

ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 17) – ZONING MODERNIZATION

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to:

1. move lots within residential zones, villages and town centres and the Industry, Arts & Innovation District from the Zoning Regulation Bylaw into Zoning Bylaw 2018;
2. establish new zones and associated regulations in Zoning Bylaw 2018 to accommodate the uses and densities associated with residential zones, villages and town centres and the Industry, Arts & Innovation District; and
3. comply with section 481.7 of the *Local Government Act* by permitting use and density necessary to accommodate anticipated future housing needs.

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Under its statutory powers, including Part 14 of the *Local Government Act*, 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 Bylaw 2018, Amendment Bylaw (No. 17)”.

Amendments

- 2 The Zoning Bylaw 2018 (No. 18-072) is amended in Part 1.1 as follows:
 - (a) in section 2, the words “with a dashed line” are repealed and replaced with “in orange”;
 - (b) in section 2, Map 1 is repealed and replaced by the map in Appendix 1 of this Bylaw;
 - (c) in section 3, the words “within the dashed line” are repealed and replaced with “in orange”;
 - (d) in section 5, the words “Subject to section 3.2.1, the” are repealed and replaced with “The”;
 - (e) a new section is inserted immediately after section 5.2 as follows, and the remaining sections in section 5 are renumbered accordingly:

“5.3 Where a zone is divided into Sub Areas, in addition to the general regulations applicable within the zone, the specific regulations applicable within each Sub Area apply to all Lots within that Sub Area, subject to any site specific regulations.”; and

(f) sections 10-23 are repealed and replaced with the following:

- “10. The figure indicated in a column of Part 4 of this bylaw adjacent to the heading “Height – Maximum” is the maximum Height of any Building that may be constructed or erected:
- 10.1 in the relevant Height Area of the relevant zone shown on Schedule A to Part 6, for the Central Business District 2 zone and Industry, Arts and Innovation - 1 zone, or
 - 10.2 in the relevant zone, for all other zones subject to any restrictions in the zone.
11. The Building elements identified in a column of 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.
12. The figure indicated in a column of Part 4 of this bylaw adjacent to a heading “Setbacks” is the minimum horizontal distance between any portion of a Building and the specified Lot Line 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 Part 4 may project into the minimum Setback to the extent indicated in the table, subject to any restrictions in the zone.
13. The figure indicated in a column of Part 4 of this bylaw adjacent to any of the following headings is the minimum requirement of that measure for the Lot, subject to any restrictions in the zone: “Open Lot Space”, “Street Frontage”, “Lot Area”, “Landscape Area”.
14. The figure indicated in a column of Part 4 of this bylaw adjacent to any of the following headings is the maximum requirement of that measure for the Lot, subject to any restrictions in the zone: “Lot Coverage”, “Floor Area”.
15. Unless a regulation expressly provides otherwise, none of the regulations in a column of Part 4 of this bylaw adjacent to the heading “Location and Siting of Uses and Structures” are conditions of the corresponding use.
16. 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:

- 16.1 Notwithstanding the definitions in Part 2.1 with respect to the definitions of Lot and Lot 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;
 - 16.2 Notwithstanding the definitions in Part 2.1 with respect to the definitions of Open Lot Space and Lot, for the purposes of calculation of Open Lot Space, the land that has been dedicated from the Lot for public highway shall be included within the Open Lot Space of the Lot; and
 - 16.3 Sections 16.1 and 16.2. do not apply if the Lot has been subdivided to create a new Lot after the highway dedication.
17. The figure indicated in a column of Part 4 of this bylaw adjacent to the heading “Density of Development – Maximum” is the maximum Floor Space Ratio of all Buildings on a Lot that may be constructed or erected in the relevant zone, subject to any restrictions in the zone.
 18. In the GRD-1 Zone, where the Density of Development varies for different forms of Residential development and more than one applicable form of development is situated on a Lot, then the highest Density of Development applicable to the forms on the Lot applies.
 19. When a zone refers to Schedule C for the maximum Density of Development, the following rules apply for Lots within that zone:
 - 19.1 For Lots with no “Site Specific Regulations” or “Site Specific Regulations” that do not specify a maximum Density of Development, the maximum Density of Development, is that detailed for the applicable location and type of development in Schedule C, subject to any applicable conditions within Schedule C being met.
 - 19.2 For Lots with “Site Specific Regulations” that specify a maximum Density of Development, the maximum Density of Development, is that detailed in the “Site Specific Regulations” pertaining to that Lot, subject to any applicable conditions being met.
 20. Notwithstanding sections 17-19, if the existing Density of Development of a Lot was constructed to a Density of Development that meets the following requirements, then that same existing Density of Development is permitted until the existing Building is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the building inspector, at which time the Maximum Density of Development is that which is found in the relevant zone, in accordance with sections 17-19:
 - 20.1 the Building was legally permitted at the time of construction, and

- 20.2 the Building was completed either prior to adoption of Zoning Bylaw 2018, Amendment Bylaw (No. 17), or pursuant to the transition provisions in section 21.
21. The following transition provisions are effective as of the date of adoption of Zoning Bylaw 2018, Amendment Bylaw (No. 17) (the “**Amendment Bylaw**”):
- 21.1 A Permit, board of variance order, and any other agreement authorized by the *Local Government Act* that varies or supplements the Zoning Regulation Bylaw No. 80-159 (the “**Old Zoning Bylaw**”) issued within two years prior to the adoption of the Amendment Bylaw, continues to apply as if varying or supplementing this bylaw, with the necessary changes and so far as applicable.
- 21.2 A development permit issued under the Old Zoning Bylaw within two years prior to the adoption of the Amendment Bylaw continues to apply, with the necessary changes and so far as applicable, as if the development authorized by it had been authorized under this bylaw and, without limiting the generality of the foregoing, a building permit or a business license that is consistent with such development permit may be issued as if it complied with this bylaw, provided that it is applied for within two years of the date of the adoption of the Amendment Bylaw.
- 21.3 If prior to the adoption of the Amendment Bylaw, Council, or the Director, has authorized the issuance of a Permit under the Old Zoning Bylaw, but the Permit had not been issued prior to the adoption of the Amendment Bylaw, the Permit may be issued, with all the necessary changes and as applicable, as if it had been authorized under this bylaw, provided that:
- a) all terms and conditions of the Council or Director authorization are met;
 - b) it is issued within two years of the date of the Council or Director authorization; and
 - c) it does not conflict with the density or use provisions of this bylaw.
- 21.4 If prior to the adoption of the Amendment Bylaw, Council has moved an application for a Permit under the Old Zoning Bylaw forward for consideration of approval at a future Council meeting and such meeting is not held prior to the adoption of the Amendment Bylaw, the Council motion is deemed to be amended to reflect the requirements of this bylaw and the Director is authorized to bring forward an amended motion for Council’s consideration at the Council meeting considering approval, provided that:

- a) the Council meeting considering approval takes place no later than one year after the date of the adoption of the Amendment Bylaw;
- b) there are no significant alterations or differences in the development from that considered by Council at the time of the motion to advance it to the Council meeting considering approval, with the exception of an increase in the number of vehicle or bicycle parking spaces being provided;
- c) it does not conflict with the density or use provisions of this bylaw; and
- d) the intent of the Council motion remains unchanged.

21.5 For certainty, nothing in this section 21 is intended to modify or extend the validity of any Permit beyond the time that it would lapse or expire but for this section.

22. 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.

23. The Director is charged with the responsibility of administering this bylaw.”

3 The Zoning Bylaw 2018 is further amended in Part 2.1 as follows:

- (a) the definition of “Accessory Landscape Structure” is repealed and replaced with the following:

“**Accessory Landscape Structure** means structures constructed or placed on a Lot related to landscape design, whether attached or detached from a Building, including but not limited to swimming pools, patio, decks and stairs, and excluding:

 - a) Buildings;
 - b) raised gardens bed;
 - c) Dock, Pier or Wharf;
 - d) cistern;
 - e) stormwater retention and water quality facility;
 - f) retaining walls;
 - g) fences.”;

- (b) the definition of “Affordable” is repealed;
- (c) in the definition of “Affordable Housing Development”, at section b)i)B), the word “households” is repealed and replaced with “Households”;
- (d) in the definition of “Balcony”, immediately after the words “the First Storey,” the words “unsupported from the ground,” are inserted;
- (e) immediately after the definition of “Bedroom”, the following definition is inserted:

“**Below-market Homeownership Unit** means a Dwelling Unit that is:

 - a) available for sale at a minimum of 15% less than market value to households that do not exceed the income limit established by the Affordable Housing Standards Bylaw for that type of Below-market Homeownership Unit, and
 - b) subject to an arrangement with BC Housing or any other public entity securing it as a Below-market Homeownership Unit.”;
- (f) in the definition of “Building”, the words “docks, wharfs and piers” are repealed and replaced with “Accessory Landscape Structures, heat pumps, Dock, Wharf and Piers”;
- (g) in the definition of “Density of Development”, the words “of any Building of the type” are repealed;
- (h) the definition of “Director” is repealed and replaced with the following:

“**Director** means the person employed by the City of Victoria to perform the duties and functions of the position of the Director of Planning and Development, as that position title is amended from time to time, and includes persons acting under their authority.”;
- (i) the definition of “Dwelling Unit” is repealed and replaced with the following:

“**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 Kitchen and a separate bathroom facility.”;
- (j) in the definition of “Flanking Street Lot Line”, the word “Front” is repealed and replaced with “Front Lot Line”;
- (k) in the definition of “Floor Area”, sections c. – e. are repealed and replaced with the following:

“c) the area of Rooftop Structures;

- d) the area used or intended to be used for required parking or movement of motor vehicles, which is calculated starting from the lowest level of the Building;
 - e) the area that is used to provide bicycle parking required by this bylaw; and
 - f) the area of any exterior hallway or exterior staircase, for Buildings existing prior to August 1, 2018.”;
- (l) the definition of “Front Lot Line” is repealed and replaced with the following:
- “Front Lot Line** means
- a) the Lot Line abutting a Street;
 - b) in the case of a Lot which does not have a boundary with a Street, the Lot Line between such Lot and any right-of-way easement giving access to the Lot, or in the case of a Lot which is not connected to a Street by way of an easement, the Lot Line nearest to a Street;
 - c) in the case of a Corner Lot where all the Residential Units have individual direct access to the ground, the Lot Line with the majority of Residential Units fronting onto the Street;
 - d) in the case of any other Corner Lot, the Lot Line having the shortest length abutting one Street; or
 - e) in the case of a Lot abutting two or more Streets that is not a Corner Lot, the Lot Line fronting the wider Street.”;
- (m) the following new definition is inserted immediately after the definition of “Front Yard”:
- “Guest Bedroom** means a room typically used for the purposes of transient lodging or sleeping.”;
- (n) the following new definitions are inserted immediately after the definition of “Height”:
- “Heritage Designated Building** means a Building that is designated pursuant to section 611 of the *Local Government Act*.
- Household** means one person or a group of persons who through marriage, blood relationship or other circumstances normally live together.”;
- (o) the following new definition is inserted immediately after the definition of “Kitchen”:
- “Landscape Area** means a single contiguous area:

- a) with no underground structures, such as an underground parkade, directly below or within 1.0m of any part of the area,
 - b) with no above ground structures, such as a balcony, directly above any part of the area,
 - c) with soft natural ground cover, no paving, and sufficient soil volume to accommodate mature trees, and
 - d) set back at least 1.0m from all Lot Lines.”;
- (p) the definition of “Lot” is repealed and replaced with the following:
- “**Lot** means an area of land, designated and registered at the Victoria Land Title Office as not more than one parcel of land, and:
- a) includes a strata lot in a bare land strata plan but does not include any other strata lot or an air space parcel, and
 - b) 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.”;
- (q) the following new definition is inserted immediately after the definition of “Natural Grade”:
- “**Open Lot Space** means the portion of a Lot that is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot, of which:
- a) a minimum of 50% is made up of soft landscaping, including open natural areas and Landscape Areas, and
 - b) A maximum of 50% is made up of hard landscaping, such as pathways and patios, and areas covered by balconies or roof projections.”;
- (r) the following new definitions are inserted immediately after the definition of “Permeable”:
- “**Permit** means a development permit, heritage alteration permit, development variance permit or temporary use permit.
- Primary Façade** means any Building façade with a window or exterior door directly into a living or dining room of a Dwelling Unit situated within or partially within the façade.”;
- (s) the definition of “Rear Lot Line” is repealed and replaced with the following definitions:

“Priority Growth Area means a Lot identified in pink in Schedule D, and, if a Lot is partially within the Priority Growth Area then the whole Lot is considered within the Priority Growth Area.

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.

Rear Yard means a yard located between the principal Building and the Rear Lot Line extending the full width of the Lot.”;

- (t) in the definition of “Rooftop Structure”, immediately after the words “enclosed or unenclosed”, the following words are inserted “, but excludes a rooftop greenhouse”;
- (u) the definitions of “Setback” and “Side Lot Line” are repealed and replaced with the following definitions:

“Setback means the shortest horizontal distance between a Lot Line and the face of a Building and excludes:

- a) cornices, retaining walls, and fences; and,
- b) exterior wall treatments, insulation and rainscreen systems up to a maximum of 0.13m in depth.

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

Side Yard means a yard located between the principal Building and the Side Lot Line, extending from the front wall to the rear wall of the Building.”;

- (v) in the definition of “Street”, immediately after “public highway”, the following words are inserted: “, and does not include a driveway or drive aisle”;
- (w) immediately after the definition of “Street”, the following new definitions are inserted:

“Street Frontage means the horizontal distance of a Front Lot Line.

Transit Oriented Area means those areas captured within the largest Tier shown in Schedule E.

Transit Priority Network means a Street that accommodates existing or planned frequent or rapid transit corridors, and is identified by a solid blue line in Schedule F.”; and

- (x) immediately after the definition of “VicMap”, the following new definitions are inserted:

“**Waterfront Lot** means a lot that abuts a tidal water body along any portion of the Lot’s boundary.

Yard means a part of a site which is unoccupied and unobstructed by any Building from the ground upward, except for chimneys, fire escapes and the ordinary projections of sills, belt courses, cornices and eaves.”.

- 4 The Zoning Bylaw 2018 is further amended in Part 2.2 as follows:

- (a) the following definitions are repealed: “Motel” and “Residential Lock-off Unit”;
- (b) the definitions of “Assembly”, “Assisted Living Facility”, “Automotive Repair” and “Bed and Breakfast” are repealed and replaced with the following definitions:

“**Art and Cultural Facility** means facilities used for artistic performances or the display and production of art or cultural artifacts, including but not limited to art galleries, museums and theatres, excluding cinemas.

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

Assisted Living Facility means premises in which housing is provided:

- a) with services – such as meal services, laundry services, social and recreational opportunities, and a 24 hour emergency response system – and at least one of the prescribed “assisted living services” from the *Community Care and Assisted Living Act*, and
- b) to three 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, inspections or cleaning of motor vehicles, but does not include the sale of automotive fuel.

Bed and Breakfast means a commercial use that provides transient lodging for the general public in a Dwelling Unit that is shared with the operator and includes a breakfast served to all guests on the premises by the operator in a common area used, designed, or intended for eating.”;

- (c) in the definition of “Care Facility”, the words “a day care” are repealed and replaced with “an adult day care”;

- (d) the definitions of “Civic Facility” and “Cultural Facility” are repealed and replaced with the following definitions:

“**Child Care Facility** means a facility licensed under the *Community Care and Assisted Living Act* to provide day care to children under 13 years of age.

Civic Facility means premises used for government operations or services, including but not limited to a legislature, municipal hall, law court, hospital, fire hall, library, ambulance or police station.

Dock, Pier and Wharf means a structure with a level surface, which may include an access ramp, that is raised above or floating on the surface of the water to which an aircraft, boat, ship or other vessel may be moored or tied, or which may be used as a walkway or viewing platform, but does not include any Buildings or structures placed or erected thereon.”;

- (e) the definitions of “Equipment Rental” and “Financial Service” are repealed and replaced with the following definitions:

“**Equipment Rental** means facilities used for the rental of home, Office, medical, garden, sports, industrial or construction equipment.

Financial Service means facilities providing financial services including but not limited to chartered banks, credit unions, trust companies, insurance brokers or mortgage brokers, and excludes payday loan and pawn shops.”;

- (f) immediately after the definition of “Foodstand”, the following new definition is inserted:

“**Garden Suite** means a Building attached to a foundation, used or designed as a Dwelling Unit located on a Lot with a single-detached dwelling or duplex.”;

- (g) in the definition of “Heavy Industrial”, immediately after the word “assembling” the following is inserted: “disassembling,”;

- (h) immediately after the definition of “Heavy Industrial”, the following new definition is inserted:

“**Heritage Conserving Infill** means:

- a) one or more Residential Buildings that are on a Lot with a Heritage Designated Building that is used for Residential purposes, and
- b) an addition to a Heritage Designated Building that results in one or more Dwelling Units being added to the Lot.”;

- (i) the definitions of “Hotel” and “Light Industrial” are repealed and replaced by the following definitions:

“**Hotel** means a commercial use that provides transient lodging to the general public accessed by contiguous common space, all, including the contiguous common space, under single ownership, which includes:

- a) an entrance lobby that is open to the public,
- b) a service desk or office with a guest register,
- c) an attendant on duty at all times, and
- d) daily housekeeping services,

and may provide accessory amenities such as Food and Beverage Service, meeting rooms and recreational facilities, and includes Motels and hostels but does not include Strata Hotels.

Laboratory means use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies.

Light Industrial means facilities used for fabricating, assembling, processing, cleaning, servicing, testing or storing goods and materials that generally do not cause undue or excessive impacts on the wider neighbourhood through noise, odour, vibration or otherwise.

Marine Industrial means the assembly, production, or storage of finished or semi-finished materials or components into a finished or semi-finished marine product and includes the production or sale of fishing equipment and supplies, boat maintenance and construction and dry land boat storage, ship breaking, sales of fisheries products and commercial fishing operations.

Medical Services Access means use of a Building by a public or registered non-profit agency or authority to provide accommodation for any number of nights, exclusively to those persons who do not normally reside in Victoria but require access to specialized medical services located in Victoria and to accompanying support persons, and for Office use that is accessory to Medical Services Access.

Motel means a Hotel where each Guest Bedroom has independent access from the outside and is directly accessible from an outdoor parking lot.

Neighbourhood Hotel means a type of hotel that is a commercial use that provides small-scale transient lodging to the general public within a Building under single ownership that was constructed prior to 1925, which has occupancy for no less than five Guest Rooms and no more than eighteen Guest Rooms, and which includes:

- a) a guest register,
- b) an attendant available at all times, and

- c) housekeeping services available with no fee.”;
- (j) the definition of “Residential” is repealed and replaced with the following:
“Residential means a self-contained Dwelling Unit of any type, including Studio use containing dwelling use, a Dwelling Unit associated with an artist’s or artisan’s Studio, a Garden Suite, and any uses normally associated with the primary Residential use such as but not limited to parking facilities, amenity spaces and accessory structures.”;
- (k) immediately after the definition of “Retail Trade”, the following new definition is inserted:
“Self-Storage means the use of buildings or structures for the storage of goods, materials or equipment in self-contained storage units that are rented to the public.”;
- (l) in the definition of “Social Service Centre”, delete the erroneous apostrophe after “Centre”;
- (m) in the definition of “Social Service Centre”, repeal the word “building”, and replace it with “Building”; and
- (n) immediately after the definition of “Utility”, insert the following new definitions:
“Vehicle Sales and Rental means the use of a Lot to sell, rent, or lease motor vehicles, recreational vehicles, boats or trailers, and that contains a related office.
Veterinary Clinic means the care, treatment and accommodation of animals by or under the supervision of a veterinarian, provided that such treatment and all activities, including the storage of supplies and the accommodation and exercise of animals all occur within one Building on the Lot.”.
- 5 The Zoning Bylaw 2018 is further amended in Part 3.1 as follows:
- (a) repeal sections 2-5, replace them with the following new sections, and renumber all subsequent sections accordingly:
- “2. 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.
 3. 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.
 4. Not more than one Building other than an Accessory Building shall be erected or used on one Lot, unless the regulations applicable in a particular zone expressly permit otherwise, and no Building shall be erected partly on one Lot and partly on another.

5. 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 or the provision of screening or landscaping.
6. No building permit shall be issued for any construction unless such proposed construction conforms to the applicable provisions of this bylaw.
7. No person shall fail to comply with the conditions of a Permit.
8. A person who contravenes this bylaw is liable to a maximum fine of \$50,000 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.
9. 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*.
10. A person who contravenes this bylaw commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw, the Bylaw Notice Adjudication Bylaw, and the *Offence Act*.
11. 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 subject to the following:
 - a) if a use is permitted under a Sub Area, then that use is permitted on the applicable properties within the Sub Area but is not permitted anywhere else in that zone, subject to subsection b; and
 - b) if a use is permitted under the site specific regulations, then that use is permitted on the applicable property but is not permitted anywhere else in that zone.
12. The uses permitted in Part 4 of this bylaw include uses that are normally incidental to and associated with the use.
13. Land may be used for park in all zones .
14. Subject to section 13, where a particular use of land or buildings is expressly authorized in one zone, such use is prohibited in all zones where it is not also expressly authorized.
15. Drive through businesses of any kind, including drive through restaurants and Financial Service institutions are prohibited in all zones.

16. Storage of rental equipment in an Equipment Rental use must be enclosed in a Building, except when located within the IAI-1 and MI-1 Zones.”;
- (b) in section 20, rescind subsection e) and replace it with the following:
- “e) The operation of Short-term Rental or Bed and Breakfast is not permitted, except as provided in subsection 20(i)”;
- (c) in section 20, rescind subsection i) and replace it with the following:
- “i) Subject to the following requirements, a Short-term Rental or Bed and Breakfast is permitted as a Home Occupation in a Principal Residence.
- i) subject to subparagraph (ii), no more than two Guest Bedrooms may be used for Short- term Rental or Bed and Breakfast and the Short-term Rental or Bed and Breakfast cannot occupy an entire Dwelling Unit;
- ii) the entire Principal Residence may be used for a Short-term Rental while the operator is temporarily away provided that it is so used no more than 160 nights in a calendar year; and
- iii) no liquor may be provided to Short-term Rental or Bed and Breakfast guest.”;
- (d) in section 22, immediately after the words “Schedule B of this bylaw”, insert “, subject to section 23”;
- (e) immediately after section 22, insert the following new section, and renumber all subsequent sections accordingly:
- “23. In the IAI-1 and MI-1 Zones, Small-scale Commercial Urban Agriculture is exempt from the requirements of sections 2 and 3 in Part 6, Schedule B, and must otherwise comply with the regulations in the applicable zone.”;
- (f) in section 25c), by inserting a space immediately after “Natural Grade”; and
- (g) immediately after section 26, insert the following new sections:
- “27. Accessory Buildings must be in compliance with the following:
- a) Accessory Buildings are deemed to have been constructed on the date an occupancy permit was issued for the Accessory Building;
- b) Accessory Buildings must be located in the Rear Yard;
- c) The Floor Area of an Accessory Building must not exceed 37m²;
- d) The Height of an Accessory Building must not exceed 3.5m;

- e) The Side Lot Line and Rear Lot Line Setbacks for Accessory Buildings must be at least 0.6m;
- f) The Flanking Street Lot Line Setback for Accessory Buildings must be at least 3.5m;
- g) Separation space between an Accessory Building and the principal Building must be at least 2.4m;
- h) The Accessory Building must not occupy more than 25% of the area of the rear yard;
- i) An Accessory Building intended for the use of parking or storage of a vehicle is also subject to the regulations in Part 5 of this bylaw; and
- j) An Accessory Building must not:
 - i) be used as a Dwelling Unit;
 - ii) contain shower, bath or toilet facilities; or
 - iii) have more than one plumbing fixture that requires drainage.

28. Garden Suites must be in compliance with the following:

- a) Garden Suites must be located in the Rear Yard;
- b) Only one Garden Suite is permitted on a Lot;
- c) An Accessory Building is not permitted to be converted to a Garden Suite unless it was constructed prior to July 11, 2019 or a minimum of 5 years before the proposed conversion;
- d) The Floor Area of a Garden Suite must not exceed 56m²;
- e) The Height of a Garden Suite must not exceed 4.2m;
- f) The Side Lot Line and Rear Lot Line Setbacks for Garden Suites must be at least 0.6m;
- g) The Flanking Street Lot Line Setback for Garden Suites must be at least 3.5m;
- h) The separation space between a Garden Suite and the principal Building must be at least 2.4m; and
- i) The Garden Suite must not occupy more than 25% of the rear yard.

29. Child Care Facilities are permitted in all zones with the following exceptions and restrictions:

- a) Child Care Facilities are not permitted in the MI-1 Zone or IAI-1 Zone, unless expressly permitted;
- b) Child Care Facilities are not permitted in a Garden Suite, unless all or part of the principal Building is used as a Child Care Facility;
- c) Within Residential Buildings with three or more Dwelling Units, the indoor component of a Child Care Facility is permitted only on the First Storey;
- d) Where Child Care Facilities are permitted on a Lot, associated outdoor play space may be accommodated anywhere on the Lot; and
- e) A single-detached dwelling or duplex Building may not be converted in whole or in part to a Child Care Facility unless the Building was constructed as a single-detached dwelling or duplex dwelling prior to September 14, 2023 or a minimum of 5 years before a Child Care Facility use is to commence.

30. Buildings with a Residential use must be in compliance with the following:

- a) The minimum size of a Dwelling Unit in a Residential Building is 33m²;
- b) For Buildings 3 Storeys or less, at least 30% of the Dwelling Units must have three Bedrooms or more;
- c) For Buildings greater than 3 Storeys,
 - i) at least 10% of the Dwelling Units must have three Bedrooms or more, and
 - ii) an additional 20% of the Dwelling Units must have two Bedrooms or more;
- d) Notwithstanding 30.c.ii., for Lots utilizing the Density of Development provided under Schedule C, section e., the minimum number of two Bedroom Dwelling Units is reduced to 15%;
- e) A Bedroom must include at least one operable window to the outside, providing occupant-controlled access to daylight and air; and
- f) Subsections a., b. and c. do not apply to Assisted Living Facilities or Affordable Housing Developments.

31. In all zones that permit Residential use, residential facilities with the primary goal of ensuring safety and protection of individuals from violence are also permitted.
32. Unless expressly stated otherwise in Part 4, the maximum Floor Area of any Retail Liquor Sale is 275m², and for greater certainty the maximum Floor Area is not considered a condition of use.
33. Unless regulations applicable to a particular zone expressly provide otherwise with respect to Accessory Landscape Structures, the regulations applicable to Lot Coverage, Setback and Height of Accessory Buildings within that zone apply to Accessory Landscape Structures above 0.6m in Height from Average Grade as though they are Accessory Buildings.
34. Unless regulations applicable to a particular zone expressly provide otherwise, regulations applicable to Lot Coverage and Setback of Accessory Buildings do not apply to Accessory Landscape Structures which are 0.6m or lower in Height from Average Grade.
35. On Waterfront Lots occupied by residential uses in the GRD-1, LVD-1 and CVD-1 zones, Setback regulations that apply to principal Buildings also apply to Garden Suites, Accessory Buildings, Accessory Landscape Structures, and retaining walls that are located between the principal Building and the property Boundary with the waterfront.
36. 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.”

6 The Zoning Bylaw 2018 is further amended by repealing Part 3.2 entirely.

7 The Zoning Bylaw 2018 is further amended in Part 4 as follows:

- (a) Parts 4.1, 4.2, 4.3, and 4.4 are renumbered as Parts 4.5, 4.6, 4.7, and 4.8, respectively;
- (b) the new Parts 4.1, 4.2, 4.3, and 4.4 in Appendix 2 of this Bylaw are inserted after Part 3.1;
- (c) in both Part 4.5 (Central Business District-1 Zone) and Part 4.6 (Central Business District-2 Zone), sections 1 and 1.1 are repealed and replaced with the following:

1. Permitted Uses	
<ul style="list-style-type: none"> a. Art and Cultural Facility b. Assembly c. Assisted Living Facility d. Brew Pub (beer, spirits, wine) e. Care Facility f. Civic 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. Retail Liquor Sale q. Retail Trade r. Studio s. Utility
1.1 Location and Siting of Uses and Structures	
<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 Bedrooms 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. 	

- (d) in Part 4.7 (Mixed Use Residential District-1 Zone), section 1, subsections k. and m. are repealed, and the subsequent subsections are renumbered accordingly;
- (e) in both Part 4.7 (Mixed Use Residential District-1 Zone) and Part 4.8 (Old Town District-1 Zone), the heading of subsection 1.1 is repealed and replaced with the following:

“1.1 Location and Siting of Uses and Structures”;
- (f) in Part 4.8 (Old Town District-1 Zone), section 1 is repealed and replaced with the following:

1. Permitted Uses	
a. Art and Cultural Facility	k. Food and Beverage Service
b. Assembly	l. Home Occupation
c. Assisted Living Facility	m. Hotel
d. Brew Pub (beer, spirits, wine)	n. Office
e. Care Facility	o. Personal Service
f. Civic Facility	p. Residential
g. Dock, Pier and Wharf	q. Retail Liquor Sale
h. Drinking Establishment	r. Retail Trade
i. Equipment Rental	s. Studio
j. Financial Service	t. Utility

(g) in Part 4.8 (Old Town District-1 Zone), section 8.14, Column A, “808 Douglad” is repealed and replaced with “808 Douglas”;

(h) in Part 4.8 (Old Town District-1 Zone), section 8.47, Column B, immediately after the words “Maximum Density of Development”, the following words are inserted: “for all uses”; and

(i) immediately after Part 4.8 (Old Town District-1 Zone), the new Parts 4.9 and 4.10 in Appendix 3 of this Bylaw are inserted.

8 The Zoning Bylaw 2018 is further amended in Part 5 as follows:

(a) the heading of section 1 is repealed and replaced with the following:

“1.2 Required Vehicle and Bicycle Parking Spaces”;

(b) the following new language is inserted before newly renumbered section 1.2:

“1. Parking Requirements

1.1 Application of Requirements

- a) The minimum number of parking spaces required for each use must be calculated to the nearest whole number.
- b) Where a Building contains more than one use, the total number of parking spaces required shall be the sum of the number of parking spaces required for each use, or type of use, calculated separately.
- c) If a use is not specifically listed in Table 1 or Table 2 of this Part, the number of parking spaces required shall be calculated on the basis of a use or class of use that is most

similar to the actual use, based on parking demand characteristics.

- d) Unless otherwise stated, all references to “floor area” in this Part shall be calculated as total Floor Area.
- e) For the purpose of calculating parking requirements under this Bylaw, in addition to all internal Floor Area, all outside seating and serving areas located on a lot and associated with a Brew Pub (beer, spirits, wine), Drinking Establishment or a Food and Beverage Service use shall be counted as Floor Area.
- f) Where a variance has been granted to reduce the required number of off-street parking spaces, the number of parking spaces required by section 1.2 of this Part shall be used to calculate the required number of Accessible Parking Spaces or Van Accessible Parking Spaces.”;

- (c) in section 1.2, Table 1 and Table 2 are repealed and replaced with the tables in Appendix 4 of this Bylaw;
- (d) in section 4, Table 3 is repealed and replaced with the table in Appendix 5 of this Bylaw; and
- (e) in section 6.a., the words “section 5.1.1(b)” are repealed and replaced with “section 5.1.1.2(b)”.

9 The Zoning Bylaw 2018 is further amended in Part 6 as follows:

- (a) Schedule A is repealed and replaced with the Schedule A in Appendix 6 of this Bylaw; and
- (b) Schedule C is repealed and the new Schedules C, D, E, and F in Appendix 7 of this Bylaw are inserted.

10 The Zoning Bylaw 2018 is further amended in the Table of Contents to reflect the changes contained in this Bylaw.

Commencement

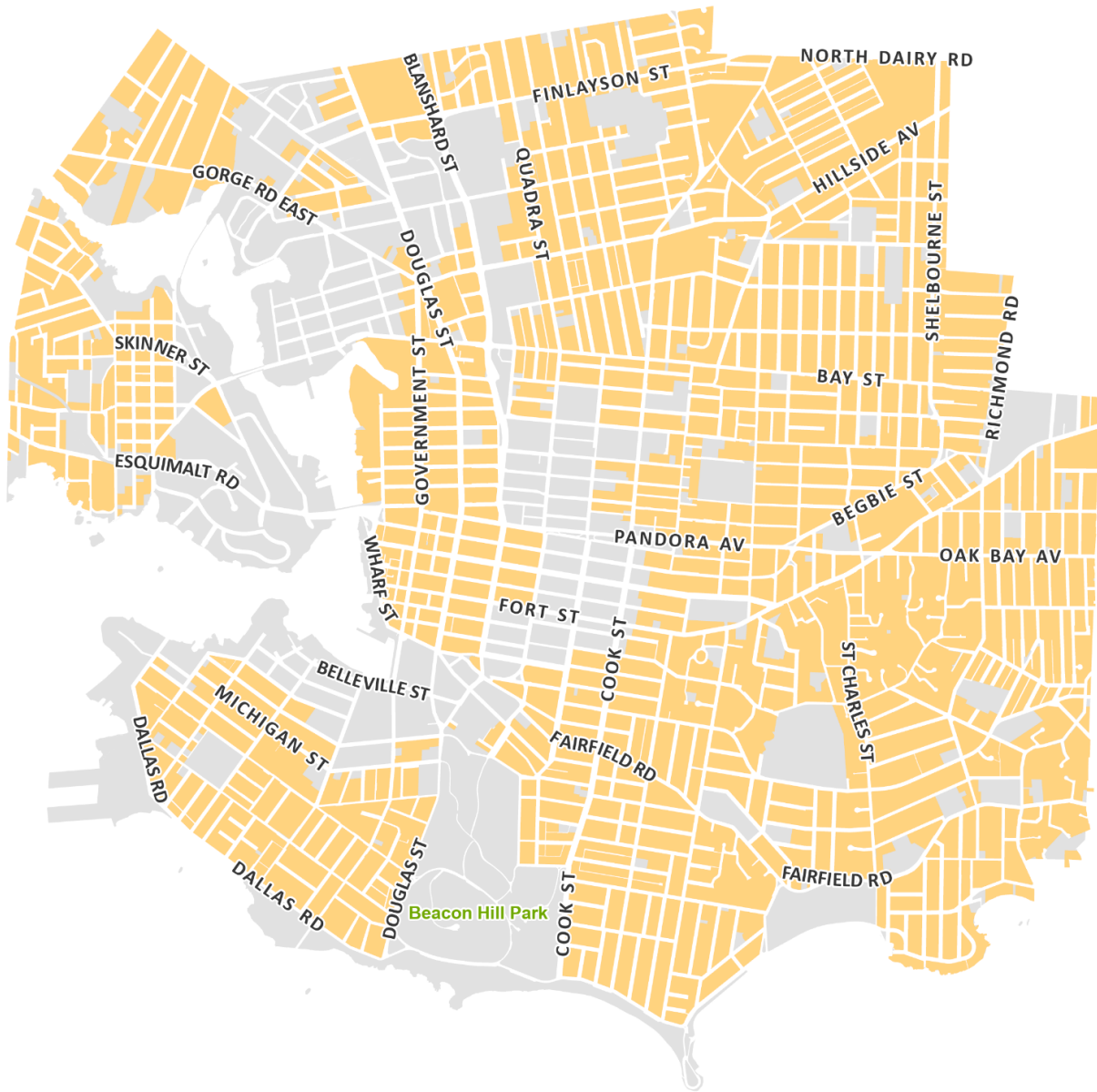
11 This Bylaw comes into force on adoption.

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

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

APPENDIX 1

Map 1



4.1 General Residential District – 1 Zone (GRD-1)

1. Permitted Uses	
<ul style="list-style-type: none"> a. Accessory Building b. Assembly c. Civic Facility d. Food and Beverage Service e. Heritage Conserving Infill f. Home Occupation 	<ul style="list-style-type: none"> g. Personal Service h. Residential i. Retail Trade j. Utility
1.1 Location and Siting of Uses and Structures	
<ul style="list-style-type: none"> a. Non-residential uses are only permitted in the First Storey of Buildings where more than 50% of the Building Floor Area is occupied by Dwelling Units, and <ul style="list-style-type: none"> i. on Lots located directly adjacent to a Street designated as a Transit Priority Network; ii. on a Lot directly adjacent to a Lot zoned Local Village District – 1 Zone (LVD-1), Community Village District – 1 Zone (CVD-1) or Town Centre District – 1 Zone (TDC-1); or, iii. on a Corner Lot. b. More than one Building is permitted on a Lot. c. On a Waterfront Lot, no Building or portion of a Building, shall be placed or erected more than 36.5m from the Front Lot Line of that Lot. 	

2. Density of Development				
	Lots with less than three Dwelling Units	Lots with Heritage Conserving Infill	Lots where the principal Building is 3 Storeys or less with three or more Dwelling Units	Lots where the principal Building is greater than 3 Storeys with three or more Dwelling Units
a. Density of Development – Maximum	0.5:1	1.6:1	1.6:1, subject to Schedule C	1.6:1, subject to Schedule C

3. Height				
	Buildings with less than three Dwelling Units	Heritage Conserving Infill	For Buildings 3 Storeys or less with three or more Dwelling Units	For Buildings greater than 3 Storeys with three or more Dwelling Units
a. Height – Maximum – subject to subsection c.	7.6m	Greater of 7.6m or 80% of the Height of the Heritage Designated Building	12.0m	<ul style="list-style-type: none"> i. 14m for Buildings up to 4 Storeys ii. 17m for Buildings over 4 Storeys and up to 5 Storeys iii. 20.5m and 6 Storeys for all other

				Buildings not located in the 200m Tier of a Transit Oriented Area iv. 32m and 10 Storeys for Buildings located in the 200m Tier of a Transit Oriented Area
b. Projections into Height :				
i. Rooftop Structures	1.0m	3.0m	3.0m	3.0m
c. Buildings greater than four Storeys are only permitted on: Lots located within a Priority Growth Area or a Transit Oriented Area .				

4. Setbacks and Projections				
	Buildings with less than three Dwelling Units	Heritage Conserving Infill	For Buildings 3 Storeys or less with three or more Dwelling Units	For Buildings greater than 3 Storeys with three or more Dwelling Units
a. Front Lot Line Setback – Minimum	4.0m	4.0m	i. For Corner Lots : A. 2.0m to a maximum distance of 15.0m from the Flanking Street Lot Line B. 4.0m after the first 15.0m from the Flanking Street Lot Line ii. 4.0m for all other Lots	4.0m
b. Flanking Street Lot Line Setback – Minimum	4.0m	4.0m	2.0m	4.0m
c. Side Lot Line Setback – Minimum	1.5m	i. 2.0m for one Side Yard when there is no flanking street ii. 3.0m for all other Side Lot Lines	i. 4.0m to a Primary Façade ii. 1.5m to all other façades	i. 7.5m to a Primary Façade up to 4 Storeys ii. 9.0m to a Primary Façade above 4 Storeys

				iii. 1.5m to all other façades up to 4 Storeys iv. 3.0m to all other façades above 4 Storeys
d. Rear Lot Line Setback – Minimum	6.0m	5.0m	i. 5.0m for Corner Lots ii. 8.0m for all other Lots	8.0m or 25% of Lot Depth , whichever is greater
e. Projections into Setbacks – Maximum:				
i. Balconies , porches, cornices, guardrails, fin walls, slab edges, window overhangs, entry canopies and sunscreens associated with a Building containing Dwelling Units .	2.0m			
ii. Steps associated with a Building containing Dwelling Units .	4.0m			
iii. Eaves	0.75m			
f. Underground parkades cannot project more than 1.0m into the Front Lot Line Setback and no more than 2.1m into the Rear Lot Line Setback .				

5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage and Open Space				
	Buildings with less than three Dwelling Units	Heritage Conserving Infill	For Buildings 3 Storeys or less with three or more Dwelling Units	For Buildings greater than 3 Storeys with three or more Dwelling Units
a. Lot Coverage – Maximum	40%	50%	45%	55%
b. Open Lot Space – Minimum	30%	30%	30%	30%
c. Landscape Area – Minimum	35m ²	35m ²	i. 6% of Lot Area or 35m ² , whichever is greater, for Lot sizes up to 612m ² ii. 10% of Lot Area for all other Lots	10% of Lot Area

7. Lot Dimension and Area				
	Buildings with less than three Dwelling Units	Heritage Conserving Infill	For Buildings 3 Storeys or less with three or more Dwelling Units	For Buildings greater than 3 Storeys with three or more Dwelling Units
a. Lot Area – Minimum	460m ²	N/A	360m ²	540m ²
b. Street Frontage – Minimum	10.0m	10.0m	10.0m	i. 15.0m for Buildings up to 4 Storeys ii. 30.0m for Buildings up to 5 Storeys iii. 36.0m for Buildings greater than 5 Storeys

8. Site Specific Regulations			
	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	968 Balmoral Road 1708 Vancouver Street Lot 1, Suburban Lot 9, Victoria, Plan 36186	a. Financial Service is a permitted use	
2.	670 Battery Street Lot 3, Beckley Farm, Victoria, Plan 228	a. Bed and Breakfast is a permitted use	i. Not more than three Guest Bedrooms on one Lot may be used for Bed and Breakfast

3.	335 Beechwood Avenue Lot A Section 68 Victoria District Plan EPP137919	a. Maximum Density of Development: 1.79:1	
4.	2800 Blanshard Street 2811 Nanaimo Street Common Property Of Strata Plan SP1714	a. Assisted Living Facility and Care Facility are permitted uses	
5.	913 Burdett Avenue Lot 1 Christ Church Trust Estate Victoria City Plan VIP85236 917, 923 and 929 Burdett Avenue and 924 McClure Street Lot 2 Christ Church Trust Estate Victoria City Plan VIP85236 914 McClure Street Lot 22 Block 6 Christ Church Trust Estate Victoria City Plan 35	a. Assisted Living Facility is a permitted use b. Maximum Density of Development: 0.6:1 a. Bonus Density of Development: 1.96:1	i. Registration of a covenant providing that none of the buildings will be used or occupied until the existing buildings in the Zone are rehabilitated in accordance with the heritage conservation measures stated in Heritage Alteration Permit with Variance Application No. 00214.
6.	367 Burnside Road East Amended Lot 2 (DD 225226-I) Section 10 Victoria District Plan 1267	a. Office is a permitted use	
7.	1120 Burdett Avenue Lot A Fairfield Farm Estate Victoria City District Plan EPP120565	a. Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure	
8.	1139 Burdett Avenue Lot A, Fairfield Farm Estate, Victoria City, Plan VIP62357	a. Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure	
9.	973 Caledonia Avenue Lot 1, Suburban Lot 12, Victoria City, Plan 31799	a. A hostel or similar centre for the relief of the poor, aged, or infirm is a permitted use	i. It is not carried on for profit or gain, and ii. The Building is held or occupied by a charitable or philanthropic organization that is supported in whole or in part by public funds
10.	332 Catherine Street Lot 3, Section 31, Esquimalt District, Plan 26496	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	

11.	<p>5, 9 & 11 Chown Place</p> <p>Lot A Sections 10 and 11 Victoria District Plan EPP139927</p> <p>Lot 1 Sections 10 and 11 Victoria District Plan EPP128536</p> <p>Lot A (DD 270373I) Sections 10 and 11 Victoria District Plan 11749 Except Plan EPP128536 and EPP139927</p>	a. Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure	
12.	<p>1 Cook Street</p> <p>Lot B (DD 306613I), Fairfield Farm Estate, Victoria District, Plan 834</p>	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	
13.	<p>2652 Cook Street</p> <p>Lot 24, Section 4, Victoria District, Plan 1167, Except Parcel A (DD M23855)</p>	a. Housing for single parents who are socially or economically disadvantaged, the aged and or the infirm is a permitted use	
14.	<p>1037 Craigdarroch Road</p> <p>Lot 120, Section 74, Victoria District And Fairfield Farm Estate, Victoria City, Plan 985</p>	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	
15.	<p>138 Dallas Road</p> <p>Lot 5, Section 27, Beckley Farm, Victoria City, Plan 71</p>	a. Assisted Living Facility is a permitted use	
16.	<p>152 Dallas Road</p> <p>Parcel A (DD 58129I) Of Lot 3, Section 27, Beckley Farm, Victoria City, Plan 71, Except Part In Plan 186 BI</p>	a. Veterinary Clinic is a permitted use	
17.	<p>841-861 Fairfield Road</p> <p>Lot 3 Of Lots 284, 285, 330, 331, 332, 334, 335, 336, 1235, 1236, 1237, 1238, 1353, Victoria City Plan VIP72384</p>	a. Care Facility is a permitted use	
18.	<p>1780 Fairfield Road</p> <p>Lot A, Section 68, Victoria District, Plan 28780</p>	a. Care Facility is a permitted use	

19.	1961 Fairfield Place Lot 3, Section 68, Victoria District, Plan 20564 Except Part In Plan 37828	a. Care Facility is a permitted use	
20.	1202 Fort Street Parcel C (DD 900361) Of Lots 8 And 9, Spring Ridge, Victoria City, Plan 38	a. Office is a permitted use	
21.	1501 Fort Street Lot 1 Section 74 Victoria District Plan VIP67266	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	i. Not more than 16 Guest Bedrooms may be used for Neighbourhood Hotel or Bed and Breakfast , and ii. Not more than three of the Guest Bedrooms used for Neighbourhood Hotel or Bed and Breakfast may be located in an Accessory Building that is located in a Rear Yard .
22.	515 Foul Bay Road Lot A Section 68 Victoria District Plan EPP139722	a. Maximum Density of Development : 0.89:1 b. Maximum Height : 11.70m c. Maximum Lot Coverage : 33.00% d. Minimum Open Lot Space : 58.00% e. Minimum Open Lot Space in the Front Yard : 41.00%	
23.	517, 521 Foul Bay Road Lot B Section 68 Victoria District Plan EPP139722	a. Maximum Density of Development : 0.37:1 b. Maximum Height : 10.30m c. Maximum Lot Coverage : 18.00% d. Minimum Open Lot Space : 59.00%	
24.	550 Foul Bay Road Lot A Plan 42793 Section 68 Victoria Except Plan VIP60853	a. Assisted Living Facility is a permitted use	
25.	1211 Gladstone Avenue Lot A Sections 50 And 53 Spring Ridge EPP88786	a. Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure	
26.	136 Gorge Road East Lot A, Section 10, Victoria District, Plan 27111	a. Hotel is a permitted use	
27.	210 Gorge Road East Shared Common Property Of Strata Plan EPS8628	a. Assisted Living Facility is a permitted use	
28.	229 Gorge Road East Lot A, Section 7A, Victoria District, Plan 23991	a. Hotel is a permitted use	

29.	246 Gorge Road East Lot A Plan 14062 Section 4 Victoria	a. Assisted Living Facility is a permitted use	
30.	626 Gorge Road East Lot 3, Block T, Section 4, Victoria District, Plan 33-A	a. Motel and Office are permitted uses b. At least 25% of the Building Street Frontage on Gorge Road East must be occupied by Office and/or Retail Trade uses	i. Motel must be in a Building constructed before 1970
31.	250 Government Street Lot 2, Beckley Farm, Victoria City, Plan 887, Except The Easterly 6 Feet Thereof Taken For Road Purposes, As Shown On Said Plan	a. Hotel is a permitted use	i. Not more than four Guest Bedrooms may be used for Hotel ii. Must be used as an extension of Hotel use in a Building located no further than 30 metres away from the Building on the Lot , and where the two Buildings are linked by a contiguous common space used for the Hotel .
32.	270 Government Street Lot 3, Beckley Farm, Victoria City, Plan 887, Except The Easterly 6' Taken For Road Purposes	a. Hotel is a permitted use	
33.	290 Government Street Lot 5, Beckley Farm, Victoria City, Plan 887, Except The Easterly 6' Taken For Road Purposes	a. Hotel is a permitted use	
34.	902, 904, 906, 908 Hillside Avenue Common Property Of Strata Plan SP13	a. Financial Service is a permitted use	
35.	1450 Hillside Avenue Lot 1 Sections 29 And 30 Victoria District Plan VIP77235	a. Care Facility is a permitted use	
36.	1454, 1460 Hillside Avenue Lot 2 Sections 29 And 30 Victoria District Plan VIP77235	a. Assisted Living Facility is a permitted use	
37.	867 Humboldt Street Lot 1, District Lot 1698, Victoria City, Plan 2632	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	
38.	903, 905 Humboldt Street 531, 533 Quadra Street Lot 1, District Lot 1695, Victoria City, Plan 898	a. Office is a permitted use	

39.	920 Humboldt Street Lot A, Of Lots 338, 339, 340, 341, 342, 343, 1231, 1232, 1233 And 1234, Victoria City, Plan 27547 Except Part In Plan 42102	a. Care Facility is a permitted use	
40.	950 Humboldt Street Lot 1 Of Lots 343, 344, 345 And 1226, Victoria City, Plan 11913	a. Assisted Living Facility is a permitted use	
41.	1700 Kings Road Lot 18, Block 1, Section 8A, Victoria District, Plan 881A	a. Veterinary Clinic is a permitted use	
42.	1190 Kings Road 1305, 1307, 1309 Hillside Road Lot 28, Section 4, Victoria District, Plan 263, Except Those Parts Thereof Shown Colored Red On Plans Deposited Under DD 26177I And DD 25332I And Except That Part In Plans 10551 And 41022	a. Assisted Living Facility, Care Facility and Child Care Facility are permitted uses	
43.	243 Kingston Street Lot 1927, Victoria City	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	
44.	540 Manchester Road Lot 9, Block 3, Section 4, Victoria District, Plan 1134	a. A hostel or centre for the relief of the poor, aged, or the infirm or a home for the care of children or young persons is a permitted use	i. Such use is exclusive of all other uses and is not carried on for profit or gain, and ii. Such Building is held or occupied by a charitable or philanthropic organization, supported in whole or in part by public funds.
45.	590 Marfield Avenue Lot 15, Beckley Farm, Victoria City, Plan 887	a. Hotel is a permitted use	i. Not more than three Guest Bedrooms may be used for Hotel ii. Must be used as an extension of Hotel use in a Building located no further than 30 metres away from the Building on the Lot , and where the two Buildings are linked by a contiguous common space used for the Hotel .
46.	213-215 Mary Street Common Property of Strata Plan SP1635	a. Bed and Breakfast is a permitted use	i. A Dwelling Unit that is used or intended to be used for Bed and Breakfast must not contain more than two Guest Bedrooms , and ii. Not more than four Guest Bedrooms may be used for Bed and Breakfast

47.	902, 906, 910 McClure Street Lot A Section 88 Victoria District Plan EPP93909	a. Hotel is a permitted use	
48.	1038 McClure Street Lot A, EPP84033	a. Bonus Density of Development: 1.85:1	i. A monetary contribution to the Parks and Greenways Acquisition Fund in the amount of \$48,489 as adjusted pursuant to iii. below; and ii. A monetary contribution to the Victoria Housing Reserve Fund in the amount of \$48,489 as adjusted pursuant to iii. below iii. The total amenity contribution in the amount of \$96,978 (the "Base Contribution") shall be adjusted annually commencing January 1, 2017 and each year thereafter, by an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period iv. For the purposes of this part, "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function
49.	110 Menzies Street Lot A Beckley Farm Victoria City District Plan EPP131828	a. Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure	
50.	415-435 Michigan Street Lot A of Lots 1817, 1818, 1819, 1820, 1821, 1822 and 1823, Victoria City Plan EPP76927	a. Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure	
51.	595 Michigan Street Lot B, Lots 1768, 1769 And 1770, Victoria City, Plan VIP53808	a. Hotel and Time-Share are permitted uses	
52.	520 Niagara Street Lot 29 Section 11 Beckley Farm Victoria City Plan 753	a. Maximum Density of Development: 0.5:1 b. Bonus Density of Development: 1.6:1	i. Heritage designation of the existing Cathedral School Building on the lands civically known as 520 Niagara Street (the "Protected Property") under Section 967 of the <i>Local</i>

			<i>Government Act</i> as protected heritage property and the agreement of the owner to release the City from any obligation to compensate the owner in any form for any reduction in the market value of the Protected Property
53.	408 Parry Street Lot A Of Lots 1786, 1787 And 1788 Victoria City Plan VIP82325	a. Assisted Living Facility is a permitted use	
54.	1580 Pembroke Street Amended Lot 1 (DD 2788001), Block 1, Section 75, Victoria District, Plan 514	a. Medical Services Access is a permitted use	i. Not more than six Guest Bedrooms may be used for Medical Services Access
55.	811 Princess Avenue Lot 21, Block 1, Section 3, Victoria, Plan 62, Except The Southerly 10 Feet Thereof	a. Office is a permitted use	
56.	730 Quadra Street 857 Rupert Terrace Lot A Of Lots 1195, 1196, 1197, 1198, 1199, 1200, 1217 And 1218 Victoria City, Plan 27502	b. Assisted Living Facility is a permitted use	
57.	864 Queens Avenue The East 1/2 Of Lot 9, Block 6, Section 3, Victoria District, Plan 804	a. Office is a permitted use	
58.	937 Redfern Street Lot 2, Section 68, Victoria District, Plan 27476	a. The relief of the poor, aged, or the infirm or a home for the care of children or a hostel or centre for young persons is a permitted use	i. Such use is not carried on for profit or gain
59.	1114 Rockland Avenue Lot 1576, Victoria City	a. Maximum Density of Development: 1:1	
		b. Bonus Density of Development: 2:1	i. A monetary contribution of \$144,021.20 to the Victoria Housing Reserve Fund (70%) and Local Amenities Reserve Fund (30%) prior to issuance of a Building Permit, ii. Registration of a legal agreement securing that two one- Bedroom units will be sold for no more than 90% of fair market value for a

			<p>term that ends on the earlier of 99 years after the registration of the agreement and the date of destruction of the building, and</p> <p>iii. Registration of a legal agreement that in perpetuity prevents any strata corporation from passing bylaws that would prohibit or restrict the rental of any of the dwelling units, with the exception of those secured pursuant to subsection (ii), to non-owners.</p> <p>iv. Until the amenity contribution identified in subsection (i) is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #21- 025 is adopted and each year thereafter, by adding to the base contribution amount in subsection (a) an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.</p> <p>v. For the purposes of subsection (iv), "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.</p>
60.	<p>1470 Rockland Avenue</p> <p>Lot 11, Section 68, Victoria District, Plan 1365</p>	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	i. Not more than seven Guest Bedrooms may be used for Neighbourhood Hotel or Bed and Breakfast
61.	<p>638 Rockland Place</p> <p>Lot 1, Section 68, Victoria District, Plan 4371</p>	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	i. Not more than six Guest Bedrooms may be used for Bed and Breakfast or Neighbourhood Hotel
62.	<p>120-122 Simcoe Street</p> <p>Common Property of Strata Plan VIS3591</p>	a. Bed and Breakfast is a permitted use	<p>i. Not more than two Guest Bedrooms may be used for Bed and Breakfast at 120 Simcoe Street, and</p> <p>ii. Not more than three Guest Bedrooms may be used for Bed and Breakfast at 122 Simcoe Street</p>
63.	<p>333 Simcoe Street</p> <p>Parcel A (DD 201133I), Lot 6, Beckley Farm, Victoria City, Plan 134</p>	a. Bed and Breakfast is a permitted use	i. Not more than three Guest Bedrooms may be used for Bed and Breakfast

64.	620 St Charles Street Lot 2, Section 68, Victoria District, Plan 34983	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	i. Guest Bedrooms must be in a Building that is used as the principal residence of the operator of the Neighbourhood Hotel , and ii. Not more than six Guest Bedrooms may be used for Neighbourhood Hotel or Bed and Breakfast
65.	1006 St Charles Street 1020 St Charles Street Lot 1 Section 74 Victoria District Plan VIP80270	a. Care Facility is a permitted use	
66.	1230 Styles Street Lot A (DD 2808761), Block 9, Section 10, Esquimalt District, Plan 1165	a. Care Facility is a permitted use	
67.	621 Su'it Street The Westerly 164 Feet Of Lot 29, Fairfield Farm Estate, Victoria City, Plan 826A	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	i. Guest Bedrooms are located in a Building that is used as the principal residence of the operator of the Neighbourhood Hotel , and ii. Not more than six Guest Bedrooms may be used for Neighbourhood Hotel or Bed and Breakfast
68.	239 Superior Street Lot 1955, Victoria City	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	
69.	495 Superior Street Lot 1, Of Lot 1854, Victoria City, Plan 3292	a. Office is a permitted use	
70.	601-603 Superior Street The Northerly 120 Feet Of Lot 1717, Victoria City Except Part In Plan 41305 The Northerly 120 Feet Of Lot 1716, Victoria City Except Part In Plan 41305	a. Office is a permitted use	
71.	635 Superior Street Lot A, Of Lots 1710, 1711, And 1712, Victoria City, Plan VIP52165	a. Assisted Living Facility is a permitted use	
72.	649 Superior Street 675 Superior Street Common Property Of Strata Plan VIS6805	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	i. Neighbourhood Hotel or Bed and Breakfast use must be located in a Heritage Designated Building , and ii. Not more than six Guest Bedrooms may be used for Neighbourhood Hotel or Bed and Breakfast

73.	534 Vancouver Street 998 Humboldt Street Lot 1, Of Lots 1219, 1220 And 1221, Victoria City, Plan 9672	a. Neighbourhood Hotel and Bed and Breakfast are permitted uses	
74.	731 Vancouver Street Lot D, Of Lots 1135 And 1149, Victoria City, Plan 2552	a. Bed and Breakfast is a permitted use	i. Not more than three Guest Bedrooms may be used for Bed and Breakfast
75.	2117 Vancouver Street Lot 21, Block 3, Section 3, Victoria District, Plan 62	a. A hostel or centre for young persons is a permitted use	i. Such use is not carried on for profit or gain
76.	1172, 1176 Yates Street Lot A Section 14 Spring Ridge Victoria City District Plan EPP112161	a. Assisted Living Facility is a permitted use	
77.	1321 Yates Street Lot A, Section 74, Victoria District, Plan 21955	a. Service Station is a permitted use b. Maximum Floor Area for Retail Trade accessory to a Service Station is 110m ²	

4.2 Local Village District – 1 Zone (LVD-1)

1. Permitted Uses	
<ul style="list-style-type: none"> a. Accessory Building b. Art and Cultural Facility c. Assembly d. Assisted Living Facility e. Care Facility f. Civic Facility g. Financial Service h. Food and Beverage Service 	<ul style="list-style-type: none"> i. Home Occupation j. Office k. Personal Service l. Residential m. Retail Trade n. Studio o. Utility p. Veterinary Clinic
1.1 Location and Siting of Uses and Structures	
<ul style="list-style-type: none"> a. Dwelling Units are not permitted on the First Storey of a Building except when located adjacent to a Flanking Street Lot Line. b. First Storey Office use is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway. 	
2. Density of Development	
a. Density of Development - Maximum	1.6:1
3. Height	
a. Height - Maximum	14.0m
b. Projections into Height - Maximum	
i. Parapets	1.2m
ii. Rooftop Structures	3.6m
4. Setbacks and Projections	
a. Front Lot Line Setback - Minimum	0.0m
b. Side Lot Line Setback – Minimum	0.0m
c. Rear Lot Line Setback – Minimum	<ul style="list-style-type: none"> i. 6.0m for the First Storey and any Storeys without a Residential use ii. 8.0m or 25% of Lot Depth, whichever is greater, for any part of a Building above the First Storey with a Residential use
d. Flanking Street Lot Line Setback – Minimum	0.0m
e. Projections into Setback – Maximum	
i. Balconies	2.0m
ii. Cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens	0.6m

associated with the principal Building	
iii. Steps and porch associated with the principal Building	2.0m
f. Notwithstanding Part 3.1.27, the maximum Setback for the Flanking Street Lot Line for Accessory Buildings is 3.5m or the minimum Front Lot Line Setback of the adjoining Lots , whichever is greater	

5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage and Open Space

- | | |
|------------------------------------|-----------------------|
| a. Lot Coverage – Maximum | 80% |
| b. Landscape Area – Minimum | 6% of Lot Area |

7. Lot Dimension and Area

- | | |
|-------------------------------|-------------------|
| a. Lot Area – Minimum | 540m ² |
| b. Lot Width – Minimum | 15.0m |

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	308 Catherine Street Lot A, Section 31, Esquimalt, Plan 46940	a. Brew Pub (beer, spirits, wine) is a permitted use	
2.	822 Catherine Street Lot C (DD 338654I), Block N, Section 31, Esquimalt District, Plan 549	a. Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure	
3.	1303 Fairfield Road Lot A Victoria Plan VIP1456 (DD286440I) Fairfield Farm Estate	a. Maximum Density of Development: 1.7:1	
4.	2320 Fernwood Road Lot 50, Spring Ridge, Victoria City, Plan 140	a. Service Station is a permitted use	
5.	1121 Fort Street STRATA PLAN EPS523	a. Maximum Density of Development: 2.5:1	
6.	1124 Fort Street Lot A, Of Lots 1101 and 1102, Victoria City, Plan VIP53428	a. Maximum Density of Development: 2.5:1	

7.	<p>1125 Fort Street</p> <p>The Easterly 20 Feet Of Lot 1112, Victoria City Except The Northerly 8 Feet Thereof</p> <p>The Westerly 20 Feet Of Lot 1111, Victoria City Except The Northerly 8 Feet Thereof</p>	a. Maximum Density of Development: 1.92:1	
8.	<p>1140 Fort Street</p> <p>Lot 1099, Victoria City, Except The South 8 Feet Thereof</p>	a. Maximum Density of Development: 2.5:1	
9.	<p>1155 Fort Street</p>	a. Funeral undertaking is a permitted use	
10.	<p>1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road</p> <p>Lot A, Spring Ridge, Victoria City, Plan 24752</p>	<p>a. Office and Retail Trade and Personal Service are permitted within a Studio</p> <p>b. Studio is only permitted on the ground floor</p>	
11.	<p>3175 Harriet Road</p> <p>Lot A (DD A53003), Sections 10 And 11, Victoria District, Plan 1218</p>	a. Storefront Cannabis Retailer is a permitted use	<p>i. The use does not occupy more than 97m²;</p> <p>ii. The use is restricted to the ground floor;</p> <p>iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot.</p>
12.	<p>2100 Quadra Street</p> <p>Lot A, Section 3, Victoria District, Plan 29274</p>	a. Service Station is a permitted use	
13.	<p>3198 Quadra Street</p> <p>Lot A Section 4 Victoria District Plan VIP74124</p>	a. Storefront Cannabis Retailer is a permitted use	<p>i. The use does not occupy more than 160m²;</p> <p>ii. The use is restricted to the ground floor;</p> <p>iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot.</p>

4.3 Community Village District – 1 Zone (CVD-1)

1. Permitted Uses	
<ul style="list-style-type: none"> a. Accessory Building b. Art and Cultural Facility c. Assembly d. Assisted Living Facility e. Care Facility f. Civic Facility g. Drinking Establishment, excluding nightclubs h. Equipment Rental i. Financial Service j. Food and Beverage Service 	<ul style="list-style-type: none"> k. Home Occupation l. Hotel m. Office n. Personal Service o. Residential p. Retail Liquor Sale q. Retail Trade r. Studio s. Utility t. Veterinary Clinic
1.1 Location and Siting of Uses and Structures	
<ul style="list-style-type: none"> a. Dwelling Units are not permitted on the First Storey of a Building except when located adjacent to a Flanking Street Lot Line. b. First Storey Office use is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway. 	
2. Density of Development	
a. Density of Development - Maximum	1.6:1
3. Height	
a. Height - Maximum	14.0m
b. Projections into Height - Maximum	
i. Parapets	1.2m
ii. Rooftop Structures	5.0m
4. Setbacks and Projections	
a. Front Lot Line Setback - Minimum	0.0m
b. Side Lot Line Setback – Minimum	0.0m
c. Rear Lot Line Setback – Minimum	<ul style="list-style-type: none"> i. 6.0m for the First Storey and any Storeys without a Residential use ii. 8.0m or 25% of Lot Depth, whichever is greater, for any part of a Building above the First Storey with a Residential use
d. Flanking Street Lot Line Setback – Minimum	0.0m
e. Projections into Setback – Maximum	
i. Balconies	2.0m

ii. Cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens associated with the principal Building	0.6m
iii. Steps and porch associated with the principal Building	2.0m
f. Notwithstanding Part 3.1.27, the maximum Setback for the Flanking Street Lot Line for Accessory Buildings is 3.5m or the minimum Front Lot Line Setback of the adjoining Lots , whichever is greater	

5. Motor Vehicle and Bicycle Parking

a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage and Open Space

a. Lot Coverage – Maximum	80%
b. Landscape Area – Minimum	6% of Lot Area

7. Lot Dimension and Area

a. Lot Area – Minimum	540m ²
b. Lot Width – Minimum	15.0m

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	496 Cecelia Road Lot A Section 4 Victoria District Plan EPP115594 Except Plan EPP115595	a. Maximum Height : 18.6m	
2.	220 Cook Street STRATA PLAN EPS6394	a. Maximum Density of Development : 2.2:1 b. Maximum Height : 16.5m c. Office and Personal Service are permitted within a Studio d. Studio is only permitted on the First Storey of a Building fronting a Street	
3.	230 Cook Street Lot 1, Fairfield Farm Estate, Victoria City, Plan 13651	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 77m ² ; ii. The use is restricted to the ground floor; iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
4.	328 Cook Street Lot A Fairfield Farm Estate Victoria City District Plan EPP103917	a. Bonus Density of Development : 2.19:1	i. A monetary contribution of \$161,356.80 must be provided to the Victoria Housing Reserve Fund prior to issuance of a Building Permit.

			<ul style="list-style-type: none"> ii. a monetary contribution of \$136,163.47 must be provided to the Local Amenities Reserve Fund prior to issuance of a Building Permit. iii. Until the amenity contributions identified above are paid in full, they shall be adjusted annually on January 1 commencing the second calendar year following 2021 and each year thereafter, by adding to the base contribution amounts identified above by an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period. iv. For the purposes of subsection iv., "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.
5.	<p>1725 Cook Street</p> <p>Lot B, Suburban Lot 18, Victoria City, Plan 47830</p>	a. Storefront Cannabis Retailer is a permitted use	<ul style="list-style-type: none"> i. Storefront Cannabis Retailer does not occupy more than 303m²; ii. Storefront Cannabis Retailer is restricted to the ground floor
6.	<p>1516-1594 Fairfield Road</p> <p>Lot A, Section 19, Victoria District, Plan 12772</p>	a. Storefront Cannabis Retailer is a permitted use	<ul style="list-style-type: none"> i. Storefront Cannabis Retailer does not occupy more than 104m²; ii. Storefront Cannabis Retailer is restricted to the ground floor; iii. Storefront Cannabis Retailer does not occupy more than 8.7m in length of a Building facing Fairfield Road iv. Only one Storefront Cannabis Retailer at a time is operational on the Lot.
7.	<p>45 Gorge Road East</p> <p>Lot 1 Section 10 Victoria District Plan EPP100446</p>	<ul style="list-style-type: none"> a. Maximum Density of Development: 2.43:1 b. Maximum Height: 18.15m 	i. A minimum of 290m ² of commercial floor area must be provided on the First Storey of a Residential Building
8.	<p>131, 135 and 139 Menzies Street</p> <p>LOT 24, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753</p>	<ul style="list-style-type: none"> a. Maximum Density of Development: 2.0:1 b. Maximum Height: 14.1m c. Minimum Open Lot Space: 50% 	

	LOT 23, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753		
	LOT 22, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753		
9.	225 Menzies Street Common Property Of Strata Plan VIS6403	a. Maximum Height : 14.6m b. Maximum floor area of a Retail Liquor Sale use is 442m ² c. Bonus Density of Development : 2.0:1	i. Provision of public art, consisting of mosaic tile work and a cast statue, and on and off site streetscaping and street furnishings, that have a combined value of at least \$40,000, as calculated above the City's standard broom finish.
10.	1765 Oak Bay Avenue Strata Plan EPS4153	a. Maximum Density of Development : 2.0:1 b. Maximum Height : 15.0m	
11.	1916 Oak Bay Avenue Shared Common Property Of Strata Plan EPS10257	a. Maximum Density of Development : 1.95:1 b. Maximum Height : 15.0m	
12.	1965-1971 Oak Bay Avenue and 1070-1072 Foul Bay Road STRATA PLAN EPS2135	a. Maximum Density of Development : 2.33:1 b. Maximum Height : 15.0m	
13.	2558 Quadra Street Lot A, Section 4, Victoria District, Plan 11029	a. Maximum Density of Development : 2.28:1 b. Maximum Height : 18.15m	
14.	2625-2635 Quadra Street, 2670 Fifth Street Lot 1, Section 4, Victoria District, Plan 27199	a. Maximum floor area of a Retail Liquor Sale use is 594m ²	
15.	2637-2641 Quadra Street Lot 9, Block 16, Section 4, Victoria District, Plan 240	a. Storefront Cannabis Retailer is a permitted use provided:	i. The use does not occupy more than 140m ² ; ii. The use is restricted to the ground floor; iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
16.	425-475 Simcoe Street Lot 1, Beckley Farm, Victoria City, Plan 26705	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 53m ² ; ii. The use is restricted to the ground floor; iii. Only one Storefront

			Cannabis Retailer at a time is operational on the Lot .
17.	170-184 Wilson Street Lot A District Lot 119 Esquimalt District Plan VIP67363	a. Storefront Cannabis Retailer is a permitted use	<ul style="list-style-type: none"> i. The use does not occupy more than 141m²; ii. The use is restricted to the ground floor; iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot.

4.4 Town Centre District – 1 Zone (TCD-1)

1. Permitted Uses	
<ul style="list-style-type: none"> a. Accessory Building b. Art and Cultural Facility c. Assembly d. Assisted Living Facility e. Automotive Repair f. Brew Pub (beer, spirits, wine) g. Care Facility h. Civic Facility i. Drinking Establishment j. Equipment Rental k. Financial Service l. Food and Beverage Service 	<ul style="list-style-type: none"> m. Home Occupation n. Hotel o. Laboratory p. Light Industrial q. Office r. Personal Service s. Residential t. Retail Liquor Sale u. Retail Trade v. Studio w. Utility x. Veterinary Clinic
1.1 Location and Siting of Uses and Structures	
<ul style="list-style-type: none"> a. Dwelling Units are not permitted on the First Storey of a Building except when located adjacent to a Flanking Street Lot Line. b. First Storey Office use is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway. c. Light Industrial and Automotive Repair are only permitted within the area bound by Bay Street on the south, Blanshard Street on the east, Market Street on the north and Government Street on the west. 	
2. Density of Development	
a. Density of Development - Maximum	1.6:1
3. Height	
a. Height - Maximum	14.0m
b. Projections into Height - Maximum	
i. Parapets	1.2m
ii. Rooftop Structures	5.0m
4. Setbacks and Projections	
a. Front Lot Line Setback - Minimum	0.0m
b. Side Lot Line Setback – Minimum	
i. Buildings up to 23.0m in Height :	0.0m
ii. Buildings greater than 23.0m in Height - for any portion of a Building supporting or sheltering a Residential use with an exterior wall greater than 18.0m in Height :	10.0m

iii. Buildings greater than 23.0m in Height - for any portion of a Building supporting or sheltering a non- Residential use with an exterior wall greater than 23.0m in Height :	6.0m
c. Rear Lot Line Setback – Minimum	
i. For the First Storey and any Storeys without a Residential use	6.0m
ii. For any part of a Building above the First Storey with a Residential use up to 18.0m in Height	8.0m or 25% of Lot Depth , whichever is greater
iii. Buildings greater than 23.0m in Height	10.0m for any portion of a Building supporting or sheltering a Residential use with an exterior wall greater than 18.0m in Height
iv. Buildings greater than 23.0m in Height	6.0m for any portion of a Building supporting or sheltering a non- Residential use with an exterior wall greater than 23.0m in Height
d. Flanking Street Lot Line Setback – Minimum	0.0m
e. Projections into Setback – Maximum	
i. Balconies	2.0m
ii. Cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens associated with the principal Building	0.6m
iii. Steps and porch associated with the principal Building	2.0m
f. Notwithstanding Part 3.1.27, the maximum Setback for the Flanking Street Lot Line for Accessory Buildings is 3.5m or the minimum Front Lot Line Setback of the adjoining Lots , whichever is greater	

5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage and Open Space

- | | |
|------------------------------------|-----------------------|
| a. Lot Coverage – Maximum | 80% |
| b. Landscape Area – Minimum | 6% of Lot Area |

7. Lot Dimension and Area

- | | |
|-------------------------------|-------------------|
| a. Lot Area – Minimum | 540m ² |
| b. Lot Width – Minimum | 15m |

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	695 Alpha Street Amended Lot 3 (DD 1749081), Block 2, Section 4, Victoria District, Plan 865	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 300m ² ; ii. The use is restricted to the ground floor; iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
2.	2500 Douglas Street LOT 1 SECTION 4 VICTORIA DISTRICT PLAN 162 LOT 2 SECTION 4 VICTORIA DISTRICT PLAN 162 LOT 3 SECTION 4 VICTORIA DISTRICT PLAN 162	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
3.	2514 Douglas Street LOT 4, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
4.	2524 Douglas Street LOT B, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
5.	2606 Douglas Street LOT 8, SECTION 4, VICTORIA DISTRICT, PLAN 162 THE SOUTHERLY 2 FEET 6 INCHES OF LOT 9, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
6.	2610 Douglas Street LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 25065	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1	

		c. Maximum Height is 30m	
7.	2615-2629 Douglas Street LOT 2, SECTION 4, VICTORIA DISTRICT, PLAN 23740	a. Light Industrial and Brew Pub (beer, spirits, wine) are permitted uses.	
8.	2616, 2622-2626 Douglas Street PARCEL A (DD 867011) OF LOTS 11 AND 12, SECTION 4, VICTORIA DISTRICT, PLAN 162 The Northerly 25.5 Feet Of Lot 12, Section 4, Victoria District, Plan 162 Lot 13, Section 4, Victoria District, Plan 162	a. Storefront Cannabis Retailer is a permitted use b. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. c. Maximum Density of Development is 3.0:1 d. Maximum Height is 30m	i. The use does not occupy more than 128m ² ; ii. The use is restricted to the ground floor; iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
9.	2631-2659 Douglas Street and 2630-2638 Ross Lane Lot 1 Section 4 Victoria District Plan VIP72652 Lot 2 Section 4 Victoria District Plan VIP72652	a. Maximum Density of Development : 2.0:1 b. Maximum Height : 19.5m	
10.	2634 Douglas Street & 2555 Government Street LOT A, SECTION 4, VICTORIA DISTRICT, PLAN 44082	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
11.	2640 Douglas Street LOT A (DD 286589I), SECTION 4, VICTORIA DISTRICT, PLAN 162, EXCEPT PART IN PLAN 16233	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
12.	2649-2659 Douglas Street and 735 Hillside Avenue Lot 1 Section 4, Victoria District, Plan EPP102394	a. Maximum Density of Development is 2.5:1	
13.	2670 Douglas Street Lot 1, Section 4, Victoria District, Plan 16233	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is	

		<p>3.0:1</p> <p>c. Maximum Height is 30m</p>	
14.	<p>1541-1545 Fort Street</p> <p>Parcel A (DD 378259) Of Lot 23 Section 74 Victoria District Plan 737</p>	<p>a. Storefront Cannabis Retailer is a permitted use</p>	<p>i. The use does not occupy more than 156m²;</p> <p>ii. The use is restricted to the ground floor;</p> <p>iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot.</p>
15.	<p>1609 Fort Street</p>	<p>a. Maximum floor area of Retail Liquor Sale use is 454m²</p>	
16.	<p>1669 Fort Street</p> <p>Lot A, Section 75, Victoria District, Plan 20877</p>	<p>a. Service Station is a permitted use</p>	
17.	<p>1693 Fort Street</p> <p>Lot A Section 75 Victoria District Plan EPP133715</p>	<p>a. Maximum Density of Development: 2.75:1</p> <p>b. Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure</p> <p>c. No commercial uses, except Home Occupation, are permitted above the First Storey of a Building.</p>	
18.	<p>1881-1885 Fort Street</p> <p>Lot 1, Section 76, Victoria District, Plan 26670</p>	<p>a. Storefront Cannabis Retailer is a permitted use</p>	<p>i. The use does not occupy more than 88m²;</p> <p>ii. The use is restricted to the ground floor;</p> <p>iii. Not occupy more than 6.0m in length of a Building facing Fort Street;</p> <p>iv. Only one Storefront Cannabis Retailer at a time is operational on the Lot.</p>
19.	<p>1990 Fort Street and 2014 Foul Bay Road</p> <p>Lot A Section 76 Victoria District Plan VIP62527</p>	<p>a. Bonus Density of Development for all uses: 1.69:1</p> <p>b. Maximum Height: 17m</p>	<p>i. Public art that is located in a public place and that has a value of at least \$53,000.00</p>
20.	<p>2507 Government Street</p> <p>LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 18140</p>	<p>a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted.</p> <p>b. Vehicle Sales and Rental is a permitted use.</p> <p>c. Maximum Density of Development is 3.0:1</p> <p>d. Maximum Height is 30m</p>	
21.	<p>2515 Government Street</p> <p>THE NORTH 1/2 OF LOT 30, SECTION 4, VICTORIA DISTRICT, PLAN 162</p>	<p>a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted.</p> <p>b. Maximum Density of Development is</p>	

	LOT 29, SECTION 4, VICTORIA DISTRICT, PLAN 162	3.0:1 c. Maximum Height is 30m	
22.	2519, 2523 & 2525 Government Street LOT A, SECTION 4, VICTORIA DISTRICT, PLAN 45793	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
23.	2527 Government Street LOT 26, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
24.	2531 Government Street LOT 25, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
25.	2535 Government Street LOT 24, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
26.	2541 Government Street LOT 23, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. Assisted Living Facility, Care Facility, Home Occupation, Residential and Studio are not permitted. b. Maximum Density of Development is 3.0:1 c. Maximum Height is 30m	
27.	740 Hillside Avenue Lot 1 Section 4 Victoria District Plan EPP21077	a. Maximum Density of Development: 2.6:1 b. Maximum Height: 38m	i. At least 80% of the First Storey of a Building located on Hillside Avenue must be occupied by Retail Trade or Food and Beverage Service uses, with their main entrances located in the Hillside Avenue street wall of the Building .
28.	1610, 1644 Hillside Avenue and 3190 Shelbourne Street Lot A Section 8A And 29- 30 Victoria District Plan VIP85871	a. Retail Liquor Sale must be located in that part of a Building that fronts Hillside Avenue b. Only one Retail Liquor Sale permitted per lot c. Maximum floor area of a Retail Liquor Sale use is 785m ²	

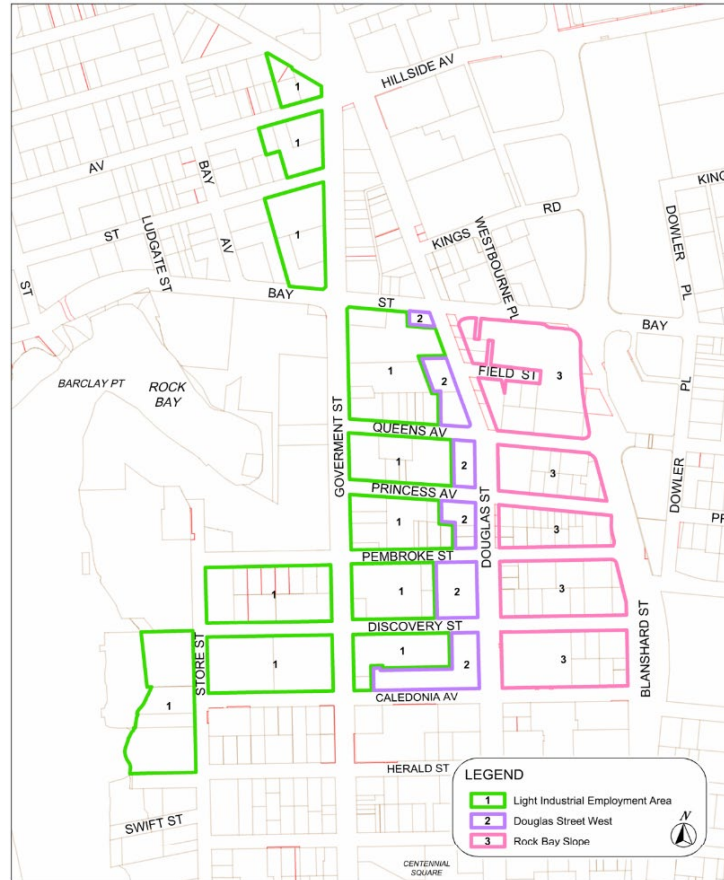
29.	1696 Hillside Avenue Lot A, Sections 8A and 27, Victoria District, Plan 23040	a. Service Station is a permitted use	
30.	1700 Hillside Avenue Lot A, Section 8A, Victoria District, Plan 27803	a. Service Station is a permitted use	
31.	1900 Richmond Avenue Lot 1 Section 76 Victoria District Plan EPP144068	a. Maximum Density of Development: 2.55:1 b. Maximum Height: 20.64m	
32.	3095 Shelbourne Street Lot 1 Section 8-A Victoria District Plan 24342	a. Service Station is a permitted use	
33.	611 Speed Avenue Lot A Section 4 Victoria District Plan EPP100259 Except Phase 1 Strata 629 Speed Avenue Shared Common Property Of Strata Plan EPS6601	a. Maximum Density of Development: 3.08:1 b. Maximum Height: 37m	

Appendix 3

4.9 Industry, Arts & Innovation – 1 Zone (IAI-1)

1. Sub Areas

a. In this zone, the Sub Areas are defined in the following map:



2. Permitted Uses

- | | |
|---|--|
| <ul style="list-style-type: none"> a. Accessory Building b. Art and Cultural Facility c. Assembly d. Automotive Repair e. Brew Pub (beer, spirits, wine) f. Civic Facility g. Drinking Establishment h. Food and Beverage Service i. Laboratory | <ul style="list-style-type: none"> j. Light Industrial k. Office l. Personal Service m. Retail Trade n. Utility o. Veterinary Clinic |
|---|--|

3. Setbacks and Projections

- | | |
|--|--|
| <ul style="list-style-type: none"> a. Front Lot Line Setback - Minimum b. Flanking Street Lot Line Setback – Minimum | <ul style="list-style-type: none"> 0m 0m |
|--|--|

c. **Side Lot Line Setback** – Minimum

- | | |
|---|-------|
| i. Buildings up to 23.0m in Height : | 0.0m |
| ii. Buildings greater than 23.0m in Height - for any portion of a Building supporting or sheltering a Residential use with an exterior wall greater than 18.0m in Height : | 10.0m |
| iii. Buildings greater than 23.0m in Height - for any portion of a Building supporting or sheltering a non- Residential use with an exterior wall greater than 23.0m in Height : | 6.0m |

d. **Rear Lot Line Setback** - Minimum

- | | |
|--|-------|
| i. Buildings up to 23.0m in Height - for any portion of a Building supporting or sheltering a Residential use with an exterior wall greater than 5.0m in Height : | 8.0m |
| ii. Buildings greater than 23.0m in Height - for any portion of a Building supporting or sheltering a Residential use with an exterior wall greater than 5.0m and up to 18.0m in Height : | 8.0m |
| iii. Buildings greater than 23.0m in Height - for any portion of a Building supporting or sheltering a Residential use with an exterior wall greater than 18.0m in Height : | 10.0m |
| iv. Any portion of a Building supporting or sheltering a non- Residential use with an exterior wall greater than 5.0m in Height : | 6.0m |
| v. Any portion of a Building supporting or sheltering a non- Residential use with an exterior wall up to 5.0m in Height : | 0.0m |

e. Projections into **Setbacks** – Maximum

- | | |
|--|-------|
| i. Balconies , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens: | 2.0m |
| ii. Exterior wall treatments, insulation and rainscreen systems: | 0.13m |

4. Sub Area 1 (Light Industrial Employment Area)

f. Additional permitted uses	i. Dock, Pier and Wharf ii. Equipment Rental iii. Heavy Industrial
g. Density of Development – Maximum	3.0:1
h. Mezzanine space located within the First Storey is exempt from Floor Area .	
i. Lot Area on the ground floor that must be occupied by Light Industrial, Heavy Industrial, Automotive Repair, Laboratory or Equipment Rental Floor Area – Minimum	65%
j. Height – Maximum	30m
iv. Height of the First Storey – Minimum	4.5m
v. Height of the First Storey where a mezzanine is included – Minimum	6.0m
vi. Height for any Buildings or structures on a Dock, Pier and Wharf – Maximum	6.0m
k. Lot Coverage – Maximum	90%

5. Sub Area 2 (Douglas West)

a. Additional permitted uses	i. Financial Service ii. Hotel iii. Retail Liquor Sales iv. Studio
b. Location and Siting of Uses and Structures	
i. Studio is not permitted on the ground floor	
c. Density of Development – Maximum	5.0:1
d. Mezzanine space located within the First Storey is exempt from Floor Area .	
e. Height – Maximum	45m
f. Lot Coverage – Maximum	90%

6. Sub Area 3 (Rock Bay Slope)

- | a. | Additional permitted uses | <ul style="list-style-type: none"> i. Assisted Living Facility ii. Equipment Rental iii. Financial Service iv. Home Occupation v. Hotel vi. Residential vii. Retail Liquor Sales viii. Studio | | | | | | |
|------|---|---|------|------|------|-----|-----|-----|
| b. | Location and Siting of Uses and Structures | | | | | | | |
| i. | A minimum of 65% of the Lot Area on the ground floor that must be occupied by Light Industrial, Automotive Repair, or Equipment Rental – Minimum | | | | | | | |
| ii. | A minimum 65% of the second Storey Floor Area must be occupied by Light Industrial, Office, Laboratory, Assembly or Personal Service | | | | | | | |
| iii. | Residential is not permitted on the ground floor or second Storey of a Building | | | | | | | |
| iv. | Notwithstanding paragraph iii., Studio is permitted on the second Storey of a Building | | | | | | | |
| c. | Density of Development – Maximum | | | | | | | |
| i. | Density of Development – Maximum where there is no Residential use | 5.5:1 | | | | | | |
| ii. | Density of Development – Maximum where Building contains Residential or Studio use | 4.0:1 | | | | | | |
| iii. | Density of Development – Maximum where Building contains: <ul style="list-style-type: none"> A. Residential or Studio use and B. Art and Cultural Facility that occupies at least 5% of total Floor Area of the Building | 5.5:1 | | | | | | |
| d. | Mezzanine space located within the First Storey is exempt from Floor Area . | | | | | | | |
| e. | Height | | | | | | | |
| i. | Height – Maximum | <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 33%;">HA-2</th> <th style="width: 33%;">HA-3</th> <th style="width: 33%;">HA-4</th> </tr> </thead> <tbody> <tr> <td>60m</td> <td>50m</td> <td>45m</td> </tr> </tbody> </table> | HA-2 | HA-3 | HA-4 | 60m | 50m | 45m |
| HA-2 | HA-3 | HA-4 | | | | | | |
| 60m | 50m | 45m | | | | | | |
| ii. | Height of the First Storey – Minimum | 4.5m | | | | | | |
| iii. | Height of the First Storey where a mezzanine is included – Minimum | 6.0m | | | | | | |
| f. | Lot Coverage – Maximum | 80% | | | | | | |

7. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	649 Bay Street and 2404 Douglas Street	a. Residential is permitted as a standalone use.	i. Maximum Density of Development for standalone Residential is 1.6:1.
2.	726 Discovery Street Lot A Victoria City District Plan EPP143247	a. Residential Dwelling Units located on the Lot may only be occupied pursuant to Residential Rental Tenure b. Bonus Density of Development: 3.5:1	ii. A minimum of nine accessible and five adaptable Dwelling Units constructed in accordance with National Standards of Canada standards for barrier-free design iii. A mid-block crosswalk on Discovery Street adjacent to the development
3.	2000-2030 Douglas Street, 650-664 Discovery Street and 649 Pem Street Lot 1 Victoria City Plan EPP128447	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 72m ² ; ii. Be located on the ground floor; and iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
4.	2204-2224 Douglas Street Lot 1 Section 3 Victoria District Plan Vip75881	a. Vehicle Sales and Rental is a permitted use.	
5.	732 Field Street Lot 6, Block 1, Section 3, Victoria, Plan 779	a. Residential is permitted as a standalone use.	i. Maximum Density of Development for standalone Residential is 1.6:1.
6.	2014 Government Street Lot 3 Of Lots 518 & 519, Victoria, VIS7114	a. Residential is a permitted use. b. Residential is only permitted above the First Storey .	
7.	2520 Government Street Lot A Section 4 Victoria District Plan EPP137195	a. Vehicle Sales and Rental is a permitted use.	
8.	2546 Government Street Lot 1, Section 4, Victoria District, Plan VIP53335	a. Vehicle Sales and Rental is a permitted use.	
9.	2620 Government Street Lot 1 Section 4 Victoria District Plan 27423 Lot A (DD B1006) Block W	a. Vehicle Sales and Rental is a permitted use.	

Section 4 Victoria District Plan 33-A LOT A Section 4 Victoria District Plan 37129 Except Part In Plan VIP60234		
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4.10 Marine Industrial – 1 Zone (MI-1)

1. Permitted Uses	
a. Accessory Building	g. Laboratory
b. Civic Facility	h. Light Industrial
c. Dock, Pier and Wharf	i. Marine Industrial
d. Equipment Rental	j. Retail Trade
e. Foodstand	k. Office
f. Heavy Industrial	l. Utility

1.1 Location and Siting of Uses and Structures
<p>a. Office is only permitted:</p> <ul style="list-style-type: none"> i. As an accessory use normally associated with a principal use; and, ii. To occupy no more than 25% of the First Storey Floor Area <p>b. Retail Trade is only permitted:</p> <ul style="list-style-type: none"> i. As an accessory use normally associated with a principal use; and, ii. To occupy no more than 50% of the First Storey Floor Area <p>c. Outdoor storage must:</p> <ul style="list-style-type: none"> i. Have a concrete or asphalt surface; ii. Be graded and drained in accordance with sound engineering principles; iii. Be separated by a landscape screen of at least 1.5m in height and 60cm in width where adjoining a Lot zoned for predominantly Residential purposes; and, iv. be separated from any Street by a landscape screen of at least 1.0m in width.

2. Density of Development	
a. Density of Development – Maximum	3.0:1
b. Mezzanine space located within the First Storey is exempt from Floor Area .	

3. Height	
a. Height – Maximum:	15m
b. Height for equipment, silos, Cisterns and other similar structures	20m
c. Height for any Buildings or structures on a Dock, Pier and Wharf – Maximum	6m

4. Setbacks and Projections	
a. Front Lot Line Setback – Minimum	0m
b. Side Lot Line Setback – Minimum	
<ul style="list-style-type: none"> i. Any portion of a Building less than 10m in Height when adjacent to a Lot zoned for Residential 	3m

ii.	Any portion of a Building 10m or higher when adjacent to a Lot zoned for Residential	7.5m
iii.	All other Side Lot Line Setback	0m
c.	Flanking Street Lot Line Setback – Minimum	0m
d.	Rear Lot Line Setback – Minimum	0m

5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage

- | | | |
|----|-------------------------------|-----|
| a. | Lot Coverage - Maximum | 90% |
|----|-------------------------------|-----|

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.	2300-2330 Government Street LOT A, SECTIONS 3 & 4, AND OF DISTRICT LOT 121, VICTORIA, AND PART OF THE BED OF THE PUBLIC HARBOUR OF VICTORIA, PLAN 48591	a. Brew Pub (beer, spirits, wine) is a permitted use.	

APPENDIX 4

Table 1

Column A	Column B			Column C
Use or Class of Use	Minimum Parking Spaces			Minimum Visitor Parking Spaces
Low Density Residential				
Single-Detached Dwelling or Duplex	1.0 space per Dwelling Unit			n/a
Secondary Suite, Garden Suite or a Building constructed as a single-detached dwelling or duplex, to create a duplex, multiple dwelling, Assisted Living Facility or a Child Care Facility	n/a			n/a
Townhouse, houseplex or Heritage Conserving Infill	0.77 spaces per Dwelling Unit			0.1 spaces per Dwelling Unit
Multiple Dwellings	GRD-1 Zone	LVD-1 Zone, CVD-1 Zone, TCD-1 Zone, IAI-1 Zone, MI-1 Zone	CBD-1 Zone, CBD-2 Zone, MRD-1 Zone, OTD-1 Zone	
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement or through Residential Rental Tenure zoning)	0.75 spaces per Dwelling Unit that is less than 45m ²	0.60 spaces per Dwelling Unit that is less than 45m ²	0.50 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.90 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	0.70 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	0.60 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1.30 space per Dwelling Unit that is more than 70m ²	1.10 space per Dwelling Unit that is more than 70m ²	1.0 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 45m ²			0.10 spaces per Dwelling Unit
	0.50 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²			
	0.75 spaces per Dwelling Unit that is more than 70m ²			
All other multiple dwellings	0.85 spaces per Dwelling Unit that is less than 45m ²	0.70 spaces per Dwelling Unit that is less than 45m ²	0.65 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	1.00 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	0.85 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	0.80 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1.45 spaces per Dwelling Unit that is more than 70m ²	1.30 spaces per Dwelling Unit that is more than 70m ²	1.20 spaces per Dwelling Unit that is more than 70m ²	
Assisted Living Facility, Care Facility or transitional housing and emergency shelters	1 space per 80m ² Floor Area		0.35 spaces per Dwelling Unit or residential unit	0.10 spaces per Dwelling Unit or residential unit
Commercial	GRD-1 Zone	LVD-1 Zone, CVD-1 Zone, TCD-1 Zone, IAI-1 Zone, MI-1 Zone	CBD-1 Zone, CBD-2 Zone, MRD-1 Zone, OTD-1 Zone	
Drinking Establishment	n/a	1 space per 70m ² Floor Area	1 space per 60m ² Floor Area	
Financial Service	1 space per 37.5m ² Floor Area	1 space per 40m ² Floor Area	1 space per 50m ² Floor Area	
Food and Beverage Service	1 space per 20m ² Floor Area	1 space per 25m ² Floor Area	1 space per 40m ² Floor Area	
Hotel	0.25 spaces per room	0.50 spaces per room		
Office	1 space per 50m ² Floor Area	1 space per 55m ² Floor Area	1 space per 70m ² Floor Area	
Personal Service	1 space per 37.5m ² Floor Area	1 space per 40m ² Floor Area	1 space per 50m ² Floor Area	
Retail Trade	1 space per 37.5m ² Floor Area	1 space per 50m ² Floor Area	1 space per 80m ² Floor Area	

Institutional	GRD-1 Zone	LVD-1 Zone, CVD-1 Zone, TCD-1 Zone, IAI-1 Zone, MI-1 Zone	CBD-1 Zone, CBD-2 Zone, MRD-1 Zone, OTD-1 Zone
Art and Cultural Facility	1 space per 40m ² Floor Area	1 space per 80m ² Floor Area	
Assembly	1 space per 80m ² Floor Area		
Civic Facility	1 space per 80m ² Floor Area		
Industrial			
Warehouse	1 space per 100m ² Floor Area		
All other industrial uses	1 space per 140m ² Floor Area		

Table 2

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		
Single-Detached Dwelling or Duplex. Secondary Suite, Garden Suite	n/a	n/a
A Building constructed as a single-detached dwelling or duplex, to create a duplex, multiple dwelling, Assisted Living Facility or a Child Care Facility	1 space per Dwelling Unit, except where the Dwelling Unit has access to a private garage	n/a
Townhouse, houseplex or Heritage Conserving Infill	1 space per Dwelling Unit, except where the Dwelling Unit has access to a private garage	The greater of 6 spaces per Building or 0.1 spaces per Dwelling Unit
Condominium (Dwelling Unit in a Building regulated by the Strata Property Act)	1 space per Dwelling Unit that is less than 45m ²	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
	1.25 spaces per Dwelling Unit that is 45m 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 or through Residential Rental Tenure zoning)	1 space per Dwelling Unit that is less than 45m ²	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
	1.25 spaces per Dwelling Unit that is 45m ² or greater	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
Affordable (Affordable Dwelling Units)	1 space per Dwelling Unit that is less than 45m ²	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit

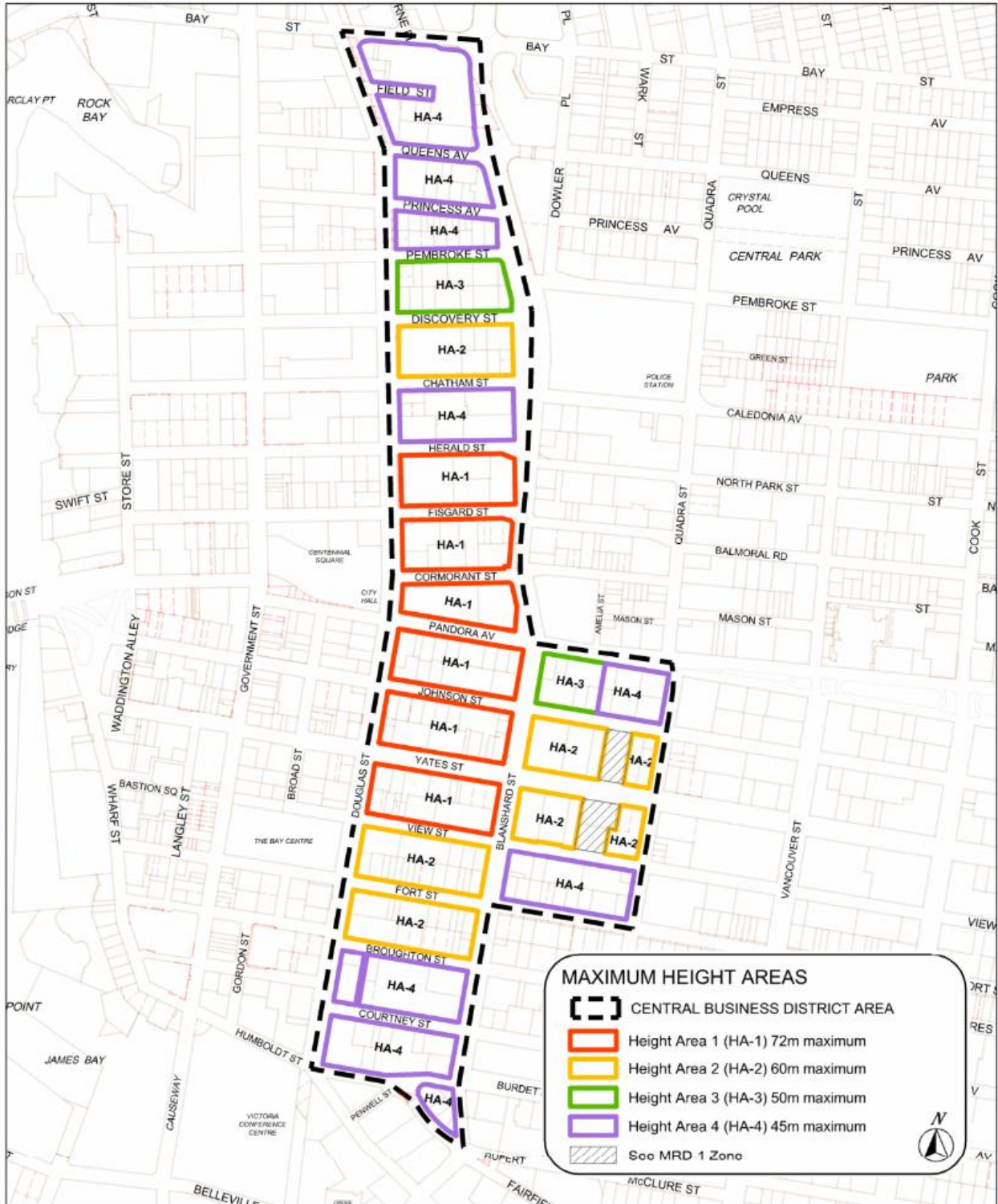
secured in perpetuity through a legal agreement)	1.25 spaces per Dwelling Unit that is 45m ² or greater	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit
Assisted Living Facility	1 space per 20 Dwelling Units or residential unit	1 space per 50 Dwelling Units or residential units
Commercial		
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
Commercial Continued		
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
Art and 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
Industrial		
All industrial uses	1 space per 1,200m ² of Floor Area, or part thereof	6 spaces

APPENDIX 5

Table 3

Use or Class of Use	Minimum Number of Energized Electric Vehicle Outlets
Residential	
Single-Detached Dwelling or Duplex	1 per required vehicle parking space
Secondary Suite, Garden Suite or House Conversion	n/a
Townhouse, houseplex or Heritage Conserving Infill	1 per required vehicle parking space
Condominium (Dwelling Unit in a Building regulated by the <i>Strata Property Act</i>)	1 per required vehicle parking space
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)	1 per required vehicle parking space
Affordable (Affordable Dwelling Units secured in perpetuity through a legal agreement)	1 per required vehicle parking space
Assisted Living Facility	1 per required vehicle parking space
All other residential uses not specifically identified in this table	1 per required vehicle parking space
Commercial	
Number of Vehicle Parking Spaces Provided	
<5	0
>5	1 Energized Electric Vehicle Outlet or 5% of the total number of required vehicle parking spaces, whichever is greater

Schedule A – Height Areas Map



Schedule C – Density Benefits

Density Benefits Zoning Bylaw Requirements for General Residential District - 1 Zone

Conditions	Maximum Density of Development
<p>a. A Lot that is in a Priority Growth Area and meets either of the following conditions:</p> <ul style="list-style-type: none"> i. All Dwelling Units on the Lot are secured by legal agreement as rental tenure in perpetuity or secured as Residential Rental Tenure zoning, or ii. The Building on the Lot was constructed prior to January 1, 2026, and all Dwelling Units on the Lot are secured by legal agreement as rental tenure for the greater of sixty years or the life of the Building. 	2.6:1
<p>b. A Lot that is in a Priority Growth Area and meets either of the following conditions:</p> <ul style="list-style-type: none"> i. At least 0.5% of the total Floor Area of the Residential component of the development on the Lot is occupied by Below-market Homeownership Units, or ii. 0.5% of the total Floor Area of the Residential component of the development on the Lot is less than 300 square metres, and the owner provides a cash-in-lieu contribution at a rate of \$107.64 per square meter of Floor Area above the maximum Density of Development prescribed for that Lot in Part 4, subject to section c. <p>c. The dollar amount set out in section b.ii. shall be adjusted annually on January 1 of each year by adding to the dollar amount specified an amount calculated by multiplying the dollar amount as of the previous January 1 by the annual percentage increase in the CPI for the most recently published twelve-month period.</p>	2.6:1
<p>d. A Lot that is in a Priority Growth Area and all Dwelling Units are within an Affordable Housing Development.</p>	2.75:1
<p>e. A Lot that qualifies and utilizes the full density under a. or b., and provides a minimum of 15% of the total Dwelling Units with at least three Bedrooms.*</p>	2.75:1
<p>f. A Lot that is within the 200-meter Tier of a Transit Oriented Area, and all Floor Area above the maximum Density of Development prescribed for that Lot in Part 4 is Residential and within an Affordable Housing Development.</p>	3.51:1

Table 1: Density Conditions

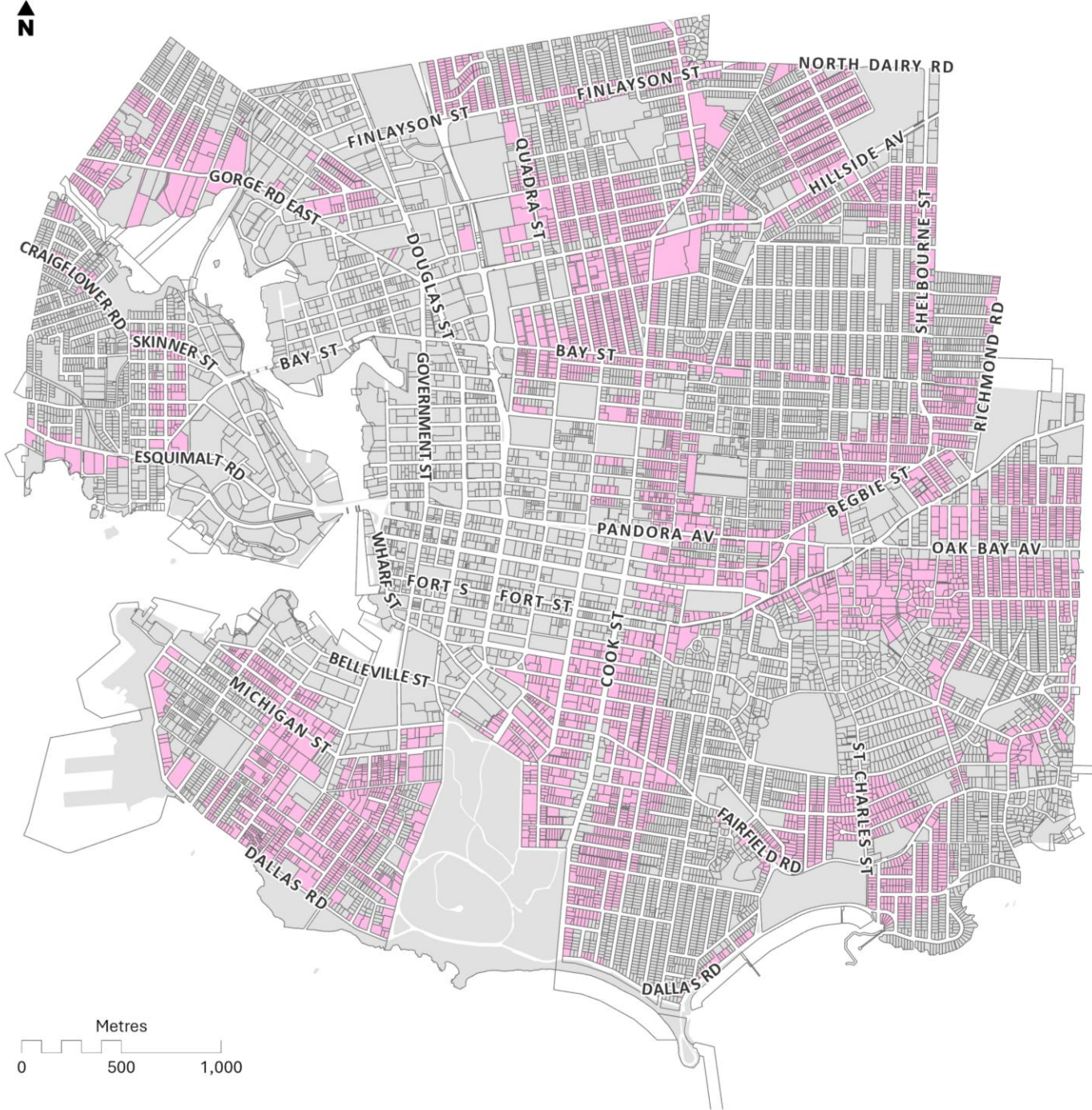
- a) *Methodology for determining estimated capital costs and cash-in-lieu contribution for section b.ii.:*

The analysis identified a conservative capital cost commensurate with 75% of estimated land lift for mid-rise wood frame strata housing applications seeking the maximum density levels of

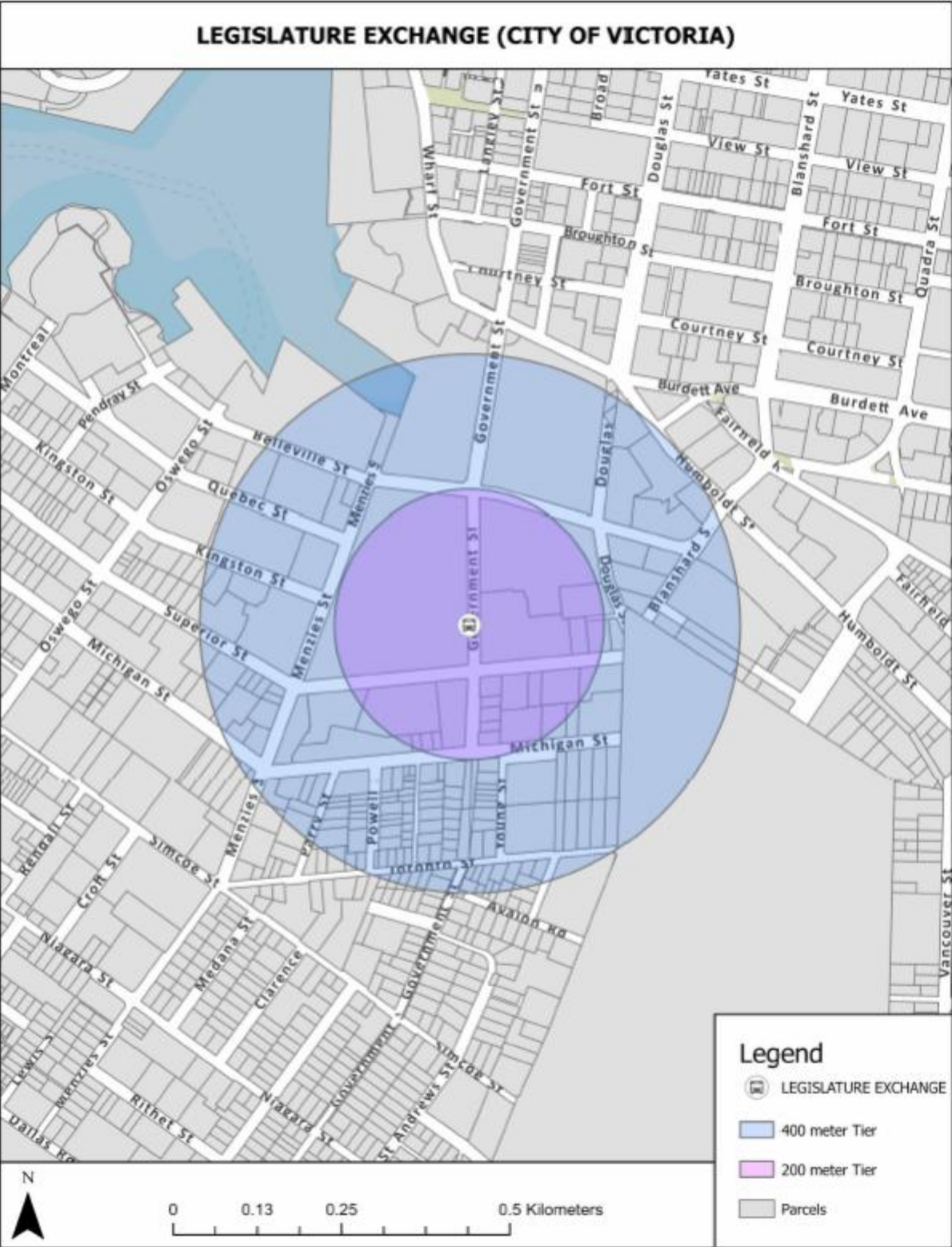
the bylaw. Aligning the required level of capital costs to 75% of the land lift associated with the increase in density maintains motivation for applicants to pursue the bonus density. Analysis suggested that the 75% of the land lift equates to the capital costs of providing 0.5% of total floor area as below-market homeownership unit(s) based on the case studies included in the financial analysis. The estimated capital costs associated with the required below-market homeownership unit(s) were then translated into an equivalent cash-in-lieu contribution of \$107.64 per square metre above the base density.

* For greater certainty, cash-in-lieu cannot be provided as an alternative to providing 15% of Dwelling Units as three Bedrooms.

Schedule D – Priority Growth Areas



Schedule E – Transit Oriented Areas



Schedule F – Transit Priority Network

