permit in accordance with section 23.1, or
 - b. there are no alterations or differences in the development from the approved Permit,
 the building permit shall be processed in accordance with the Zoning Regulation Bylaw No. 80-159.
 - 23.3 If a bylaw to amend the Zoning Regulation Bylaw No. 80-159 has been adopted for a property prior to the date of adoption of this bylaw, and a subsequent complete application for a building permit or business licence is received for the same property within twenty-four (24) months of the date of adoption of this bylaw, then the building permit or business licence shall be processed in accordance with the Zoning Regulation Bylaw No. 80-159.
 - 23.4 If prior to the date of adoption of this bylaw, Council has moved a Permit application forward to a future Council meeting for an opportunity for public comment, then Council's motion is deemed to be amended to reflect the requirements of this bylaw and the Director is authorized to bring forward to Council at the opportunity for public comment a report accordingly, provided that:
 - a. the opportunity for public comment takes place within twenty-four (24) months of the date of adoption of this bylaw,
 - b. there are no alterations or differences in the development from that considered at Council, with the exception of an increase in the number of vehicle or bicycle parking spaces being provided on the lot, and
 - c. the intent of the Council motion is unchanged.”
24. If any provision or part of this bylaw is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, it shall be severed from the bylaw and the balance of the bylaw, or its application in any circumstances, shall not be affected and shall continue to be in full force and effect.

Part 2 - Definitions

2.1 Administrative Definitions

1. In this bylaw,

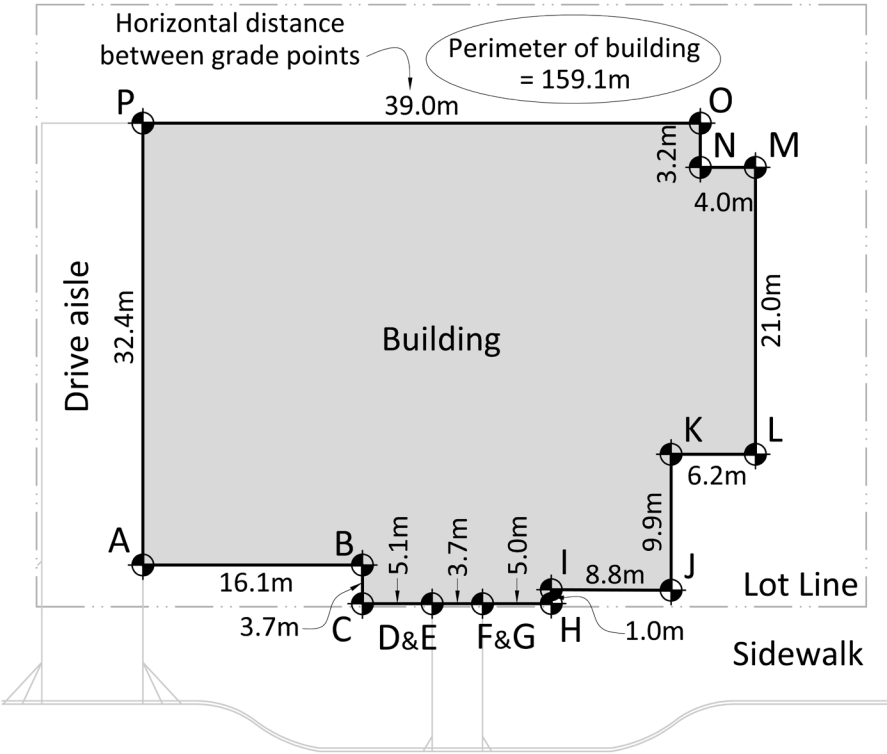
Accessory Landscape Structure means gates, fences, walls, trellises, gazebos, pergolas or a similar ornamental feature which is open to the elements and includes sheds that are less than 9.3m².

Affordable means housing that falls within the financial means of a household in either market or non-market dwellings. Total costs for rent or mortgage plus taxes (including a 10% down payment), insurance and utilities must equal 30% or less of a household's annual income.

Average Grade means the elevation calculated by averaging the elevation of **Natural Grade** or **Finished Grade**, whichever is lower at any points where a **Building** comes into contact with the surface of the **Lot**, excluding any artificial mounds of earth or rocks placed at or near the wall of a **Building**, any portion of an exterior wall that is in a window well, calculated in the method indicated in the following example:

Grade Points:

Grade point A: 15.7	Grade point F: 14.5	Grade point K: 15.8
Grade point B: 16.0	Grade point G: 15.8	Grade point L: 15.7
Grade point C: 16.1	Grade point H: 16.0	Grade point M: 16.0
Grade point D: 16.0	Grade point I: 16.1	Grade point N: 15.9
Grade point E: 14.5	Grade point J: 15.9	Grade point O: 15.9
		Grade point P: 16.0



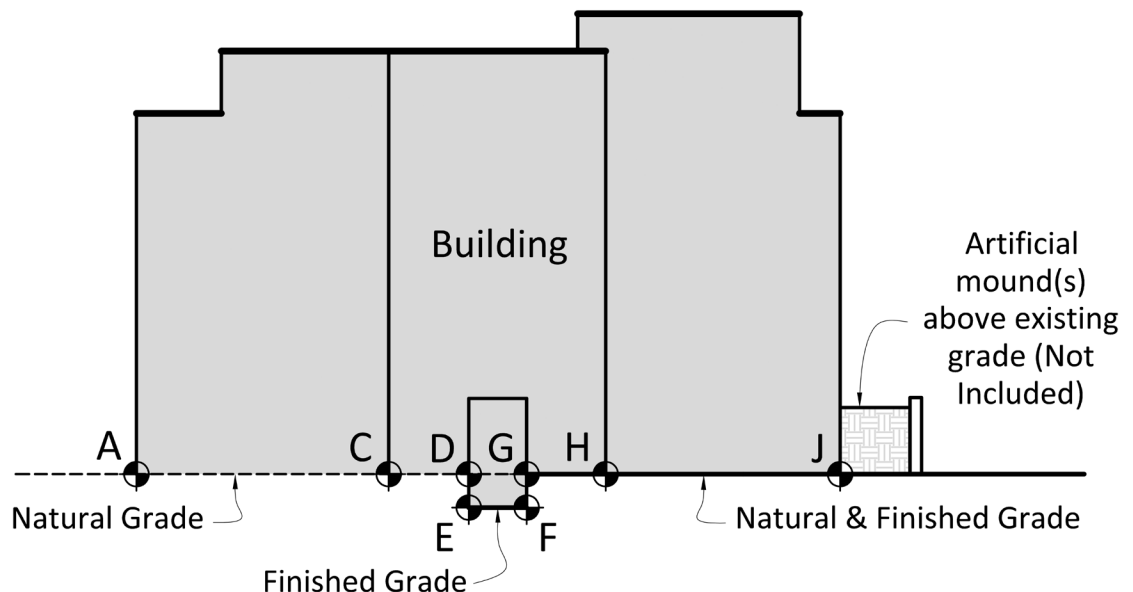
Part 2 - Definitions

Calculation Example:

Grade Points	Average of Points	Distance Between Grade points	Totals
Points A & B:	$((15.7 + 16.0) \div 2)$	x 16.1m	= 255.19
Points B & C:	$((16.0 + 16.1) \div 2)$	x 3.7m	= 59.39
Points C & D:	$((16.1 + 16.0) \div 2)$	x 5.1m	= 81.86
Points E & F:	$((14.5 + 14.5) \div 2)$	x 3.7m	= 53.65
Points G & H:	$((15.8 + 16.0) \div 2)$	x 5.0m	= 79.50
Points H & I:	$((16.0 + 16.1) \div 2)$	x 1.0m	= 16.05
Points I & J:	$((16.1 + 15.9) \div 2)$	x 8.8m	= 140.80
Points J & K:	$((15.9 + 15.8) \div 2)$	x 9.9m	= 156.92
Points K & L:	$((15.8 + 15.7) \div 2)$	x 6.2m	= 97.65
Points L & M:	$((15.7 + 16.0) \div 2)$	x 21.0m	= 332.85
Points M & N:	$((16.0 + 15.9) \div 2)$	x 4.0m	= 63.80
Points N & O:	$((15.9 + 15.9) \div 2)$	x 3.2m	= 50.88
Points O & P:	$((15.7 + 16.0) \div 2)$	x 39.0m	= 618.15
Points P & A:	$((16.0 + 15.7) \div 2)$	x 32.4m	= 513.54
			= 2520.23

Grade Calculation:

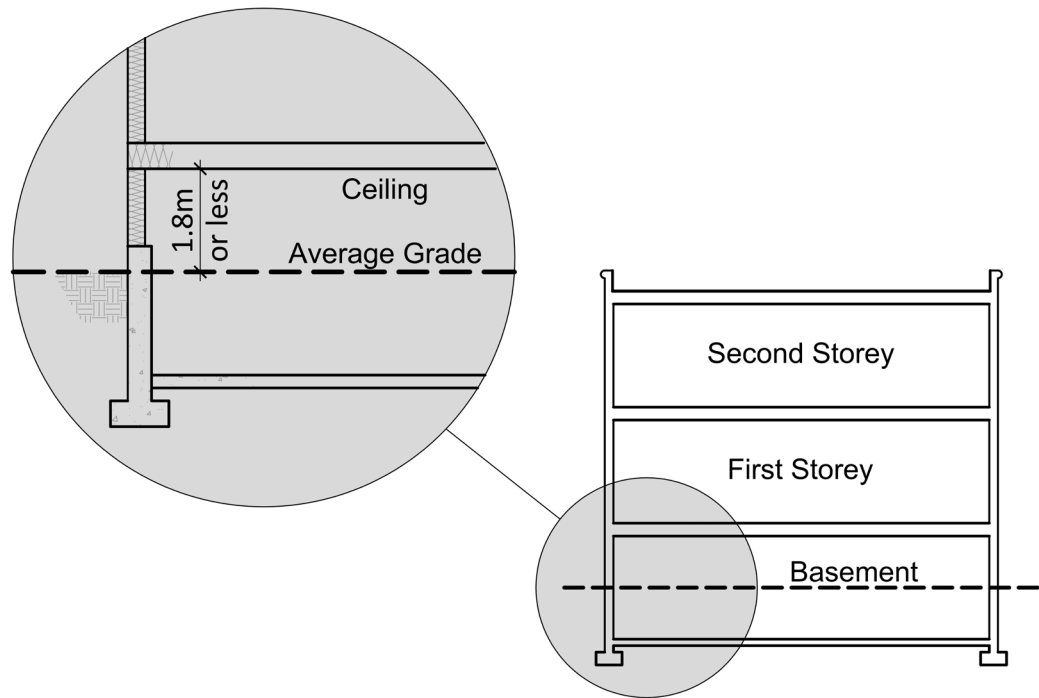
$$2520.23 \div 159.10\text{m (perimeter of building)} = 15.84$$



Balcony means a projecting portion of a **Building** above the **First Storey**, the perimeter of which is, on at least one side, wholly unenclosed except by a guard of the minimum height required by the BC Building Code.

Part 2 - Definitions

Basement means a **Storey** of a **Building** any portion of which is below **Average Grade** and that has a ceiling that is not more than 1.8m above **Average Grade**.



Bicycle Parking, Long-Term is intended for long-term users of a **Building**, such as employees or residents, and will consist of a secure space dedicated for bicycle parking within a structure or **Building** on the same **Lot**.

Bicycle Parking, Short-Term is intended for short-term use by visitors and customers and will consist of bicycle racks located in a publicly accessible location at or near a **Building** entrance.

Bonus Density of Development means the **Density of Development** that applies in accordance with section 482 of the Local Government Act if applicable conditions entitling an owner to a higher density are satisfied.

Boundary in reference to a **Lot**, extends throughout its length both upwards and downwards ad infinitum from the surface of the **Lot**.

Building means anything constructed or placed on a **Lot** and used or intended for supporting or sheltering any use, excluding landscaping, docks, wharfs and piers.

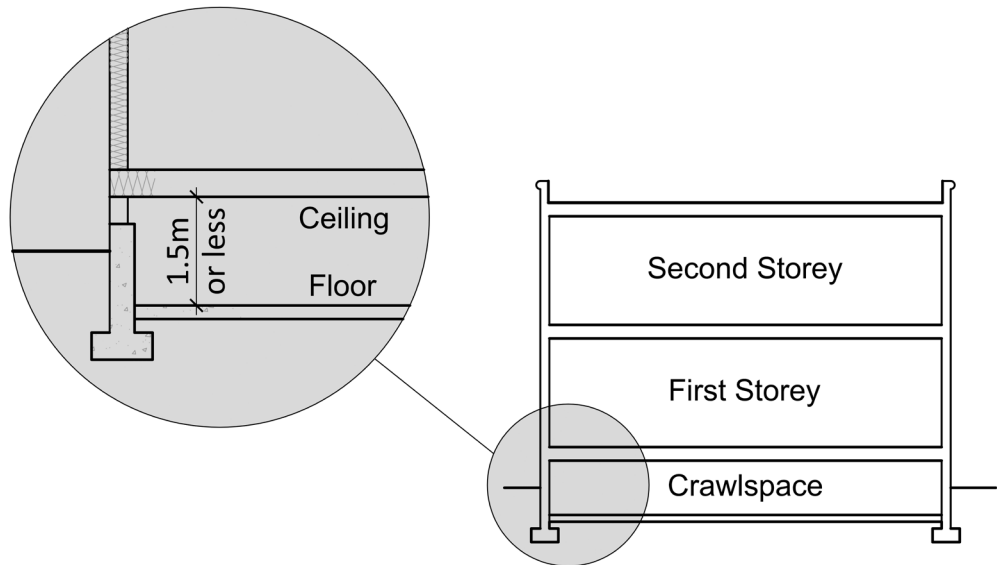
Cistern means a rainwater storage tank that is at least 1200 litres in capacity and that forms part of a **Stormwater Retention and Water Quality Facility**.

City means the Corporation of the City of Victoria.

Corner Lot means a **Lot** at the intersection or junction of two or more **Streets**.

Part 2 - Definitions

Crawlspace means an area beneath the lowest habitable **Storey** of a **Building**, with clearance of 1.5m or less.



Density of Development is the maximum **Floor Space Ratio** of any **Building** of the type that is constructed or erected in the zone for which that maximum **Floor Space Ratio** is indicated.

Director means the person employed by the City of Victoria to perform the duties and functions of the position of the Director of Sustainable Planning and Community Development, as that position title is amended from time to time, and includes persons acting under his or her authority.

Driveway means that portion of a **Lot** that provides access to parking, **Loading Space** or the **Drive Aisle** within the **Lot** and is considered to be the extension of the **Lot's Driveway** crossing. For certainty, a ramp provided to access parking stalls is considered a **Driveway**.

Drive Aisle means a vehicle passageway or maneuvering space by which vehicles enter and depart parking stalls.

Dwelling Unit means a self-contained unit comprised of one or more rooms designed as a residence for a single household with a sleeping area, a principal kitchen for food cooking and a separate bathroom facility.

Finished Grade means the finished elevation of the ground surface of land following construction or land altering activities.

First Storey means the **Storey** immediately above the basement of a **Building**, and in the case of a **Building** without a **Basement**, means the lowest **Storey**.

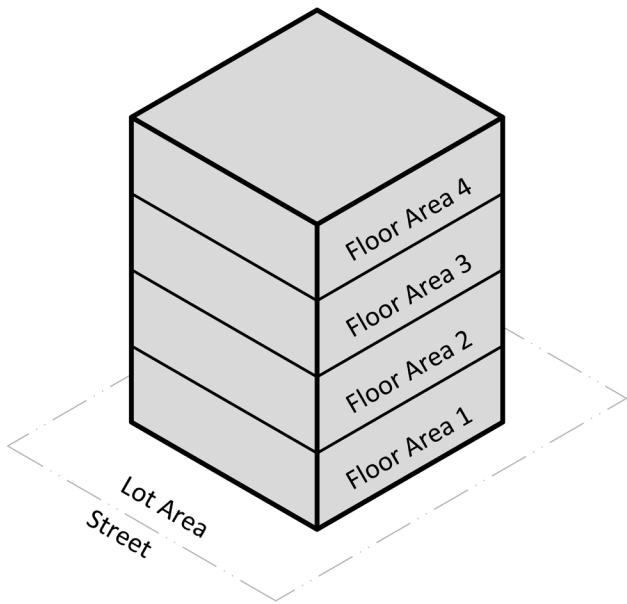
Flanking Street Lot Line means a **Lot Line**, not being a **Front** or **Rear Lot Line** that is common to a **Lot** and a **Street**.

Floor Area is measured to the interior surface of the exterior walls of **Buildings** and includes the area of any mezzanine, loft or partial **Storey**, and excludes the following:

- a. the area of any **Balcony**, veranda, exposed deck, patio or roof;
- b. the area of any **Crawlspace** or **Basement**;
- c. the area of **Rooftop Structures**; and
- d. the area that is used to provide bicycle parking required by this bylaw.

Part 2 - Definitions

Floor Space Ratio means the ratio of the total **Floor Area** of all **Storeys** of all **Buildings** and structures on a **Lot** to the area of the **Lot** on which the **Buildings** are located. The **Floor Space Ratio** of a **Lot** with a water boundary is determined according to the location of the natural boundary at the time the maximum **Floor Space Ratio** regulation is being applied, and not according to any survey previously filed in the Land Title Office.



Floor Space Ratio Calculation:
(Example)

Floor Area 1:	345m ² +
Floor Area 2:	345m ² +
Floor Area 3:	345m ² +
Floor Area 3:	345m ² +

Total (Structure): 1380m²

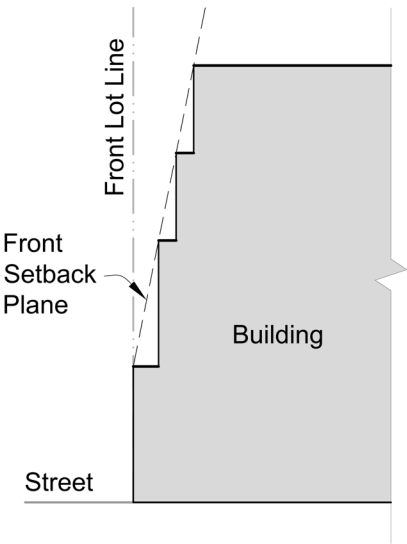
Lot Area: 460m²

Total (Structure)	1380m ² ÷
Lot Area	460m ²
	3.00 =

3:1

Front Lot Line means the **Lot Line** abutting a public **Street**, and in the case of a **Corner Lot**, the **Lot Line** having the shortest length abutting one **Street** shall be considered the **Front Lot Line**.

Front Setback Plane means a plane having an angle of inclination expressed as a ratio (rise over run), based at a specified point above the **Front Lot Line**, as illustrated in the following sketch, beyond which no portion of a **Building** on the **Lot** may project.

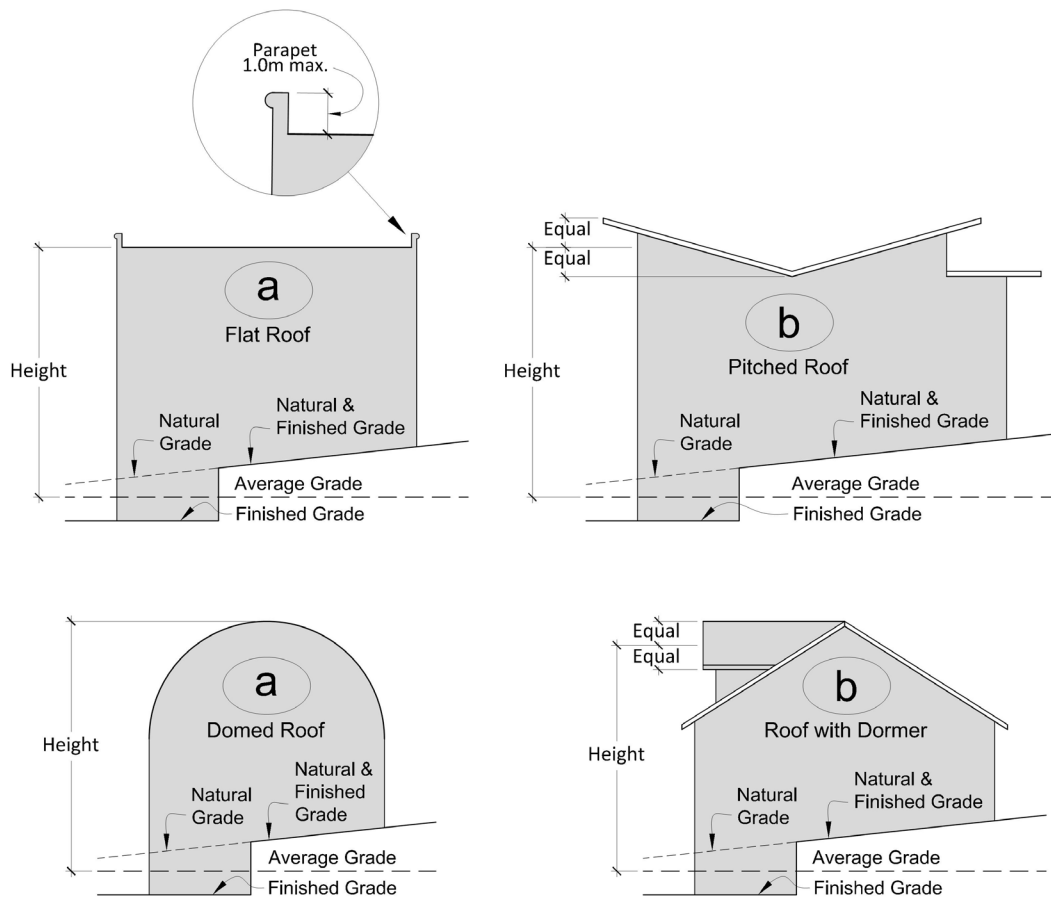


Front Yard means a yard located between the principal **Building** and the **Front Lot Line**, extending the full width of the **Lot**.

Part 2 - Definitions

Height means the distance measured in a vertical straight line between the highest point of a **Building** and the **Average Grade** directly below the highest point; and is determined as follows:

- for **Buildings** with a flat or domed roof, the highest point is the highest part of the roof;
- for **Buildings** with a pitched roof, the highest point is the midpoint between the highest ridge and the highest eave of the roof; and
- for **Buildings** with a gambrel roof, the highest point is the midpoint between the ridge and the hip line of the roof.
- the highest point excludes any mast, rainwater **Cistern**, **Rooftop Structure**, rooftop greenhouse, **Stormwater Retention or Water Quality Facilities** together with their supporting structures.



Landscape Screen means a visual barrier formed by shrubs, trees, fences or masonry walls, or any combination of these or like materials.

Loading Space means a parking space associated with a commercial or industrial use that is used temporarily for the loading or unloading of products or materials.

Lot means an area of land, designated and registered at the Victoria Land Title Office as not more than one parcel of land, and if a parcel of land is divided by a highway or another lot, each division thereof constituting a single area of land shall be deemed to be a separate **Lot**, and includes a strata lot in a bare land strata plan but does not include any other strata lot or an air space parcel.

Lot Area means the area of land within the boundaries of a **Lot**.

Part 2 - Definitions

Lot Coverage means the horizontal area of all **Buildings** and outdoor covered areas on a **Lot**, expressed as a percentage of the **Lot Area**.

Lot Depth means the average distance between the **Front Lot Line** and the **Rear Lot Line** of a **Lot**.

Lot Line means the **Boundary** line of a **Lot**, commonly referred to as the property line, as indicated in a plan registered at the Victoria Land Title Office.

Lot Width means the lesser of the horizontal dimensions of the smallest rectangle within which a **Lot** can be contained.

Natural Grade means the elevation of the ground surface of land prior to any land alteration, including, but not limited to, disturbance, excavation, filling, or construction. Where land alteration has occurred, the **Natural Grade** shall be determined by a building inspector on the basis of historical records or by interpolation from adjacent **Natural Grades**.

Parapet means a vertical projection of a wall at the outer edge of a roof.

Parking Area means all parking spaces, **Driveways** and **Drive Aisles** on a **Lot**.

Permeable means hard surfacing specifically designed to allow water to flow through the surface, but does not include unconsolidated materials such as crushed rock, gravel, grass, earth or other loose materials.

Rear Lot Line means a **Lot Line** opposite to the **Front Lot Line** that spans the width of the **Lot**, provided that in the case of triangular shaped lots with no **Rear Lot Line**, the point of intersection between two **Side Lot Lines** or a **Side Lot Line** and a **Flanking Street Lot Line** shall be deemed the **Rear Lot Line**.

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.

Side Lot Line means a **Lot Line**, not being a **Rear Lot Line** that separates two **Lots**.

Storey means the space between two floors of a **Building** or between any floor and the roof next above, but does not include a **Basement**, **Crawlspace** or a **Rooftop Structure**.

Stormwater Retention and Water Quality Facility has the same meaning as under the Sanitary Sewer and Stormwater Utilities Bylaw, as amended or replaced from time to time.

Street includes a lane, road, sidewalk and other public highway.

Unobstructed Access means the ability of the intended user of the parking space to access and egress to the **Street** at the time that the parking space is required.

VicMap means the electronic geographic information system database maintained by the City of Victoria and made available to the public through the City's internet website.

Zoning Map means the zoning information layer in **VicMap** as amended from time to time.

Part 2 - Definitions

2.2 Use Definitions

1. In this bylaw,

Assembly means facilities used for a place of worship, convention facilities, cinemas, commercial recreation facilities and education and training facilities and does not include commercial casinos.

Assisted Living Facility means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and one or two prescribed services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises.

Automotive Repair means facilities used for mechanical or body repairs of motor vehicles, but does not include the sale of automotive fuel.

Brew Pub (beer, spirits, wine) means facilities used for the consumption of beer, spirits, wine or other alcoholic beverages which are produced and manufactured on the premises and which may be provided in combination with **Food and Beverage Service** or **Retail Trade**.

Cannabis means cannabis as defined in the Controlled Drugs and Substances Act and includes any products containing cannabis.

Care Facility means a day care facility or residential care facility, in each case licensed under the Community Care and Assisted Living Act.

Civic Facility means premises in which government services are provided to the public including but not limited to a legislature, municipal hall, law court, hospital, fire hall, library, ambulance or police station.

Cultural Facility means facilities used for artistic performances and the display of art and cultural artifacts, including but not limited to art galleries, theatres other than cinemas, and museums.

Drinking Establishment means facilities that are licensed through the Liquor Control and Licensing Act for the sale and consumption of liquor within the facilities and where entertainment may be provided in the form of recorded music, live performances or a dance floor including but not limited to nightclubs, bars and pubs.

Equipment Rental means facilities used for the rental of home, **Office**, medical, garden or sports equipment, or motor vehicles.

Financial Service means facilities providing financial services including but not limited to chartered banks, credit unions, trust companies, insurance brokers or mortgage brokers.

Food and Beverage Service includes the operation of catering establishments, portable food vendors, cafes and restaurants.

Foodstand means a container or structure which holds, shelves or otherwise displays products of **Small-scale Commercial Urban Agriculture** for retail purposes outdoors.

Heavy Industrial means fabricating, assembling, processing, cleaning, servicing, testing or storing goods and materials.

Part 2 - Definitions

Home Occupation means the use of a **Residential Dwelling Unit** for the practice of a profession, trade, art or craft, by one or more residents of the premises.

Hotel means facilities offering transient lodging accommodation to the general public and may provide accessory uses such as restaurant, meeting rooms and recreational facilities, and includes motels and hostels.

Light Industrial means facilities used for fabricating, assembling, processing, cleaning, servicing, testing or storing goods and materials that does not potentially cause neighbourhood impact beyond the premises through noise, odour, vibration or otherwise.

Office means facilities used for the provision of administrative, clerical, management, professional or technical services.

Parkade means parking that is regularly available to the general public whether located above or below grade.

Personal Service means services provided to a person including but not limited to barbering, hairstyling, optometry, spa, medical and dental care, and services provided to the apparel of a customer including laundry and dry cleaning services, tailoring, and shoe, jewellery and watch repair.

Residential means a self-contained **Dwelling Unit** of any type, including **Assisted Living**, **Residential** care facilities, **Studio** uses containing dwelling uses and a **Dwelling Unit** associated with an artist's or artisan's **Studio**.

Residential Lock-off Unit means a self-contained **Dwelling Unit** within a multi-residential building with a lesser **Floor Area** than that of the principal **Dwelling Unit** from which it may be locked off, which must have both independent external access and shared internal access.

Retail Liquor Sale means facilities used for the retail sale of packaged liquor.

Retail Trade means the retail sale, repair, servicing, or refurbishment of consumer goods other than automobiles or automotive fuels, but does not include **Retail Liquor Sale** or **Storefront Cannabis Retailer**.

Short-term Rental means the renting of a **Dwelling Unit**, or any portion of it, for a period of less than 30 days and includes vacation rentals.

Small-scale Commercial Urban Agriculture means:

- a. Cultivating and harvesting plants or fungi;
- b. Beekeeping and harvesting honey;
- c. Keeping poultry to collect eggs; or
- d. Sorting, cleaning, packaging, selling or storing for retail purposes the items listed in a. through c. above that had been harvested on the premises.

Storefront Cannabis Retailer means premises where **Cannabis** is sold or otherwise provided to a person who attends at the premises.

Part 2 - Definitions

Studio means a purpose-designed work space for an artist or artisan engaged in an art or craft that is compatible with **Residential** uses, which may include an associated **Dwelling Unit** and in which works produced in the **Studio** may be sold.

Utility means infrastructure that is used to provide water, sewer, drainage, district heat, gas, electrical, or telecommunications service whether located on, above or below ground and includes pump stations and service vaults and kiosks but does not include sewage treatment plants.

Part 3 - Use of Land, Buildings and Structures

3.1 General Regulations

1. Unless a contrary intention appears in another Part of this bylaw, the following regulations apply to all land to which this bylaw applies.
2. Each use that is listed in Part 4 of this bylaw with the heading "Permitted Uses" is permitted in the relevant zone, and all other uses are prohibited in that zone unless a use is permitted under the site specific regulations in which case that use is permitted on the applicable property but is not permitted anywhere else in that zone.
3. The uses permitted in Part 4 of this bylaw include uses that are normally incidental to and associated with the use.
4. Drive through businesses of any kind, including drive through restaurants and **Financial Service** institutions are prohibited in all zones.
5. Storage of rental equipment in an **Equipment Rental** use must be enclosed in a **Building**.
6. The top surface of a **Cistern** must not exceed 15m² in area.
7. A **Dwelling Unit** or premises in a **Building** may be used as a display unit or sales centre for **Residential Dwelling Units** located in the **Building**.
8. A **Studio** use may include an associated **Residential Dwelling Unit** only if at least one artist or artisan engaged in their art or craft on the premises resides in the **Dwelling Unit**.
9. **Home Occupations** must comply with the following:
 - a. A **City** business license is required;
 - b. The sale of goods on the premises is not permitted, except as accessory to the primary business; and
 - c. The provision of escort and dating services within a multi-residential **Building** is not permitted; and
 - d. A **Home Occupation** may not create noise, electronic interference, dust, odour, smoke or any other nuisance detectable beyond the premises in which it is being conducted, including in any common areas or other **Dwelling Units** in a multi-residential **Building**.
10. **Rooftop Structures** must comply with the following:
 - a. A **Rooftop Structure** must not occupy more than 20% of the roof area of the **Building**; and
 - b. A **Rooftop Structure** must be set back a minimum of 3m from the outer edge of the roof.
11. **Small-scale Commercial Urban Agriculture** and sales are permitted in all zones, provided that the use is not noxious or offensive to neighbours or the general public by reason of emitting odor, noise or artificial lighting, and subject to compliance with Part 6, Schedule B of this bylaw.

Part 3 - Use of Land, Buildings and Structures

12. Rooftop greenhouses must comply with the following:
 - a. A rooftop greenhouse must not exceed 3.65m in height;
 - b. A rooftop greenhouse must be set back a minimum of 3m from the outer edge of the roof;
and
 - c. A rooftop greenhouse must exceed the lesser of 28m² or 50% of the building roof area.

Part 4 - Zones

4.1 Central Business District-1 Zone (CBD-1)

1. Permitted Uses	
<ul style="list-style-type: none"> a. Assembly b. Assisted Living Facility c. Brew Pub (beer, spirits, wine) d. Care Facility e. Civic Facility f. Cultural Facility g. Drinking Establishment h. Equipment Rental i. Financial Service j. Food and Beverage Service k. Home Occupation 	<ul style="list-style-type: none"> l. Hotel m. Office n. Personal Service o. Residential p. Residential Lock-off Unit q. Retail Liquor Sale r. Retail Trade s. Small-scale Commercial Urban Agriculture t. Studio u. Utility
1.1 Location and Siting of Uses	
<ul style="list-style-type: none"> a. No First Storey Office use is permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway. b. The display of rental sports equipment and rental motorized vehicles, other than automobiles is permitted outside of a Building for the use of Equipment Rental. c. <ul style="list-style-type: none"> i. The production and manufacturing area for a Brew Pub (beer, spirits, wine) must not be located above the First Storey and is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway, except where the Brew Pub (beer, spirits, wine) is provided in conjunction with Retail Trade or Food and Beverage Service. ii. Not more than 35% of the First Storey Floor Area of a Brew Pub (beer, spirits, wine) may be used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages. d. Residential uses and Hotel guest rooms are not permitted on the First Storey of a Building. e. Areas used for the storage of garbage or recyclable materials must be enclosed within a Building or screened by a fence or masonry wall that provides a complete visual barrier. 	
2. Density of Development	
a. Density of Development - Maximum:	3.0:1
3. Height	
a. Height - Maximum:	43.0m
b. Projections into Height - Maximum:	
i. Parapets :	1.0m
ii. Rooftop Structures :	5.0m

Part 4 - Zones

4. Setbacks and Projections

a. Front Setback Plane - Minimum	
i. Buildings abutting Blanshard, Douglas or Yates street, for any building portion above 20.0m in Height :	5:1 (Angle of Inclination)
ii. All other Buildings , for any portion above 15.0m in Height :	5:1 (Angle of Inclination)
b. Side and Rear Lot Line Setbacks - Minimum	
i. Exterior walls 20.0m up to 30.0m in Height :	3.0m
ii. Exterior walls over 30.0m and up to 43.0m in Height :	6.0m
iii. Exterior walls abutting Douglas Street 30.0m or more in Height :	9.0m
c. Projections into Setbacks - Maximum	
i. Balconies , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens:	0.6m

5. Motor Vehicle and Bicycle Parking

- All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.
- Notwithstanding the requirements in Part 5 of this bylaw, all required motor vehicle parking must be located below grade within a **Building**.

6. Lot Coverage and Open Space

(Intentionally left blank)

7. Lot Dimension and Area

(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	940 Blanshard Street LOT 2 OF LOTS 79-85, 89-92, VICTORIA, VIS4516	a. Maximum Density of Development : 3.08:1	
2.	980 Blanshard Street LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88	a. Maximum Density of Development : 3.6:1	
3.	1107 Blanshard Street LOT 281, VICTORIA CITY	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
4.	1115 Blanshard Street PARCEL A (DD 189158I) OF LOTS 302 & 303, VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
5.	1125 Blanshard Street LOT A PLAN VIP73975 VICTORIA OF LOTS 302 & 303	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
6.	1461 Blanshard Street LOT A PLAN VIP73786 VICTORIA OF LOTS 432 & 433 SEC 339 LGA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
7.	1520 Blanshard Street LOT B OF LOT 1257, VICTORIA, VIP60943	a. Maximum Density of Development : 0.8:1 b. At least 60% of the area of the Lot must be open space. c. No Building or structure, other than a public plaza or Driveway providing access to underground parking, may be located within 18.0m of the western Boundary of the site. d. The Height of a structure that is within 18m of the western Boundary of the site must not exceed the Height of Pandora Avenue or Cormorant Street, whichever is nearer the structure.	
8.	734 Broughton Street LOT 63, VICTORIA	a. Maximum Density of Development : 3.3:1	i. At least 15 bicycle parking spaces are provided on the site; and; ii. The Broughton Street frontage of any Building on the site is glazed and used for Retail Trade or restaurant uses only.
9.	735 Broughton Street LOT 1 OF LOTS 79- 85, 89-92 VICTORIA, VIS4516	a. Maximum Density of Development : 3.08:1	
10.	740 Burdett Avenue LOT A PLAN 26090 SECTION 88 VICTORIA & OF LOT 100	a. Maximum Density of Development : 3.6:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
11.	905 Douglas Street LOT A (DD 18381W) OF LOTS 75, 76, 77 AND 94, VICTORIA, PLAN 1061	a. Motor vehicle parking spaces may be provided on a separate Lot within 125m of the use for which they are provided, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner of 905 Douglas Street.	
12.	777 Fort Street STRATA PLAN VIS700	a. Maximum Density of Development : 3.52:1 b. Maximum Floor Area : 1,095m ² c. Maximum Building Height : 15.0m	
13.	778 Fort Street THE W 1/2 OF LOT 28, VICTORIA, EXCEPT THE S 8 FT	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 100m ² ; ii. The use is restricted to the ground floor; iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
14.	810 Fort Street LOT 282, VICTORIA, EXCEPT THE S 8 FEET OF SAID LOT TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
15.	814 Fort Street LOT 286 VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
16.	822 Fort Street THE W 30 FT OF LOT 287, VICTORIA, EXCEPT THE S 8 FT THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
17.	824 Fort Street EASTERLY 1/2 OF LOT 287, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
18.	826 Fort Street LOT 288, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 2.5:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
19.	838 Fort Street LOT 289, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 2.8:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	
20.	840 Fort Street LOT 290, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 3.7:1 b. Maximum Building Height : 21.5m c. Maximum Lot Area : 630m ² d. Maximum Lot Coverage : 84%	
21.	848 Fort Street LOT 1 PLAN 27779 VICTORIA LOT 1 OF 291/2	a. Maximum Building Height : 15.0m	
22.	880 Fort Street LOT 293 VICTORIA	a. Maximum Density of Development : 2.5:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	
23.	722 Johnson Street LOT 142 VICTORIA	a. Parkade is a permitted use b. Bonus Density of Development : 4.0:1	i. A Parkade is provided within any Building .
24.	727 Johnson Street LOT 33 VICTORIA LOT 33 VICTORIA	a. Hotel is not a permitted use. b. Off-street motor vehicle and Bicycle Parking, Short-term parking spaces are not required. c. Bonus Density of Development : 4.35:1	i. Rehabilitation of the existing Building on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against the title to the lands pursuant to section 219 of the land Title Act; and ii. Provision of a housing agreement pursuant to section 483 of the Local Government Act to require that all Residential dwellings are to be used and occupied as rental units in perpetuity.

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
25.	818 Johnson Street THE N 60 FT OF LOT 378, VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
26.	844 Johnson Street LOT 1 PLAN 32453 VICTORIA OF LOTS 394/395 & 400/401	a. Maximum Density of Development : 2.5:1	i. Lot Coverage does not exceed 50%
		b. Maximum Building Height : 37.0m c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.55 spaces per Dwelling Unit	
		d. Bonus Density of Development : 3.0:1	i. Lot Coverage does not exceed 30%
27.	851 Johnson Street LOT 379 VICTORIA	a. Residential is not a permitted use	
		b. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 25m ² ; ii. The use is restricted to the ground floor.
		c. Maximum Density of Development : 1.5:1 d. Maximum Building Height : 15.0m e. Maximum Lot Coverage : 60%	
28.	881 Johnson Street THE N 60 FT OF LOT 378, VICTORIA	a. Residential is not a permitted use	
		b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15.0m d. Maximum Lot Coverage : 60%	
29.	823 Pandora Avenue LOT A PLAN VIP63518 VICTORIA OF LOTS 402 407 408 AND 409 SEC 339 LGA	a. Parkade is a permitted use on the west half of the Lot , provided that no motor vehicle parking spaces are located within 6m of a Street .	
		b. Maximum Density of Development for Office and Retail Trade on the west half of the Lot : 2.0:1 c. Maximum Density of Development on the east half of the Lot : 2.0:1 d. Maximum Density of Development for Office on the east half of the Lot : 1.0:1 e. Maximum Building Height on the east half of the Lot : 15.5m f. Bonus Density of Development on the west half of the Lot : 3.5:1	i. At least 200 motor vehicle parking spaces are provided within a Building .

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
30.	1126 Quadra Street LOT 294 VICTORIA PARCEL A	a. Residential is not a permitted use b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15.0m d. Maximum Lot Coverage : 60%	
31.	1314 Quadra Street LOT 378 VICTORIA S PT	a. Residential is not a permitted use b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15.0m d. Maximum Lot Coverage : 60%	
32.	1400 Quadra Street LOT 2 OF LOT 397, VICTORIA, PLAN 4255	a. Residential is not a permitted use b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15.0m d. Maximum Lot Coverage : 60%	
33.	1412 Quadra Street LOT 2, OF LOTS 397 & 398, VICTORIA, PLAN 41744	a. Residential is not a permitted use b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15.0m d. Maximum Lot Coverage : 60%	
34.	1420 Quadra Street LOT 1, OF LOTS 398 & 399, VICTORIA, PLAN 41744	a. Maximum Density of Development : 2.0:1 b. Maximum Density of Development for Office : 1.0:1 c. Maximum Building Height : 15.5m	
35.	812 View Street LOT 1, OF LOTS 304, 305, 326, & 327, VICTORIA, PLAN 27731	a. Maximum Density of Development for Retail Trade and Office : 2.0:1	
36.	815 View Street LOT 301, VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
37.	865 View Street STRATA PLAN VIS3578	a. Maximum Building Height : 37.0m b. Maximum Density of Development : 3.2:1 c. Not more than 140m ² of Floor Area on the 12 th Storey of any Building may be used for Office uses other than medical or dental Offices . d. Off-street motor vehicle parking spaces are not required in respect of any Floor Area on the 12 th Storey of any Building .	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
38.	706 Yates Street LOT A, VICTORIA, PLAN 46366	a. Bonus Density of Development: 3.8:1	i. A Building provides at least 1850m ² of Floor Area on the first floor for Retail Trade or restaurant use or for pedestrian circulation uses.
39.	769 Yates Street LOT 105 VICTORIA PLAN 1	a. Maximum Density of Development: 3.9:1 b. Maximum Building Height: 15.0m	
40.	858 Yates Street LOT 376 VICTORIA	a. Residential is not a permitted use b. Maximum Density of Development: 1.5:1 c. Maximum Building Height: 15m d. Maximum Lot Coverage: 60%	
41.	866 Yates Street LOT 377 VICTORIA	a. Residential is not a permitted use b. Maximum Density of Development: 1.5:1 c. Maximum Building Height: 15m d. Maximum Lot Coverage: 60%	

Part 4 - Zones

4.2 Central Business District-2 Zone (CBD-2)

1. Permitted Uses					
a. Assembly		l. Hotel			
b. Assisted Living Facility		m. Office			
c. Brew Pub (beer, spirits, wine)		n. Personal Service			
d. Care Facility		o. Residential			
e. Civic Facility		p. Residential Lock-off Unit			
f. Cultural Facility		q. Retail Liquor Sale			
g. Drinking Establishment		r. Retail Trade			
h. Equipment Rental		s. Small-scale Commercial Urban Agriculture			
i. Financial Service		t. Studio			
j. Food and Beverage Service		u. Utility			
k. Home Occupation					
1.1 Location and Siting of Uses					
a. No First Storey Office use is permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway.					
b. The display of rental sports equipment and rental motorized vehicles, other than automobiles is permitted outside of a Building for the use of Equipment Rental.					
c. i. The production and manufacturing area for a Brew Pub (beer, spirits, wine) must not be located above the First Storey and is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway, except where the Brew Pub (beer, spirits, wine) is provided in conjunction with Retail Trade or Food and Beverage Service.					
ii. Not more than 35% of the First Storey Floor Area of a Brew Pub (beer, spirits, wine) may be used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages.					
d. Residential uses and Hotel guest rooms are not permitted on the First Storey of a Building.					
e. Areas used for the storage of garbage or recyclable materials must be enclosed within a Building or screened by a fence or masonry wall that provides a complete visual barrier.					
2. Density of Development					
a. Density of Development - Maximum:		4.0:1			
b. Density of Development - Maximum for Residential Uses:		3.0:1			
3. Height					
a. Height - Maximum:		HA-1	HA-2	HA-3	HA-4
		72.0m	60.0m	50.0m	45.0m
b. Notwithstanding sub section (a), maximum Height for Buildings or any portion located within 40m from the Lot Line abutting the east side of Douglas Street:		45.0m			
c. Projections into Height - Maximum:					
i. Parapets:		1.0m			
ii. Rooftop Structures:		5.0m			

Part 4 - Zones

4. Setbacks and Projections

a. Front Setback Plane - Minimum		
i. Buildings abutting Blanshard, Douglas or Yates street, for any building portion above 20.0m in Height :		5:1 (Angle of Inclination)
ii. All other Buildings , for any portion above 15.0m in Height :		5:1 (Angle of Inclination)
b. Side and Rear Lot Line Setbacks - Minimum		
i. Exterior walls 20.0m up to 30.0m in Height :		3.0m
ii. Exterior walls over 30.0m and up to 45.0m in Height :		6.0m
iii. Exterior walls over 45.0m in Height :		10.0m
iv. Exterior walls abutting Douglas Street 30.0m or more in Height :		9.0m
c. Projections into Setbacks - Maximum		
i. Balconies , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens:		0.6m

5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.
- b. Notwithstanding the requirements in Part 5 of this bylaw, all required motor vehicle parking must be located below grade within a **Building**.

6. Lot Coverage and Open Space

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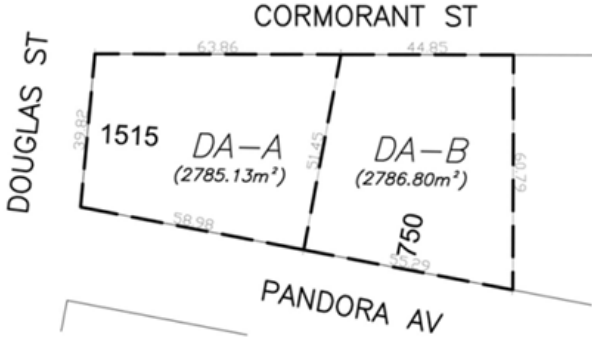
7. Lot Dimension and Area

(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	1321 Blanshard Street LOT A OF LOTS 368-370, 385-387 VICTORIA, VIP83640	a. Maximum Density of Development: 3.0:1 b. Maximum Building Height : 43.0m c. Bonus Density of Development for all uses: 5.0:1	i. At least 80% of the Floor Area is used for Office uses; ii. The south and west frontages of any Building on the site are glazed and used for Retail Trade or restaurant uses only; iii. Public art having a value of at least \$100,000 is provided on the site; and iv. At least 160 motor vehicle parking spaces are provided underground on the site and at least 125 of the spaces are made available for general public use after ordinary office hours.

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
2.	<p>1515 Douglas Street 750 Pandora Ave.</p> <p>LOT 1 OF LOT 1247, 1248 AND 1257 VICTORIA EPP27886</p> <p>Development Area – A (DA-A) Development Area – B (DA-B)</p>	<p><i>Note: In this subsection, the "Development Areas" are those depicted in the following sketch as DA-A and DA-B:</i></p> 	
	Development Area - A	<p>a. Maximum Building Height: 29.0m</p> <p>b. Maximum Density of Development: 2.91:1</p> <p>c. Maximum Floor Area for Residential uses: in Development Area DA-A must not exceed 7,468m².</p> <p>d. Up to 258m² of Floor Area used for mechanical equipment on the uppermost Storey of a Building may be excluded from floor area calculations.</p> <p>e. Motor vehicle parking spaces may be provided on a separate Lot within Development Area DA-A or DA-B, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner who requires the parking spaces.</p> <p>f. Maximum Lot Coverage: 78%</p> <p>g. Bonus Density of Development: 3.7:1</p>	<p>i. At least 140 motor vehicle parking spaces are provided underground on the site in addition to those otherwise required by Section 7 of this Part;</p> <p>ii. At least 34 Bicycle Parking Long-term spaces and 34 storage lockers for use by cyclists are provided on the site.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
	Development Area - B	<p>h. Maximum Building Height: 56.5m</p> <p>i. Maximum Density of Development 2.86:1</p> <p>j. Up to 400m² of Floor Area used for mechanical equipment on the uppermost Storey of a Building may be excluded from Floor Area calculations.</p> <p>k. Motor vehicle parking spaces may be provided on a separate Lot within Development Area DA-A or DA-B, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner who requires the motor vehicle parking spaces.</p> <p>l. Maximum Lot Coverage: 61%</p>	
		<p>m. Bonus Density of Development: 5.88:1</p>	<p>i. A public walkway with an average width of 3.7m and a minimum width at all points of 3m is constructed on the site to connect Pandora Avenue and Cormorant Street, and secured by a statutory right of way and covenant in favour of the City.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
3.	<p>1701 Douglas Street/770 Fisgard Street</p> <p>LOT 1 OF LOTS 692 TO 696 INCLUSIVE, AND OF LOTS 707 TO 711 INCLUSIVE, VICTORIA,EPP3862</p> <p>(Development Area 1)</p>	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner who requires the parking spaces.</p> <p>d. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1 cm for each 5cm of building Height that exceeds 10m.</p> <p>e. Bonus Density of Development for all uses: 3.26:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
4.	<p>780 Fisgard Street</p> <p>LOT 2 OF LOTS 696 TO 698 INCLUSIVE, AND OF LOTS 705 TO 707 INCLUSIVE, VICTORIA EPP3862 EXCEPT PART IN AIR SPACE EPP38768</p> <p>(Development Area 2)</p>	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, including an air space parcel, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner who requires the parking spaces</p> <p>d. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1cm for each 5cm of Building Height that exceeds 10m.</p> <p>e. Bonus Density of Development: 4.88:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all dwelling units on the site be available for occupancy under a residential tenancy agreement.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
5.	1700 Blanshard Street LOT A, OF LOTS 699 TO 700 INCLUSIVE, AND OF LOTS 703 TO 707 INCLUSIVE, VICTORIA, PLAN 13333, EXCEPT PART IN PLAN EPP3862 (Development Area 3)	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, if the parking site is charged by a covenant in favour of the City restricting the use of the parking area and an easement in favour of the owner who requires the parking spaces.</p> <p>c. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1cm for each 5cm of Building Height that exceeds 10m.</p> <p>d. Bonus Density of Development for all uses: 7.47:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a Housing Agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
6.	1406 Blanshard Street LOT 2 OF LOTS 147 & 148, VICTORIA, VIS6683	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. There are no minimum front, side or rear yard setbacks required</p> <p>d. Bonus Density of Development for all uses: 6.06:1</p>	<p>i. At least 3700m² of Residential Floor Area is provided;</p> <p>ii. Retail Trade and restaurant uses only are operated at grade level;</p> <p>iii. Landscaped open space accessible to the public is provided between the Building on the site and the adjacent Streets; and</p> <p>iv. All motor vehicle parking spaces other than those for visitor use are provided underground.</p>
7.	1810 Blanshard Street LOT A, OF LOTS 717-720, VICTORIA, VIP52793	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit, and for Office uses is 1 space per 170m² of Floor Area.</p> <p>d. Bonus Density of Development for all uses: 5.0:1</p>	<p>i. The site has an area of at least 2,000m²;</p> <p>ii. No fewer than 80 underground motor vehicle parking spaces are provided on the Lot; and</p> <p>iii. At least 10% of the area of the Lot adjacent to the intersection of Blanshard and Herald Streets is an open plaza to a Height of at least 5.5m above grade.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
8.	720 Broughton Street LOT A PLAN VIP59410 VICTORIA OF LOTS 57 58 59 AND 60	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit and for Office uses is 1 space per 95m² of Floor Area, and no other motor vehicle parking or Loading Spaces are required.</p> <p>d. Bonus Density of Development for all uses: 4.6:1</p>	<p>i. The site has an area of at least 2,500m²;</p> <p>ii. All motor vehicle parking spaces are provided underground;</p> <p>iii. At least 425m² of open space is provided on the site; and</p> <p>iv. At least 50% of the site frontage on Douglas and Broughton Streets is in use for Retail Trade, restaurant or Financial Services uses having direct pedestrian access from one of those streets.</p>
9.	732 Cormorant Avenue STRATA PLAN VIS5950	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Residential uses are permitted on the First Storey.</p> <p>d. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.6 spaces per Dwelling Unit.</p> <p>e. Bonus Density of Development for all uses: 4.75:1</p>	<p>i. At least 50% of the Floor Area on the site is Residential.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
10.	809 Douglas Street LOT 1 OF LOTS 95-98 AND 104, VICTORIA VIS6797	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Bonus Density of Development for all uses: 5.5:1</p>	<p>i. At least 10,000m² of Residential Floor Area is provided;</p> <p>ii. Retail Trade and restaurant uses only are operated at grade level;</p> <p>iii. Landscaped open space accessible to the public is provided at grade level;</p> <p>iv. All motor vehicle parking spaces other than those for visitor use are provided underground; and</p> <p>v. Public art having a value of at least \$150,000 is provided on the site.</p>
11.	1405 Douglas Street LOT 1 OF LOTS 139 & 140, VICTORIA, PLAN 21972	<p>a. Maximum Density of Development for all uses: 4:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Individual Retail Trade and restaurant premises must have a Floor Area of at least 70m².</p> <p>d. Grade level Douglas Street site frontage and Johnson Street site frontage that is within 6m of Douglas Street may be used only for Retail Trade and restaurant uses.</p> <p>e. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit.</p>	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
12.	741 Fisgard Street LOT 684 & LOT 683, VICTORIA, EXCEPT PART SHOWN COLOURED RED ON PLAN 316 BL, THE E 1/2 OF LOT 685 AND THE W 1/2 OF LOT 685, VICTORIA	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 58.0m</p> <p>c. At least 140 motor vehicle parking spaces must be provided underground.</p> <p>d. At least 42 bicycle parking spaces must be provided.</p> <p>e. Bonus Density of Development for all uses: 7.6:1</p>	<p>i. A public walkway at least 3.7m wide is constructed on the site at mid-block to connect Fisgard Street to the southerly Boundary of the site, and secured by a statutory right of way in favour of the City;</p> <p>ii. A statutory right of way is granted to the City for the 2m wide portion of the site adjacent to Blanshard Street for sidewalk, bicycle lane and boulevard improvement uses;</p> <p>iii. A public walkway at least 3.7m wide is constructed on the site at mid-block to connect Fisgard Street to the southerly Boundary of the site, and secured by a statutory right of way in favour of the City;</p> <p>iv. A statutory right of way is granted to the City for the 2 m wide portion of the site adjacent to Blanshard Street for sidewalk, bicycle lane and boulevard improvement uses;</p> <p>v. Public art having a value of at least \$350,000 is provided on the site; and</p> <p>vi. The owner contributes at least \$100,000 to the City's Housing Reserve Trust Fund.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
13.	834 Johnson Street STRATA PLAN EPS522	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 41.0m</p> <p>c. Bonus Density of Development for all uses: 5.76:1</p>	<p>i. The Floor Area of Office uses may not exceed 60% of the area of the site;</p> <p>ii. The Floor Area of non-Residential uses, excluding areas used for underground motor vehicle parking spaces, may not exceed 50% of the Floor Area on the site;</p> <p>iii. Non-Residential uses other than Home Occupations are not permitted above the second Storey;</p> <p>iv. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.65 spaces per Dwelling Unit, and no motor vehicle parking spaces are required for non-Residential uses; and</p> <p>v. At least 15% of the area of the site must be open space.</p>
14.	1250 Quadra Street LOT A PLAN 19445 VICTORIA OF LOTS 311/314 849 Yates LOT 315 VICTORIA	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 37.0m</p> <p>c. Bonus Density of Development for all uses: 4.0:1</p>	<p>i. The owner enters into a housing agreement with the City that requires at least 33 Dwelling Units on the site to be rental units.</p> <p>ii. At least 35% of the area of the site is open space; and</p> <p>iii. All motor vehicle parking spaces are provided underground.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
15.	835 View Street STRATA PLAN VIS3578	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 37.0m</p> <p>c. At least 39% of the area of the site must be open space.</p> <p>d. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.55 spaces per Dwelling Unit.</p> <p>e. Bonus Density of Development for all uses: 4.4:1</p>	<p>i. For any Building with at least 8000m² of Floor Area used for Residential uses, and the proportion of Residential use of the site is unrestricted.</p>
16.	728 Yates Street STRATA PLAN EPS2516	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 48.0m</p> <p>c. Bonus Density of Development for all uses: 6.4:1</p>	<p>i. The façade of the Building at 738-740 Yates Street is conserved, including restoration of the brick Parapet and upper façade brick;</p> <p>ii. Grade level Yates Street site frontage and the site frontage on the walkway is used only for Retail Trade and restaurant uses; and</p> <p>iii. A landscaped area of at least 50m² is provided for public use between any Building on the site and Yates Street.</p>

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
17.	743 Yates Street STRATA PLAN VIS4308	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 46.5m</p> <p>c. Bonus Density of Development for all uses: 5.4:1</p>	<p>i. At least 150m² of Floor Area is in use for child care services;</p> <p>ii. At least 50m² of open space is provided along each Lot Line that abuts a Street;</p> <p>iii. At least 43 motor vehicle parking spaces are provided in addition to those otherwise required by Section 7 of this Part; and</p> <p>iv. At least 50% of the site frontage on View and Yates Streets is in use for Retail Trade, Office or Financial Services uses having direct pedestrian access from one of those streets.</p>
		d. Bonus Density of Development for all uses: 5.6:1	i. The conditions described above in sub sections (i.) thru (iv.) are met and an area equal to at least 20% of the site area is in use for an enclosed public arcade or mall.

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
18.	819 Yates Street LOT A, DISTRICT LOTS 306, 307, 324 & 325, VICTORIA, PLAN 33016	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 55.0m</p> <p>c. Residential uses may be located on the First Storey.</p> <p>d. Buildings with frontage on Yates Street must be sited at least 1.4m from the Street to the 10m Height level and 3.5m from the Street above that level.</p> <p>e. Buildings with frontage on View Street must be sited at least 1.5m from the Street to the 10m Height level and 5.3m from the Street above that level.</p> <p>f. Buildings must be sited at least 3.0m from the easterly Boundary of the site.</p> <p>g. Bonus Density of Development for all uses: 5.83:1</p>	<p>i. A public walkway at least 3.0m wide is constructed on the site to connect Yates Street to View Street along the easterly Boundary of the site, and secured by a statutory right of way in favour of the City.</p> <p>ii. At least 80% of the Floor Area is Residential</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement for at least 10 years following issuance of an occupancy permit for any Dwelling Unit;</p> <p>iv. Public art having a value of at least \$100,000 is provided on the site; and</p> <p>v. The owner contributes at least \$100,000 to the City's Housing Reserve Trust Fund.</p>
19.	836 Yates LOT A OF LOTS 373 & 382, VICTORIA, PLAN 60321	<p>a. Maximum Density of Development for all uses: 4.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit.</p>	

Part 4 - Zones

4.3 Mixed Use Residential District-1 Zone (MRD-1)

1. Permitted Uses

- | | |
|-------------------------------------|--|
| a. Assembly | i. Personal Service |
| b. Assisted Living Facility | j. Residential |
| c. Care Facility | k. Residential Lock-off Unit |
| d. Civic Facility | l. Retail Trade |
| e. Financial Service | m. Small-scale Commercial Urban Agriculture |
| f. Food and Beverage Service | n. Studio |
| g. Home Occupation | o. Utility |
| h. Office | |

1.1 Location and Siting of Uses

- a. Non-Residential uses, other than **Home Occupation**, are not permitted above the second **Storey**.
- b. A maximum 50% of the **Floor Area** may be used for non-Residential uses.

2. Density of Development

- | | |
|--|-------|
| a. Density of Development - Maximum for Office : | 0.6:1 |
|--|-------|

3. Height - Maximum

- | | |
|-------------------------------------|-------|
| a. Height - Maximum: | 30.0m |
| b. Projections into Height : | |
| i. Parapets : | 1.0m |
| ii. Rooftop Structures : | 5.0m |

4. Setbacks and Projections

- | | |
|--|------|
| a. Front Lot Line Setback - Minimum | |
| i. Buildings with Residential use on First Storey : | 3.5m |
| ii. Buildings with non- Residential use on First Storey : | 0.5m |
| b. Projections into Setbacks - Maximum: | |
| i. Balconies , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens: | 0.6m |

5. Motor Vehicle and Bicycle Parking

- a. Notwithstanding the requirements contained in Part 5 of this bylaw, no motor vehicle parking is required.

Part 4 - Zones

4.4 Old Town District-1 Zone (OTD-1)

1. Permitted Uses	
<ul style="list-style-type: none"> a. Assembly b. Assisted Living Facility c. Brew Pub (beer, spirits, wine) d. Care Facility e. Civic Facility f. Cultural Facility g. Drinking Establishment h. Equipment Rental i. Financial Service j. Food and Beverage Service k. Home Occupation 	<ul style="list-style-type: none"> l. Hotel m. Office n. Personal Service o. Residential p. Residential Lock-off Unit q. Retail Liquor Sale r. Retail Trade s. Small-scale Commercial Urban Agriculture t. Studio u. Utility
1.1 Location and Siting of Uses	
<ul style="list-style-type: none"> a. No First Storey Office use is permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway. b. The display of rental sports equipment and rental motorized vehicles, other than automobiles are permitted outside of a Building for the use of Equipment Rental. c. <ul style="list-style-type: none"> i. The production and manufacturing area for a Brew Pub (beer, spirits, wine) must not be located above the First Storey and is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway, except where the Brew Pub (beer, spirits, wine) is provided in conjunction with Retail Trade or Food and Beverage Service. ii. Not more than 35% of the First Storey Floor Area of a Brew Pub (beer, spirits, wine) may be used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages. d. Residential uses and Hotel guest rooms are not permitted on the First Storey of a Building, except where located directly adjacent to, and where direct access is provided to a lane, alleyway, through-block walkway or interior courtyard. 	
2. Density of Development	
<ul style="list-style-type: none"> a. Density of Development - Maximum: b. Density of Development - Maximum for Office within any Building constructed after 1914. 	<ul style="list-style-type: none"> 3.0:1 1.0:1
3. Height - Maximum	
<ul style="list-style-type: none"> a. Height - Maximum: b. Projections into Height: <ul style="list-style-type: none"> i. Parapets: ii. Rooftop Structures: 	<ul style="list-style-type: none"> 15.0m 1.0m 5.0m
4. Setbacks and Projections	
<ul style="list-style-type: none"> a. Projections into Setbacks - Maximum: <ul style="list-style-type: none"> i. Balconies, cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens: 	<ul style="list-style-type: none"> 0.6m

Part 4 - Zones

5. Motor Vehicle and Bicycle Parking

- a. Notwithstanding the requirements contained in Part 5 of this bylaw, no motor vehicle parking is required.

6. Lot Coverage and Open Space

(Intentionally left blank)

7. Lot Dimension and Area

(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	1215 Broad Street Lot 1 Plan VIP64889	a. Maximum Building Height : 43.0m	
2.	1415 to 1419 Broad Street Lot 666 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
3.	525 Broughton Street Strata Plan VIS730	a. Maximum Density of Development for all uses: 3.0:1	
4.	608 Broughton Street Lot 1 Plan EPS1336	a. Maximum Building Height : 34.0m b. Bonus Density of Development : 5.1:1	i. Retail Trade or restaurant provided as the principal ground level uses; and ii. A minimum of 45 motor vehicle parking spaces are provided, of which at least 35 are located underground and two are permitted to be stacked one behind the other.
5.	617 Broughton Street Lot A Plan VIP14044	a. Parkade is a permitted use. b. Maximum Density of Development : 3.9:1	
6.	1 Centennial Square Lot 2 Plan VIP76432	a. Maximum Density of Development for all uses: 3.0:1	
7.	629 Chatham Street Lot 633 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
8.	635 Chatham Street Lot 632 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
9.	611 to 623 Chatham Street Lot 634 & 635 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
10.	619 - 625 Courtney Street Lot 4 Plan VIS4624	a. Maximum Building Height : 20.3m b. Maximum Floor Area for Brew Pub (beer, spirits, wine) : 250m ² c. Bonus Density of Development : 4.6:1	i. A minimum of 630m ² of the First Storey area of a Building and at least 50% of the Building's interior First Storey area adjacent to Street frontage are devoted to Retail Trade or restaurant use.
11.	818 Douglas Street Lot 2 Plan VIP26451	a. Maximum Density of Development for all uses: 3.0:1	
12.	850 Douglas Street Lot 1 Plan VIP16810	a. Maximum Building Height : 43.0m	
13.	1150 Douglas Street Lot A Plan VIP48135	a. Maximum Density of Development for all uses: 3.0:1	
14.	1200 Douglas Street Lot B Plan VIP48444	a. Maximum Building Height : 43.0m	
15.	1214 Douglas Street Lot A Plan VIP48444	a. Maximum Building Height : 43.0m	
16.	1222 Douglas Street S. Pt. Lot 426 & E. Pt. Lot 427 and Pcl. A of Lots 427/428 City Plan	a. Maximum Building Height : 43.0m	
17.	1280 Douglas Street Lot 426 Plan CITY	a. Maximum Building Height : 43.0m	
18.	1402 Douglas Street The Easterly 60 Feet of Lot 671 Plan CITY	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 200m ² ; ii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
19.	1672 Douglas Street Lot A Plan VIP11299	a. Maximum Density of Development for all uses: 3.0:1	
20.	1708 Douglas Street Lot 609 & 610 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
21.	1720 Douglas Street LOT 611 & 612, VICTORIA, CITY	a. Maximum Density of Development for all uses: 3.0:1	
22.	1802 Douglas Street Lot 1 Plan VIP36720	a. Maximum Building Height : 26.0m b. Bonus Density of Development : 5.0:1	i. At least 270m ² of First Storey space is provided for Retail Trade or restaurant use; ii. At least 17m of linear Building Floor Area along Herald Street is used for Retail Trade or restaurant use; iii. At least 10% of the Lot Area adjacent to the Street intersection is maintained as a Street level open plaza to a distance of not less than 5.5m above Street level ; and iv. A minimum of 60 underground on-site motor vehicle parking spaces are provided.
23.	1850 Douglas Street Lot A Plan VIP25475	a. Maximum Density of Development for all uses: 3.0:1	
24.	505 Fisgard Street Lot A Plan VIP42419	a. Maximum Floor Area used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages is the lesser of 190.4m ² or 46% of the site area.	
25.	517-519 Fisgard Street Lot 4 Plan EPS1833 524-528 Pandora Ave. Lot 2 Plan EPS1833 530 Pandora Ave. Lot 1 Plan EPS1833	a. Maximum Density of Development : 5.5:1 b. Parkade is a permitted use.	
26.	618 Fisgard Street Lot 604 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
27.	625 Fisgard Street Lot 1 Plan VIP76432	a. Maximum Density of Development for all uses: 3.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
28.	638 Figgard Street Lot 1 Plan VIP55957	a. Residential uses may be located on the First Storey except within 3m from any Street . b. Maximum Building Height : 22.0m c. Bonus Density of Development : 4.0:1	i. A minimum Density of Development of 2.0:1 is provided for Residential uses.
29.	520 Fort Street Lot A Plan VIP23498	a. Maximum Density of Development for all uses: 3.0:1	
30.	623 Fort Street Lot A Plan VIP87839	a. Bicycle Parking, Short-Term stalls are not required. b. Bonus Density of Development : 3.38:1 for all uses	i. At least 75% of the total Floor Area of the Building is provided exclusively for Office uses.
31.	685-695 Fort Street 1060-1080 Government Street Lot 1 Plan VIP16563	a. Maximum Building Height : 43.0m	
32.	816 Government Street Lot Plan VIP219	a. Maximum Floor Area for Brew Pub (beer, spirits, wine) : 175m ² b. Maximum Building Height : 17.7m c. Maximum Floor Area for Retail Liquor Sale : 50m ² where provided as an accessory use to Brew Pub (beer, spirits, wine) . d. Bonus Density of Development : 4.0:1	i. Rehabilitation of the façade of the existing Customs House on the westerly portion of the site in accordance with Heritage Revitalization Agreement Bylaw no. 15-057.
33.	900 Government Street Lot Plan VIP918 BL	a. Maximum Density of Development for all uses: 3.0:1	
34.	910 Government Street 955 Wharf Street 525 Broughton Street Strata Plan VIS612 Strata Plan VIS730	a. Maximum Density of Development for all uses: 3.0:1 b. A minimum of 220 motor vehicle parking spaces shall be provided c. A minimum of 15% of the total ground Floor Area abutting Wharf Street and Government Street shall be used for Retail Trade . d. A maximum of 85% of the total ground Floor Area abutting Wharf Street and Government Street shall be used for Office .	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
35.	1001 Government Street Lot 7 & 8 Plan VIP2671	a. Maximum Building Height : 16.0m b. Maximum Density of Development : 4.1:1	i. Where Retail Trade, Offices and financial institutions have direct access to and are located along at least 50% of the Street frontage along Government Street.
36.	1230 Government Street Lot 1 Plan VIP7696	a. Maximum Density of Development for all uses: 3.0:1	
37.	1312 Government Street Lot 1 Plan EPS1881 1314 Government Street Lot 2 Plan EPS1881 Portion on Roadway Lot Plan EPP37406	a. Maximum Building Height : 18.6m b. Bonus Density of Development : 3.85:1	i. A conservation covenant of the existing Building is provided ii. A Housing Agreement is established to require that all Residential dwellings in this Zone are provided as rental units.
38.	1411 Government Street Lot 1 Plan VIS4995	a. Maximum Density of Development : 3.32:1	
39.	1450 Government Street Lot 1 Plan VIS6012 595 Pandora Ave. Lot 1 Plan VIP77724 599 Pandora Ave. Lot 2 Plan VIS6012	a. Maximum Density of Development : 2.2:1 b. Maximum Building Height : 15.2m c. Maximum Lot Coverage : 70%	
40.	1701 Government Street Lot A Plan VIP2779	a. Maximum Density of Development for all uses: 3.0:1	
41.	1725 Government Street Lot 1 Plan EPS569	a. Maximum Density of Development for all uses: 3.0:1	
42.	1885 Government Street Lot A Plan VIP45681	a. Automotive Repair is the only permitted use	
43.	461 Herald Street Lot A Plan VIP33307 1720 Store Street Lot A Plan VIP18303	a. Residential uses are prohibited b. Maximum Density of Development for Office and all other uses: 1.5:1 c. Bonus Density of Development : 2.0:1	i. At least 500m ² of First Storey area is used for Retail Trade or restaurant.

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
44.	601 Herald Street Lot 3 Plan EPS569	a. Maximum Density of Development for all uses: 3.0:1	
45.	610 Herald Street LOT 620, 621, AND 622, VICTORIA	a. Maximum Density of Development for all uses: 3.0:1	
46.	613 Herald Street Lot 617 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
47.	618 Herald Street Lot 623 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
48.	624 Herald Street Lot 624 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
49.	648 - 652 Herald Street Lot 3 Plan VIS5362	a. Maximum Density of Development for all uses: 3.0:1	
50.	655 Herald Street Lot A Plan VIP42094	a. Maximum Density of Development for all uses: 3.0:1	
51.	681 Herald Street Lot 613 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
52.	634 Johnson Street Lot A Plan VIP34894	a. Only the following uses are permitted: Hotel, Retail Trade and restaurant b. Maximum Density of Development : 5.23:1 c. Maximum Building Height : 23.0m	
53.	506 Pandora Ave. Lot 1 Plan EPP35103	a. The maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) is the lesser of 190.4m ² or 44% of the Lot Area . b. The maximum Floor Area for a Drinking Establishment is 146.2m ²	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
54.	603 Pandora Ave. Lot 1 Plan VIP7110	a. Maximum Floor Area : 6793m ² b. Maximum Building Height : 23.1m c. Maximum Lot Coverage : 89% d. Bonus Density of Development : 4.57:1	i. Rehabilitation of the existing Plaza Hotel Building in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040; ii. Construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least \$180,000; and iii. Payment to the City of Victoria of \$27,500 to contribute to the long term maintenance of the public water feature to be constructed as part of the public plaza.
55.	625 Pandora Street Lot 1 Plan VIP32978	a. Maximum Density of Development for all uses: 3.0:1	
56.	1441 Store Street Lot 1 Plan VIS1580	a. Maximum Density of Development : 4.0:1	
57.	1610 Store Street Lots 1 to 127 Plan EPS3614 456 Pandora Avenue Lots 1 to 127 Plan EPS3614	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
58.	1624 Store Street Lot 1 Plan VIP5617	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
59.	1630 Store Street Parcel A (DD 832051) of Lot 126 City Plan	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
60.	1705 Store Street Lot 1 of Lot 451, 452, 467 & 468 Victoria City Plan VIP76332	a. Automotive Repair is the only permitted use on the south half of the Lot . b. Maximum Building Height : 11.0m c. Not more than one Building is permitted on the Lot . d. Minimum setback to any Street on the south half of the Lot : 4.5m	
61.	407-409 Swift Street Lot 100 Plan VIS4930	a. Docks, public washrooms and showers are permitted uses. b. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ²	
62.	440 Swift Street Lot A Plan VIP85421 450 Swift Street Lot 1 Plan VIP36884	a. Docks, public washrooms and showers are permitted uses. b. Maximum Density of Development : 1.5:1 c. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ²	
63.	467 Swift Street Lot A Plan VIP49848	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
64.	650 View Street Lot C Plan VIP48444	a. Maximum Building Height : 43.0m	
65.	546 Yates Street LOT 1 OF LOTS 175, 176, 186, 187, VICTORIA, PLAN 30210	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 800m ² ; ii. The use is restricted to the ground floor; and iii. Only one Storefront Cannabis Retailer at a time is operational on the property.

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

5.1 Off-Street Parking Regulations

1. Required Vehicle and Bicycle Parking Spaces

- a. The owner or occupier of any land or of any **Building** or other structure for each use present on the land or in the **Building** or other structure, must provide off-street vehicle parking spaces in accordance with Table 1.

Table 1: Minimum Number of Required Vehicle Parking Spaces

Column A	Column B	Column C
Use or Class of Use	Minimum Parking Spaces	Minimum Visitor Parking Spaces
Residential		
Condominium (Dwelling Unit in a Building regulated by the <i>Strata Property Act</i>)	0.65 spaces per Dwelling Unit that is less than 40m ²	0.10 spaces per Dwelling Unit
	0.80 spaces per Dwelling Unit that is 40m ² or more, but equal to or less than 70m²	
	1.20 spaces per Dwelling Unit that is more than 70m ²	
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)	0.50 spaces per Dwelling Unit that is less than 40m ²	0.10 spaces per Dwelling Unit
	0.60 spaces per Dwelling Unit that is 40m ² or more, but equal to or less than 70m²	
	1 space per Dwelling Unit that is more than 70m ²	
Affordable (Affordable Dwelling Units secured in perpetuity through a legal agreement)	0.20 spaces per Dwelling Unit that is less than 40m ²	0.10 spaces per Dwelling Unit
	0.50 spaces per Dwelling Unit that is 40m ² or more, but equal to or less than 70m²	
	0.75 spaces per Dwelling Unit that is more than 70m ²	
All other multiple dwellings	0.65 spaces per Dwelling Unit that is less than 40m ²	0.10 spaces per Dwelling Unit
	0.80 spaces per Dwelling Unit that is 40m ² or more, but equal to or less than 70m²	
	1.20 spaces per Dwelling Unit that is more than 70m ²	
Assisted Living Facility	0.35 spaces per Dwelling Unit or residential unit	0.10 spaces per Dwelling Unit or residential unit
Commercial		
Hotel	0.25 spaces per room	-

- b. The owner or occupier of any land or of any **Building** or other structure for each use present on the land or in the **Building** or other structure, must provide off-street bicycle parking spaces in accordance with Table 2 of this Part and calculated in accordance with Table 2 of this Part.

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

Table 2: Minimum Number of Required Bicycle Parking Spaces

Column A	Column B	Column C
Use or Class of Use	Minimum Number of Bicycle Parking, Long-Term Spaces	Minimum Number of Bicycle Parking, Short-Term Spaces
Residential		
Condominium (Dwelling Unit in a Building regulated by the <i>Strata Property Act</i>)	1 space per Dwelling Unit that is less than 40m ²	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
	1.25 spaces per Dwelling Unit that is 40m ² or greater	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)	1 space per Dwelling Unit that is less than 40m ²	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
	1.25 spaces per Dwelling Unit that is 40m ² or greater	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
Affordable (Affordable Dwelling Units secured in perpetuity through a legal agreement)	1 space per Dwelling Unit that is less than 40m ²	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
	1.25 spaces per Dwelling Unit that is 40m ² or greater	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
Assisted Living Facility	1 space per 20 Dwelling Units or residential unit	1 space per 50 Dwelling Units or residential units
Commercial		
Brew Pub (beer, spirits, wine)	1 space per 200m ² of Floor Area , or part thereof	1 space per 200m ² of Floor Area , or part thereof
Drinking Establishment	1 space per 400m ² of Floor Area , or part thereof	1 space per 100m ² of Floor Area , or part thereof
Equipment Rental	1 space per 200m ² of Floor Area , or part thereof	1 space per 200m ² of Floor Area , or part thereof
Financial Service	1 space per 200m ² of Floor Area , or part thereof	1 space per 200m ² of Floor Area , or part thereof
Food and Beverage Service	1 space per 400m ² of Floor Area plus outside seating and serving area, or part thereof	1 space per 100m ² of Floor Area plus outside seating and serving area, or part thereof
Hotel	1 space per 25 rooms	1 space per 40 rooms
Office	1 space per 150m ² of Floor Area , or part thereof	1 space per 400m ² of Floor Area , or part thereof
Personal Service	1 space per 200m ² of Floor Area , or part thereof	1 space per 200m ² of Floor Area , or part thereof
Retail Liquor Sale	1 space per 200m ² of Floor Area , or part thereof	1 space per 200m ² of Floor Area , or part thereof
Retail Trade	1 space per 200m ² of Floor Area , or part thereof	1 space per 200m ² of Floor Area , or part thereof
Storefront Cannabis Retailer	1 space per 200m ² of Floor Area , or part thereof	1 space per 200m ² of Floor Area , or part thereof
Institutional		
Assembly	-	1 space per 200m ² of Floor Area , or part thereof
Civic Facility	1 space per 400m ² of Floor Area , or part thereof	1 space per 400m ² of Floor Area , or part thereof
Cultural Facility	1 space per 450m ² of Floor Area , or part thereof	1 space per 130m ² of Floor Area , or part thereof
Care Facility	1 space per 700m ² of Floor Area , or part thereof	1 space per 200m ² of Floor Area , or part thereof

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

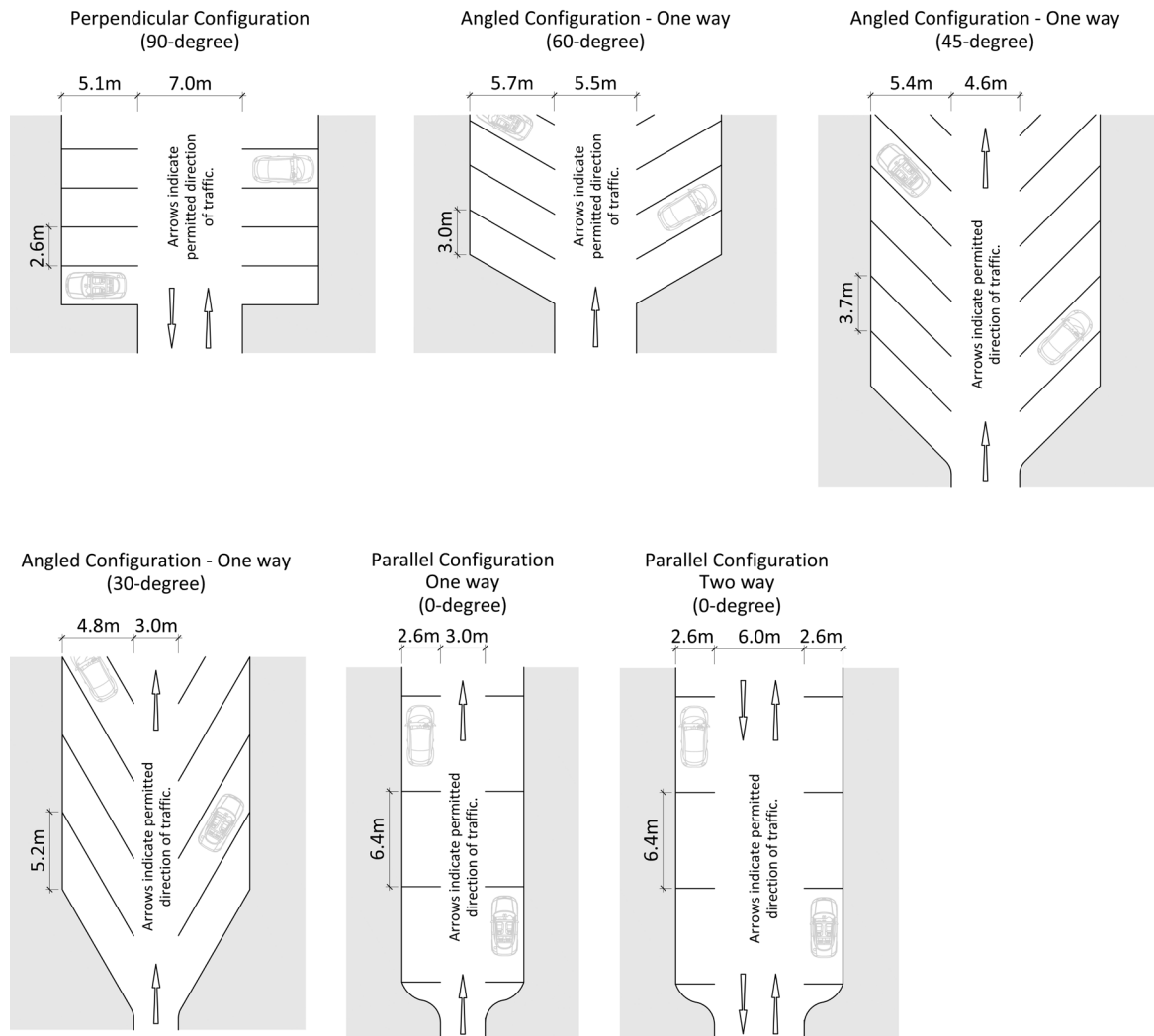
2. Vehicle Parking Appearance

- Each vehicle parking space must be clearly delineated on the parking surface.
- Each visitor vehicle parking space required under this bylaw must be clearly identified for the sole use of visitors.

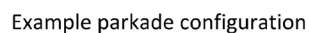
3. Vehicle Parking Location and Dimensions

- All vehicle parking spaces required under this bylaw must be provided on the same **Lot** as the **Building** or use which they serve.
- A vehicle parking space must have **Unobstructed Access**.
- All vehicle parking spaces and **Drive Aisles** must have dimensions not less than those identified in Figure 1 of this Part.

Figure 1: Minimum Parking Space and **Drive Aisle** Dimensions (all measurements in metres)



- ### Example: Maximum Grades for Parking Areas



Part 5 - Requirements for Motor Vehicle and Bicycle Parking

4. Bicycle Parking Specifications

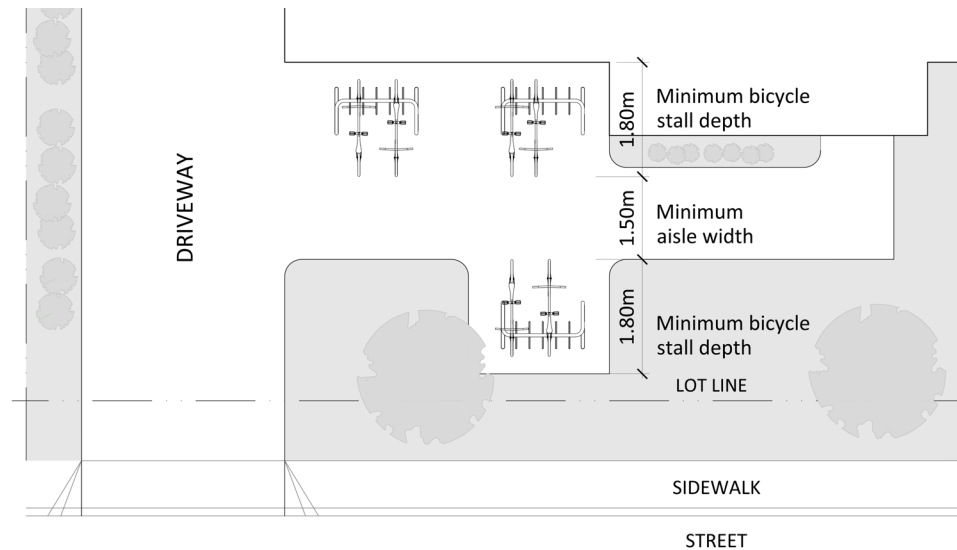
- a. All bicycle parking spaces required under this bylaw must be provided on the same **Lot** as the Building or use which they serve.
- b. Each **Bicycle Parking, Short-Term** space required under this bylaw must be:
 - i. designed and installed to the minimum dimensions shown in Table 3 of this Part; and
 - ii. provided as a bicycle rack that is permanently anchored to the ground or a wall.
- c. Each **Bicycle Parking, Short-Term** space required under this Bylaw in association with a residential use must be located within a maximum distance of 15.0m from a **Building** entrance that is accessible by visitors.
- d. Notwithstanding section (c), where a minimum of 6 **Bicycle Parking, Short-Term** spaces are located within 15.0m of each **Building** entrance that is accessible by visitors, any additional required spaces may be provided in a location that is further than 15.0m from a **Building** entrance.
- e. Each **Bicycle Parking, Short-Term** space required under this Bylaw in association with a commercial or institutional use must be located a maximum distance of 15.0m from a **Building** entrance that is accessible by the public.
- f. Notwithstanding section (e), where a minimum of 6 **Bicycle Parking, Short-Term** spaces are located within 15.0m of each **Building** entrance that is accessible by the public, any additional required spaces may be provided in a location that is further than 15.0m from a **Building** entrance.
- g. Each **Bicycle Parking, Short-Term** space required under this bylaw in association with an industrial use must be located within a maximum distance of 15.0m from the primary Building entrance.

Table 3: Minimum Dimensions for Bicycle Parking (all minimum dimensions measured in metres)

	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack (in an aerial perspective, measured from the plane of the nearest wall of a Building)	>45 degrees	<45 degrees	>45 degrees	<45 degrees
Minimum stall depth	1.8	1.45	1.2	1.2
Minimum aisle width	1.5	1.5	1.5	1.5
Minimum distance between bicycle racks (for racks that accommodate no more than one bicycle)	0.45	0.65	0.45	0.65
Minimum distance between bicycle racks (for racks that accommodate two or more bicycles)	0.9	1.3	0.9	1.3
Minimum distance between bicycle racks and entrance door to bicycle storage facility	0.6	0.6	0.6	0.6

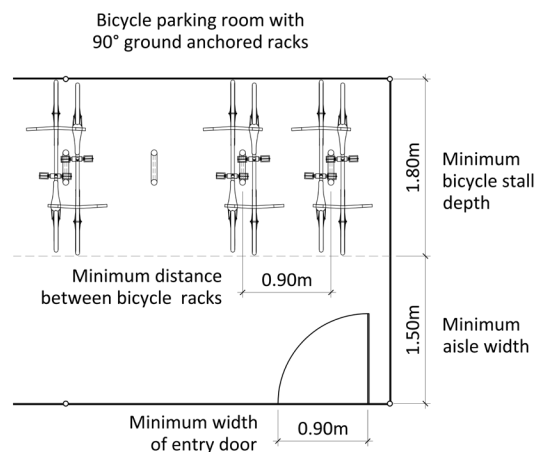
Part 5 - Requirements for Motor Vehicle and Bicycle Parking

Example: Bicycle Parking, Short-Term Configuration

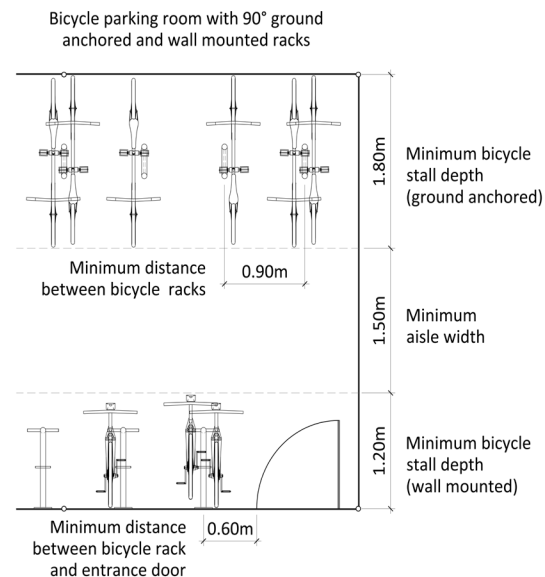
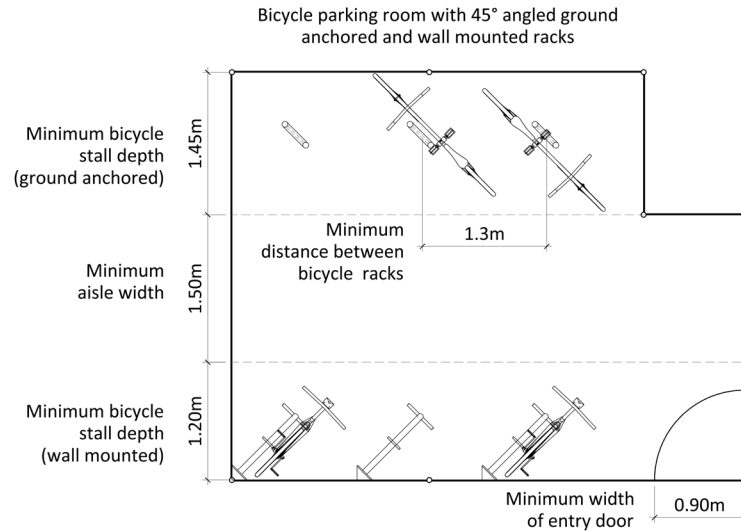


- h. Each **Bicycle Parking, Long-Term** space required under this bylaw must:
- be designed and installed to the minimum dimensions shown in Table 3 of this Part;
 - be provided as a bicycle rack that is permanently anchored to the ground or a wall;
 - have a minimum unobstructed height clearance of 2.1m between the floor and any mechanical equipment, or, if there is no mechanical equipment, between the floor and the ceiling;
 - be provided in a secure, weather-protected, dedicated bicycle parking facility accessible to residents, employees or other identified users of the **Building**;
 - be located in a bicycle parking facility accessible through an entry door with a minimum width of 0.9m; and
 - be located within one floor of **Finished Grade** and, if accessed by a stairwell only, the stairwell must include a ramp for bicycles.
- i. At least half of the **Bicycle Parking, Long-Term** spaces required under this bylaw must be ground anchored.

Example: Bicycle Parking Long-Term Configurations



Part 5 - Requirements for Motor Vehicle and Bicycle Parking



5. Bicycle Parking Exemptions

a. Notwithstanding section 5.1.1(b):

- i. **Bicycle Parking, Short Term** spaces are not required to be provided where the siting and design of a **Building** existing on the date of adoption of this bylaw physically prohibits such spaces from being provided on a **Lot**;
- ii. No additional **Bicycle Parking, Short Term** or **Bicycle Parking, Long Term** spaces are required to be provided where only alterations or changes of use to a **Building** are proposed and the **Building** existed on the date of adoption of this bylaw; and
- iii. If additions are proposed to a **Building** existing on the date of adoption of this bylaw, additional **Bicycle Parking, Short Term** and **Bicycle Parking, Long Term** spaces must be provided for the additional bicycle parking required with respect to the **Building** addition only.

Part 6 - Schedules

Schedule A - **CBD-2 Zone** Height Areas Map



Part 6 - Schedules

Schedule B - Small Scale Commercial Urban Agriculture**1. Products**

- a. Subject to subsection (b), only the following items may be cultivated, harvested, kept, sorted, cleaned and packaged as part of **Small-scale Commercial Urban Agriculture**:
 - i. Fruits
 - ii. Vegetables
 - iii. Edible flowers
 - iv. Edible fibre
 - v. Edible seeds
 - vi. Nuts
 - vii. Seedlings and cuttings of edible plants
 - viii. Culinary herbs
 - ix. Eggs
 - x. Honey
 - xi. Mushrooms
- b. Plants regulated under the Controlled Drug and Substances Act (Canada) may not be produced as part of **Small-scale Commercial Urban Agriculture**

2. Sale on Lot

Sale of products of **Small-scale Commercial Urban Agriculture** is permitted on a **Lot** on which **Small-scale Commercial Urban Agriculture** occurs, regardless of whether **Retail Trade** is permitted, provided it occurs:

- a. within a **Foodstand** located in the **Front Yard**; or
- b. as a component of any of the following permitted uses of the Lot:
 - i. **Retail Trade**
 - ii. **Food and Beverage Service**
 - iii. any other use which permits the sale of the items in section 1(a)

Part 6 - Schedules**3. Foodstand**

A **Foodstand** must not:

- a. Exceed an area of 1.85m² and a **Height** of 3.35m
- b. Be located within 0.60m of a **Lot Line**
- c. Be fully enclosed
- d. Remain on the **Front Yard** without items for sale in excess of eight consecutive days
- e. Hold, shelve or otherwise display an item unless it:
 - i. is listed in section 1(a) of this Schedule;
 - ii. was harvested on the **Lot** on which the **Foodstand** is located; and
 - iii. is displayed and sold in raw, unprocessed form.
- f. No more than one **Foodstand** may be used or erected on one **Lot**.

READ A FIRST TIME the 23rd day of November 2017

READ A SECOND TIME the 23rd day of November 2017

PUBLIC HEARING HELD on the day of 2017

READ A THIRD TIME the day of 2017

ADOPTED on the day of 2017

CITY CLERK MAYOR

Distribution of proposed Zones in Central Business District and Old Town





1715 Government Street
Victoria, BC, V8W 1Z4

Mayor and Council
City of Victoria
No.1 Centennial Square
Victoria, BC, V8W 1P6

January 29, 2018

Re: Zoning Bylaw 2017

Dear Mayor Helps and Council,

We appreciate that Council “took a pause” at the Council Meeting on December 14th, 2017 to provide Staff the opportunity to correct the upzoning of ten properties discovered in the proposed Zoning Bylaw 2017.

Since Council made that decision, we have met with Director Tinney. At that meeting, Director Tinney confirmed that the ten properties identified by the DRA would be dealt with under the Special Regulations within the proposed Zoning Bylaw 2017. He also provided assurances that there are no other properties in the Old Town or Central Business Districts that would be granted additional entitlements or the corresponding significant increases in property values if the Zoning Bylaw 2017 were passed as amended. Director Tinney also confirmed that while Staff have made amendments to correct the “unintended” upzonings, they would not make any amendments to address other concerns brought forward by the DRA.

We would like to reiterate to Council that the draft of this bylaw was originally presented to the DRA essentially in its finished form and Staff have strongly resisted making any changes to that form throughout this process. This approach to public consultation violates the City’s stated commitment to public engagement and participation. A review of the City of Victoria’s “Engagement Framework” highlights that the City has adopted the IAP2 (International Association for Public Participation) spectrum with regards to public engagement. The document cites projects related to Neighbourhood Policies and Plans require a minimum level of engagement of “Involve”. This level of engagement comes with a “promise” that: “We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision”.

Instead of being able to rely on the public participation process to inform and influence decisions, the DRA has been forced to actively work **around** the official City process in order to deliver our concerns to Council. Most recently, in the Staff report to the Committee of the Whole dated January 19, 2018, DRA concerns regarding the “unintended” upzonings are misrepresented.

“The DRA was concerned about the loss of opportunity for public comment on proposed land use and density changes in future if these properties received any increased development rights through the introduction of Zoning Bylaw 2017.”

This is only one concern that the DRA raised in relation to a blanket rezoning of properties within two proposed districts (Old Town and Central Business). Other concerns include:

- Erosion of Council discretion on proposed developments due to lack of strong policy, especially very large developments facilitated by property amalgamation;
- Shifting from a transparent Rezoning process to an opaque Development Permit process;
- Moving to a DP process that is primarily managed in private between Staff and developers;
- Lack of specific and concrete Design Guidelines that are enforceable and less vulnerable to interpretation;
- Providing significant financial benefit to property owners without a corresponding benefit to the community; and,
- Eliminating opportunities to elicit public amenities within the scope of rezonings.

In fact, the DRA has outlined several concerns regarding the implications of many components of the proposed Zoning Bylaw 2017 that have been consistently disregarded and remain unaddressed to date. We have attached an overview of these concerns to this letter.

We do not suggest that this is an exhaustive list as our talented, experienced but busy group of volunteers has not reviewed the bylaw “with a fine tooth comb”. It is our hope that in the absence of meaningful public engagement, Council will ask City Planners for clarification on the specific changes associated with this bylaw and a thorough account of the impacts those changes will bring. Once this information has been brought to light, we would feel more confident that Council has the information they require to make an informed decision and the community has the certainty we need to support that decision.

Sincerely,



Ian Sutherland
Chair Land Use Committee
Downtown Residents Association
cc COV Planning

Additional DRA concerns that have not been addressed include:

1. The exemption of the parking requirement for Old Town

The rationale provided for the proposed parking exemption for old town appears not to be backed up by the facts. Staff stated in their report to Council on December 7, 2017 that the parking exemption is "intended to support heritage conservation and to recognize site constraints that often result in the need for parking variances". In fact, heritage buildings are already exempt from parking requirements through the CA-3C Zone and small sites can more simply be exempted based on a maximum lot size rather than a wholesale exemption for all of Old Town. There are at least two upcoming development sites in Old Town that will be the largest developments since the Bay Centre in the 1980's. Any kind of parking relaxation for developments is inappropriate.

The staff report goes on to state that extensive engagement through the "Off-street Parking Regulations Review" supports the proposal, despite the fact that the working papers for the Parking Review compiled by Boulevard (Watt) Consulting make no such mention or recommendation. The working papers recommended only slight reductions to the existing requirements for residential development based on unit size for the Downtown area as a whole. What did come out of the engagement process was a clear indication that larger units require a higher supply of parking.

Wholesale relief from the requirement to provide off street parking will also confer a significant financial benefit to developers of saving millions in development costs while providing no corresponding benefit to the community. Council should also consider this as a form of upzoning, as this is the type of benefit one might expect to be otherwise conferred under a rezoning under the full discretion of Council.

Recommendation: Exempt only designated heritage properties and properties under a certain size (say 15,000 sq ft) from the parking requirements. This will achieve the stated aims of the currently proposed exemption, as well as motivate building owners to designate heritage buildings, promote smaller buildings to be built that are more in keeping with the Old Town Design Guideline objectives, and insure that large developments provide adequate parking levels consistent with the findings of the Parking Review and Schedule C.

2. Reinforcement of the Opaque Structure of the Development Permit Process

With the adoption of the Zoning Bylaw 2017, there still remains the concern regarding the complete lack of public notification for Development Permits and minimal notification for Development Permits with Variances. Staff contend that the Local Government Act precludes Council and Staff from engaging and considering public input in their decision making-process for Development Permits. We strongly disagree with this contention (as does our legal advice) and maintain that the existence of Design Guideline policies within the Development Permit framework precludes Staff from excluding the public from examining the interpretation of the guidelines and justifies public input to both Staff and Council under timely circumstances.

Recommendation: Amend the Land Use Procedures Bylaw to add transparency by providing notice of any DP application to adjoining property owners (and CALUCs) at the beginning of the process and not at the end so the public can contact Staff with concerns and examine how Design Guidelines are being interpreted and applied and voice any concerns to Council to aid the decision making process.

3. Exterior Egress Hallways Still Exempt From FSR

The DRA has pointed out for many years that the loophole should be closed exempting egress hallways that are exterior to a building from the FSR calculation. Applicants exploiting the loophole that excludes exterior hallways from the FSR calculation can build larger buildings as a result. This will be the only opportunity to correct this loophole for the foreseeable future.

Interior hallways in multistory buildings are included within the buildings FSR and promote slender compact floor plates and maximum building energy conservation efficiency. The current loophole is exploited to gain maximum FSR resulting in significantly more bulky buildings pushed out to the minimum setbacks to make room for exterior hallways which in turn impact neighbouring buildings livability (Reference 1175 Pandora's effect on the Mondrian). The exterior hallway configuration also produces significant inefficiencies in energy conservation due to the huge increase in exterior wall surface area this loophole creates.

Recommendation: Include hallways needed for egress within the FSR calculation regardless of location within the building envelope. This will not prohibit exterior hallways but will remove the incentive to create bulky and energy inefficient buildings promoted by the existing loophole.

4. Timing of the Old Town Design Guidelines Review

While the DRA much appreciates Council's direction to Staff to strengthen the Old Town Design Guidelines, it is felt it should be done in conjunction with the Zoning Bylaw rather than after the fact. It is our concern that the Old Town Design Guideline Review will not continue to be a priority without its attachment to this Bylaw. Additionally, it is suggested that both the Old Town Guidelines and the Zoning Bylaw 2017 will be better, more comprehensive documents if they are developed in conjunction.

Recommendation: Undertake the amendment of the Old Town Design Guidelines in conjunction with further refinements to the Zoning Bylaw 2017.

5. Incompatible Uses Continue to be Promoted Within Residential Buildings

The DRA has repeatedly expressed concerns that allowing uses such as Bars and Pubs as well as brewpubs and distilleries (which are essentially industrial uses) within residential buildings are essentially incompatible uses and will be problematic without requirements for specific mitigation measures. These uses should be subject to special conditions and regulations if proposed in the same building as a residential use. There has been no substantive response from staff regarding possible regulation to mitigate this obvious and growing concern.



January 26, 2018

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Zoning Bylaw2017 Review

Mayor and Council –

UDI Capital Region once again would like commend staff on their diligence of engaging with the community on the Zoning Bylaw2017. This has been an onerous process for staff. They have done an outstanding job listening to all stakeholders concerns and addressing them where possible.

We are aware that rescinding 2nd reading in December was necessary to address further concerns. However, we are hopeful that this bylaw will be passed at the proposed March 8 public hearing. Staff presented UDI with all the latest revisions on January 15, 2018. We are grateful for the Staff's attention to detail and their diligence in ensuring all voices are heard. This draft bylaw shows forward thinking and aligns well with Councils objectives.

As noted in a previous letter, we have UDI members that are holding back their permitting process on projects awaiting this new bylaw. In light of the active development market, UDI feels that it would be in the City's best interest to pass this bylaw and allow the projects that are on hold to proceed.

UDI is encouraged by the level of engagement to which the City Staff have shown in this process. The draft is thorough, specific and, simultaneously, adaptable to change. We look forward to future collaboration and engagement on other issues.

Kind Regards,

A handwritten signature in black ink, appearing to read "Kathy H", with a stylized flourish at the end.

Kathy Hogan – Executive Director
(on behalf of the UDI Capital Region Board of Directors)

REVISED

Zoning Bylaw 2017



Purpose

- Present Council with proposed amendments to Zoning Bylaw 2017.
- Address issues that were identified during public consultation period.
- Bylaw revised to correct circumstances where properties received increased development rights.
- Updated bylaw now fully embodies intended approach while providing updated regulations that are more user-friendly.



Revised Zoning Bylaw 2017

Public Engagement

• Key Public Engagement Meetings and Events

- March 8, 2017 – DVBA Executive
- March 14, 2017 – Heritage Advisory Panel
- March 27, 2017 – Downtown Residents Association
- March 29, 2017 – Advisory Design Panel
- April 5, 2017 – Urban Development Institute
- April 11, 2017 - Heritage Advisory Panel
- April 18, 2017 – **Public Open House**
- April 19, 2017 – DVBA Board
- September 21, 2017 Downtown Residents Association
- October 12, 2017 – Report to Council including Feedback
- December 13, 2017 – VCAN Meeting including DRA
- January 15, 2018 - Urban Development Institute
- January 15, 2018 - Downtown Residents Association



Revised Zoning Bylaw 2017

Bylaw Corrections and Approach

1. Density

- Existing zoned density limits retained, including densities that are below or above 3:1 FSR.
- Properties currently zoned higher than 4:1 FSR transitioned to CBD-2 Zone. These sites currently enjoy density bonus opportunities in excess of 4:1 FSR if amenities provided. Base density of 3:1 FSR has been carried forward which reflects current base density entitlements. **(Correction)**
- Maximum density of 3:1 FSR applied to **1705 Store Street** which currently **does not** have specified density. This is consistent with Old Town District policies and regulations. **(Correction)**



Revised Zoning Bylaw 2017

Bylaw Corrections and Approach

2. Building Height

- Existing zoned building heights retained
- 43m building height that applies to east of Douglas Street has been carried forward into the CBD-1 Zone. **(Correction)**
- Increased building heights are introduced only within the CBD-2 Zone (the “destination” zone). **(Correction)**
- 15m maximum building height has been retained for Old Town in the OTD-1 Zone.
- Current zoned building heights that are less than or greater than 15m are identified through site specific regulations in the OTD-1 Zone.



Revised Zoning Bylaw 2017

Bylaw Corrections and Approach

3. Land Uses

- Updated commercial and institutional uses are introduced for Harris Green properties currently in the S-1 Zone (Limited Service District). **(Correction)**
- Reduces potential impact of industrial activities within the Central Business District
- Automotive repair identified as the **only** permitted use for a property located at **1885 Government Street** in Old Town that is currently zoned M-1 (Limited Light Industrial Service) to reflect existing land use. **(Correction)**



Revised Zoning Bylaw 2017

Bylaw Corrections and Approach

4. Transitioning Development Applications

- New administrative regulation added to address in-stream applications that may overlap with current Zoning Regulation Bylaw and proposed Zoning Bylaw 2017. **(New)**
 - Example: If a DP was previously approved under current Zoning Regulation Bylaw, the subsequent BP if received within 24 months following adoption of Zoning Bylaw 2017 can be reviewed under the previous regulations.
- Reduces the need for **in-progress** applications to seek a variance because of the change in regulations between both Zoning Bylaws
- Provides increased certainty for applicants, staff and Council



Revised Zoning Bylaw 2017

Conclusion

- Zoning Bylaw 2017 revised to retain all current zoned densities and building heights.
- Introduces updated uses and provides a more user-friendly framework.
- Reduces amount of site specific zones.
- Continues to provide a 'destination zone' that reflects the policies of the Downtown Core Area Plan for future development proposals.



Revised Zoning Bylaw 2017

Recommendation

That Council:

1. Rescind second reading of Zoning Bylaw 2017
2. Direct staff to amend Zoning Bylaw 2017 as outlined in the staff report
3. Direct staff to bring forward the revised Zoning Bylaw 2017 for Council's consideration of second reading prior to a public hearing



Revised Zoning Bylaw 2017

Distribution of proposed Zones in
Central Business District and Old Town



Revised Zoning Bylaw 2017



Committee of the Whole Report

For the Meeting of February 1, 2018

To: Committee of the Whole **Date:** January 22, 2018
From: Fraser Work, Director, Engineering and Public Works
Subject: Authorization for Application to the 2018/2019 Bike BC Program

RECOMMENDATION

That Council authorize:

1. The Director of Engineering and Public Works to submit a grant application to the Province of British Columbia under the 2018/2019 Bike BC Program for the Wharf Street protected bike lane project.
2. The Mayor and the City Clerk to execute a grant agreement under the Bike BC funding program, if successful.

EXECUTIVE SUMMARY

The City of Victoria has an opportunity to apply for funding under the 2018/2019 Bike BC Program. A Council resolution is required to authorize staff to submit the application which is due February 9, 2018. The Province of BC has renewed this funding program to provide financial assistance for new infrastructure and upgrade projects which form part of a municipality, regional district, or First Nations community's adopted cycling network plan. Staff has identified the Wharf Street protected bike lane project, part of the Phase 1 All Ages and Abilities (AAA) Network, as an attractive candidate for the Bike BC funding program.

PURPOSE

The purpose of this report is to seek Council authorization for staff to prepare and submit a grant application to the Province of British Columbia under the Bike BC funding program.

BACKGROUND

Implementation of an All Ages and Abilities (AAA) cycling network is a key strategic priority of Council. The City's first protected bike lane on Pandora Avenue opened in May 2017 and construction started on Fort Street in September 2017. The remaining streets identified in Phase 1 are Cook Street (Pandora to Pakington), Humboldt Street (Government to Vancouver), and Wharf Street (Pandora to Government).

AAA routes have been prioritized in the downtown core to improve safety for vulnerable road users, support existing demand, and provide convenient and comfortable facilities to attract new riders. When completed, the downtown AAA network will provide a safer, more attractive cycling experience for both residents and visitors.

ISSUES & ANALYSIS

Bike BC funding is available for new infrastructure projects which are a part of a municipality's adopted bicycle network. Projects must be ready for construction and can be completed within one year of funding approvals. The program targets investments which reduce traffic congestion, GHG emissions and provide a safe cycling environment for a variety of trips, including to and from work, school, tourism and errands.

Successful applicants to the Bike BC program can receive up to 50% of eligible costs to a maximum of \$1,000,000.00. It is anticipated that a funding decision will be made by the Province in the second quarter of 2018.

Proposals are selected using a priority ranking system to determine which applications best meet the program's goal of encouraging transportation cycling, creating healthy living environments, reducing traffic congestion and greenhouse gas emissions through safe, and effective cycling infrastructure.

BikeBC applications are also evaluated on how they improve safety for cyclists. The following lists the order, from most preferable to least preferable, of the infrastructure types that BikeBC typically funds.

- Separated bike /multi-use paths
- Cyclist/pedestrian bridges and overpasses
- Buffered bike lanes
- Marked bike lanes
- Shoulder bikeways
- Shared roadways

Wharf Street is 0.7km kilometres long and extends from Pandora Avenue to Government Street. The emerging concept is for a two-way protected cycling facility on the west, or waterfront side. The City completed an early engagement phase in fall 2017 and is continuing with functional design development and targeted consultation in January and February 2018.

The Wharf Street protected bike lane project is an attractive candidate for the Bike BC funding as it meets all the funding program eligibility requirements, including improving safety and convenience for cyclists. The route is a part of the Trans Canada Trail and is also identified as a regionally significant cycling corridor in the CRD Pedestrian & Cycling Master Plan.

2015 – 2018 Strategic Plan

The 2015 to 2018 Strategic Plan identifies a desired outcome for Victoria to be “a national leader for cycling infrastructure and “complete streets” planning, with completed all-ages and abilities cycling network connecting all neighbourhoods and village centres.” Actions include: “collaborative design and completion of network of 4 – 8 high quality cycling corridors” and to “Designate money in 2015, 2016, 2017 and build it.”

Official Community Plan Consistency Statement

The Cycling Network Implementation Program supports actions in the Official Community Plan under Goal 7: Transportation and Mobility (specifically objectives 7B and 7C and policies 7.5.2, 7.5.3, 7.7.2, and 7.16.7).

Accessibility Impact Statement

As a part of the early engagement phase for Wharf Street, staff met with representatives of the Victoria Disability Resource Centre. There were a number of suggestions provided by the community to support enhanced accessibility through streetscape improvements. In December 2017 Council also provided staff with direction to consider additional accessibility features for motorists parking adjacent to the bike lane as a part of the next design stage.

Impacts to Financial Plan

If successful, the funding would be applied to the construction costs of the Wharf Street protected bicycle lane project. The approved project budget for Wharf is \$2,265,000 and the City will request the maximum of \$1 million dollars towards eligible project expenses. If successful, the grant funding will free up to \$1 million dollars that can be reallocated to other corridors in the AAA network.

NEXT STEPS

Staff continues to seek out eligible funding programs that may contribute to design and construction of the AAA bicycle network. Functional design is currently underway and staff will report back to Council at the 60% design phase for all remaining Phase 1 corridors, including Wharf Street, with updated financial estimates, engagement summaries and design responses.

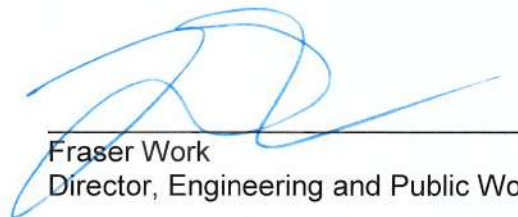
CONCLUSION

If authorized by Council, staff will prepare and submit an application to the Province of BC for the 2018/2019 Bike BC program to seek the maximum eligible grant to contribute to the construction of the Wharf Street protected bike lane project.

Respectfully submitted,

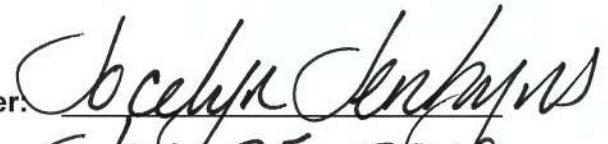


Brad Dellebuur
Assistant Director, Transportation



Fraser Work
Director, Engineering and Public Works

Report accepted and recommended by the City Manager:



Date: Jan 25, 2018



Committee of the Whole Report For the Meeting of February 1, 2018

To: Committee of the Whole **Date:** January 19, 2018
From: Chris Coates, City Clerk
Subject: Proclamation "Rare Disease Day" February 28, 2018

RECOMMENDATION

That the *Rare Disease Day Proclamation* be forwarded to the February 8, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Rare Disease Day Proclamation*. Council has recently established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of the 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Chris Coates".

Chris Coates
City Clerk

Appendix A: Proclamation "Rare Disease Day"
Appendix B: List of Previously Approved Proclamations

"RARE DISEASE DAY "

WHEREAS, *the Rare Disease Foundation and its Victoria Parent-2-Parent Network provides a forum for families in our community for mutual support, mentoring and knowledge sharing regardless of a child's diagnosis; and*

WHEREAS, *the last day of February is recognized as Rare Disease Day internationally, with the purpose to bring about awareness of rare diseases and their impact on patients' lives amongst the general public and decision-makers; and*

WHEREAS, *on February 28th the Victoria Parent-2-Parent Network will collectively recognize and promote awareness of Rare Disease Day throughout the Greater Victoria region.*

NOW, THEREFORE I do hereby proclaim February 28th, 2018 as **"RARE DISEASE DAY"** on the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**.

IN WITNESS WHEREOF, I hereunto set my hand this 8th day of February, Two Thousand and Eighteen.

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Jocelyn Carter-Sim
Coordinator
Rare Disease Foundation

Appendix B

Council Meetings	Proclamations
Jan. 12, 2017	BC AWARE 2017: Be Secure, Be Aware Days - January 30 - February 10, 2017
Jan. 26, 2017	Heart Month - February 2017
Feb. 9, 2017	Rare Disease Day - February 28, 2017 Chamber of Commerce Week - February 20-24, 2017
Feb. 23, 2017	Tibet Day - March 10, 2017 Victoria Co-op Day - February 25, 2017
Mar. 9, 2017	Purple Day for Epilepsy Awareness - March 26, 2017 Neighbour Day - May 7, 2017 World Kidney Day - March 9, 2017
Mar. 23, 2017	Canadian Oncology Nursing Day - April 4, 2017 Autism Awareness Day - April 2, 2017 World Hemophilia Day - April 17, 2017
Apr. 13, 2017	Parkinson's Awareness Month - April 2017 St. George Day - April 23, 2017 Human Values Day - April 24, 2017 Speech and Hearing Awareness Month - May 2017 Global Love Day - May 1, 2017 Child Abuse Prevention Month - April 2017 Earth Day - April 22, 2017
Apr. 27, 2017	Motorcycle Safety Awareness Month - May 2017 Putting Investors First Month - May 2017 Huntington Awareness Month - May 2017 Cruise Industry Day - May 2, 2017 Highland Games Week - May 16 - 22, 2017 Speech and Hearing Awareness Month - May 2017 - Revised
11-May-17	Intergenerational Day Canada - June 1, 2017
25-May-17	Victims and Survivors of Crime Week - May 28 to June 3, 2017 ALS Awareness Month - June 2017 Orca Awareness Month - June 2017

	Parachute's Safe Kids Week - June 5 to June 11, 2017
	Built Green Day - June 7, 2017
	Access Awareness Day - June 3, 2017
	Doug Hudlin Awareness Day - June 11, 2017
	National Tourism Week - May 28 to June 3, 2017
8-Jun-17	World Refugee Day - June 20, 2017
22-Jun-17	Pride Week - July 1 to July 9, 2017
27-Jul-17	World Hepatitis Day - July 28, 2017
10-Aug-17	Grandmothers to Grandmothers Day - September 10, 2017
	Grandparents Raising Grandchildren Week - September 10 - 16, 2017
	International Overdose Awareness Day - August 31, 2017
7-Sep-17	Prostate Cancer Awareness Month - September 2017
	KidSport Week - September 9 - 16, 2017
	International Day of Peace - September 21, 2017
21-Sep-17	Manufacturing Month - October 2017
	Wrongful Conviction Day - October 2, 2017
	Fire Prevention Week - October 8 to 14, 2017
	Occupational Therapy Month - October 2017
5-Oct-17	International Deaf Week - September 18 - 24, 2017
12-Oct-17	None
26-Oct-17	CRPS - RSD Awareness Day
9-Nov-17	Nurse Practitioner Week - November 12 - 18, 2017
	World Pancreatic Cancer Day - November 16, 2017
	Movember - November 2017
	Unite to End Violence Against Women Day - November 25, 2017
	Think Local Week - November 13 - 19, 2017
23-Nov-17	National Homeless Persons' Day - December 21, 2017
14-Dec-17	Dr. Victoria Chung Day

BC Aware 2018: Be Secure, Be Aware, Days



For the Committee of the Whole Meeting February 1 2018

Date: January 26, 2018

From: Mayor Helps

Subject: Proposed Amendment to FCM Motion re: Encouraging the Residential Use of Housing

Background

At the September 2017 UBCM convention, delegates endorsed a motion brought forward from the City of Victoria. The motion was also forwarded to FCM for their consideration. FCM has reviewed the motion and has suggested proposed amendments to it that they would like the City of Victoria to consider before the motion is presented to the FCM board for consideration at its board meeting in Laval in early March.

A number of federal measures have also been introduced from 2016 through to January 2018 intended to stabilize the housing market and address high levels of household debt. These measures may also help limit the increasing financialization of the housing market. These include:

- **February 2016.** The minimum down payment for new insured mortgages increased from 5 per cent to 10 per cent for the portion of the house price above \$500,000. The 5 per cent minimum down payment for properties up to \$500,000 remains unchanged.
- **October 2016.** Borrowers seeking insured mortgages (those who have less than a 20% down payment) are now required to prove they can meet their mortgage payments at a higher interest rate.
- **October 2016.** The principal-residence capital gains tax exemption is no longer available to non-residents, and an administrative loophole whereby families could claim more than one home as their principal residence for the purpose of taking advantage of this tax benefit is closed.
- **November 2016.** Mortgages insured by lenders through portfolio insurance and other *low* loan-to-value ratio mortgage insurance are now required to meet the same loan eligibility criteria as *high* loan-to-value insured mortgages.
- **January 2018.** Borrowers seeking uninsured mortgages (those who have more than a 20% down payment) are now required to qualify for mortgages that are two percentage points higher than the rates at which they are applying.

Related to some of these initiatives, in October 2016, the federal government committed to launching a consultation process with market participants on lender risk sharing, which they framed as a potential policy option that would require mortgage lenders to manage a portion of loan losses on insured mortgages that default. Currently, lenders are able to transfer virtually all of the risk of insured mortgages to mortgage insurers, and indirectly to taxpayers through the

government guarantee. No outcomes from these consultations have been reported by the federal government to-date.

Based on the actions that the government has taken, FCM suggests that the City of Victoria amend its motion as per Appendix A (with proposed changes in red).

Recommendations:

1. That Council endorse the motion as presented in Appendix A and forward it to FCM for consideration at their March board meeting.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'M. Helps', written in a cursive style.

Mayor Helps

Appendix A

2017 A2 Encouraging the Use of Residential Property for Housing**Victoria**

Whereas residents and communities across **Canada** face acute housing affordability and housing availability challenges, threatening the economic security of individuals as well as the productivity and viability of local economies, as youth, seniors, people with disabilities and working people lack access to affordable housing options.

Whereas fiscal, taxation **and administrative** tools **can help** address these challenges by encouraging the use of residential property to provide housing, and discouraging speculation, “flipping,” commodity investment and other market distortions aimed at maximizing the exchange-value of residential property for the owner, while contributing toward a sharp escalation in the price of housing.

Whereas the federal government has recently introduced a limited number of measures designed to stabilize the housing market which could help ensure residential property is used for housing, including higher down payments, obligatory mortgage stress tests and changes to ensure capital gains exemptions on principal residences are not misused.

Therefore be it resolved that FCM ask the Government of Canada to **assess and publically report on the effectiveness of its recent measures intended to stabilize the housing market and, if needed, take further** action to encourage the use of residential property to provide housing, and discourage speculation, “flipping,” commodity investment and other market distortions that contribute toward a sharp escalation in the price of housing.