

ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1361) – ZONING MODERNIZATION

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw to:

1. Remove the requirement for highway dedication as an amenity in missing middle projects,
2. Allow highway dedications to be exempt from the calculation of floor space ratio,
3. Update references to the City’s *Official Community Plan* to reflect the new *Official Community Plan 2050*, and
4. Incorporate rental rates for the purposes of the Tenant Protection During Redevelopment Bylaw.

Under its statutory powers, including sections 479 and 482 of the *Local Government Act* and section 63.2(2)(c)(ii) of the *Community Charter*, the Council of the Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

1. This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1361)”.

Zoning Regulation Bylaw Amendments

2. Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in section 49(1), by deleting the words “that have a Traditional Residential Urban Place Designation in the *Official Community Plan Bylaw, 2012*” and replacing them with “are within the Residential Fabric in *Official Community Plan Bylaw, 2025*”;
 - (b) by repealing section 49(2)(b) entirely and replacing it with the following:

“(b) is located in a heritage conservation area in *Official Community Plan Bylaw, 2025*,”; and
 - (c) by inserting the following new sections after section 54:

“55. Where land has been dedicated from a lot for public highway pursuant to section 107 of the *Land Title Act*, either after September 30, 2025, or as a condition of Schedule P of Zoning Regulation Bylaw No. 80-159, the following provisions apply to that lot:

55.1 Notwithstanding the definitions in Schedule “A” with respect to the definitions of lot and area, for the purposes of calculation of floor space ratio, the land that has been dedicated from the lot for public highway shall be included within the area of the lot;

55.2 Notwithstanding the definitions in Schedule “A” with respect to the definitions of open site space and lot, for the purposes of calculation of open site space, the land that has been dedicated from the lot for public highway

shall be included within the open site space of the lot; and

55.3 Sections 55.1 and 55.2. do not apply if the lot has been subdivided to create a new lot after the highway dedication.

56. For the purpose of section 63.2(2)(c)(ii) of the *Community Charter* and the Tenant Protection During Redevelopment Bylaw, the rental rates are those detailed in section 5.a. of the Affordable Housing Standards Bylaw, for the corresponding type of dwelling unit.”

3. The Zoning Regulation Bylaw is further amended in Schedule P – Missing Middle Regulations as follows:

(a) in section 1.3, subsections b., c., and d. are repealed;

(b) section 2.3 is repealed and replaced with the following:

“**2.3** [repealed]”;

(c) in section 2.4, subsection d. is repealed and replaced with the following:

“d. [repealed]”; and

(d) in section 2.4, in each of subsections e., f., and g., by deleting the words “where the amenities have been provided pursuant to section 2.3.a.”.

4. The Zoning Regulation Bylaw is further amended as follows:

(a) by repealing Schedule Q – Highway Dedication Amenity Requirements entirely; and

(b) in Schedule B – Table of Contents, by deleting “Schedule Q Highway Dedication Amenity Requirements”.

Effective Date

5. This Bylaw comes into force on adoption.

READ A FIRST TIME the **24th** day of **July** 2025

READ A SECOND TIME the **24th** day of **July** 2025

Public hearing held on the day of 2025

READ A THIRD TIME the day of 2025

ADOPTED on the day of 2025

CITY CLERK

MAYOR

