



# Zoning Bylaw 2018

## **Publishing Information**

Title: Zoning Bylaw 2018

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

Status: Draft Zoning Bylaw 2018 – June 2018

Contact Details: City of Victoria  
Sustainable Planning and Community Development Department  
1 Centennial Square  
Victoria, BC V8W 1P6  
E: [planning@victoria.ca](mailto:planning@victoria.ca)  
W: [victoria.ca](http://victoria.ca)

BYLAW NO. 18-072  
ZONING BYLAW 2018  
A BYLAW OF THE CITY OF VICTORIA

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

---

## **Table of Contents**

### **Part 1 - Administration**

1.1 Interpretation	1
--------------------	---

### **Part 2 - Definitions**

2.1 Administrative Definitions	5
2.2 Use Definitions	12

### **Part 3 - Use of Land, Buildings and Structures**

3.1 General Regulations	15
-------------------------	----

### **Part 4 - Zones**

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

### **Part 5 - Requirements for Motor Vehicle and Bicycle Parking**

5.1.1 Off-Street Parking Requirements	52
5.1.2 Vehicle Parking Appearance	54
5.1.3 Vehicle Parking Location and Dimensions	54
5.1.4 Bicycle Parking Specifications	56
5.1.5 Bicycle Parking Exemptions	58

### **Part 6 - Schedules**

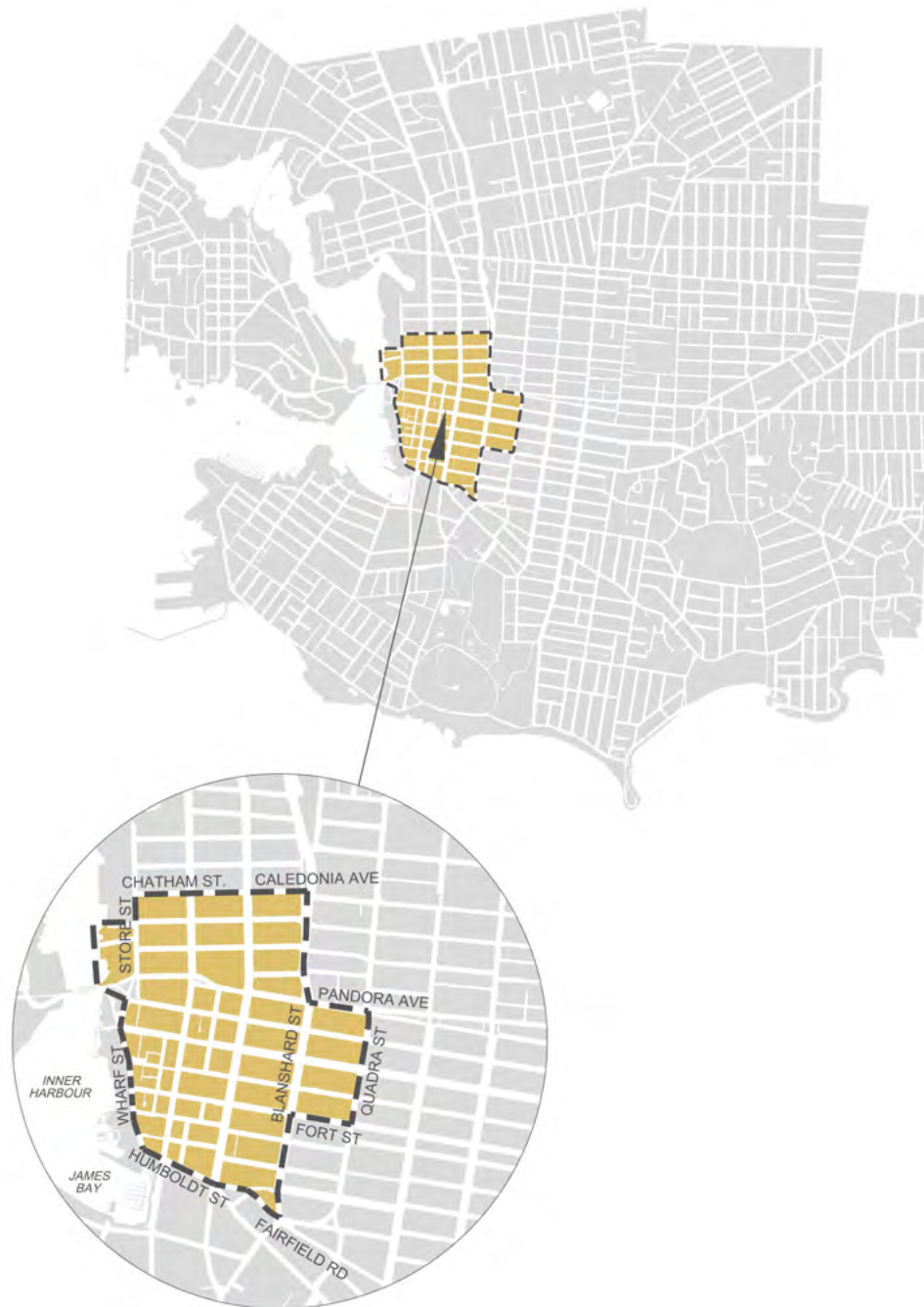
Schedule-A: CBD-2 Zone Height Areas Map	59
Schedule-B: Small Scale Commercial Urban Agriculture	60

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

## 1.1 Interpretation

1. This bylaw may be cited as the “Zoning Bylaw 2018”
2. This bylaw applies to the area indicated with a dashed line in Map 1.

**Map 1:** Area subject to Zoning Bylaw 2018



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

## Part 1 - Administration

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

## Part 1 - Administration

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

## Part 1 - Administration

22. The figure indicated in a column of section 4, Part 4 of this bylaw adjacent to the heading “**Side and Rear Lot Line Setbacks – Minimum**” is the minimum horizontal distance between any portion of a **Building** and the **Side or Rear Lot Lines** of the **Lot** on which the **Building** is located, provided that building features indicated in the relevant table with the heading “Projections into **Setbacks - Maximum**” in section 4, Part 4 may project into the minimum setback to the extent indicated in the table.
23. In this section,
- “Permit” means a development permit, heritage alteration permit, development variance permit or temporary use permit
- 23.1 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, issued within two years prior to the adoption of this bylaw, continues to apply as if varying or supplementing this bylaw, with the necessary changes and so far as applicable.
- 23.2 A development permit issued within two years prior to the adoption of this 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 licence 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 this bylaw.
- 23.3 If prior to the adoption of this bylaw, Council has authorized the issuance of a Permit, but the Permit had not been issued prior to the adoption of this 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 authorization are met;
  - b. it is issued within two years of the date of the Council authorization; and
  - c. it does not conflict with the density or use provisions of this bylaw.
- 23.4 If prior to the adoption of this bylaw, Council has moved an application for a Permit forward for an opportunity for public comment at a future Council meeting and such meeting is not held prior to the adoption of this 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 opportunity for public comment, provided that:
- a. the opportunity for public comment takes place no later than one year after the date of the adoption of this 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 opportunity for public comment, 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.
- 23.5 For certainty, nothing in this section 23 is intended to modify or extend the validity of any Permit beyond the time that it would lapse or expire but for this section.
24. If any provision or part of this bylaw is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, it shall be severed from the bylaw and the balance of the bylaw, or its application in any circumstances, shall not be affected and shall continue to be in full force and effect.



## 2.1 Administrative Definitions

1. In this bylaw,

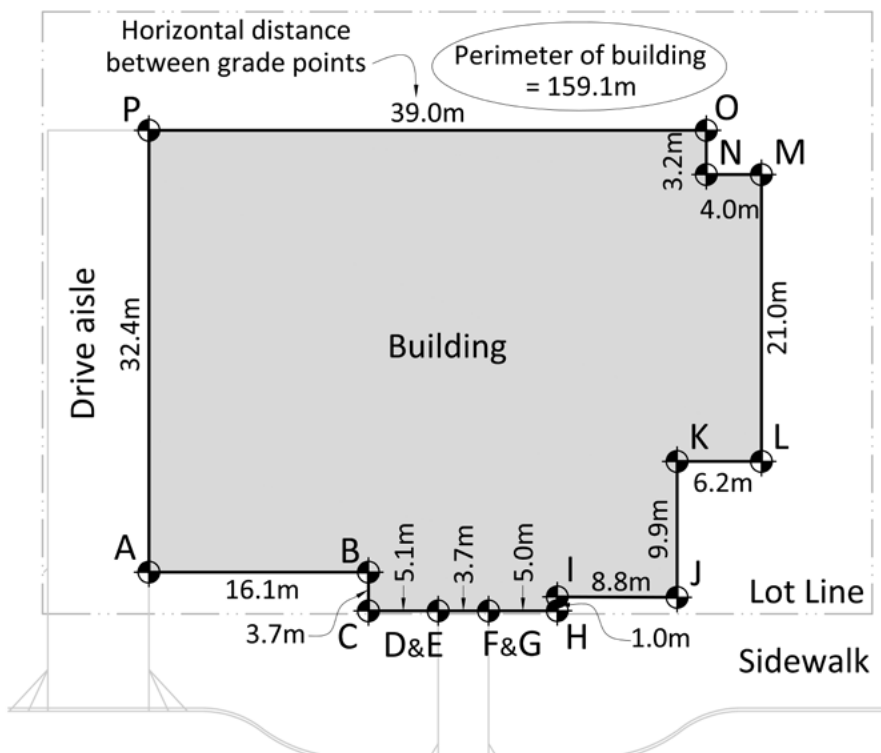
**Accessory Landscape Structure** means gates, fences, walls, trellises, gazebos, pergolas or a similar ornamental feature which is open to the elements and includes sheds that are less than 9.3m<sup>2</sup>.

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

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

**Grade Points:**

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





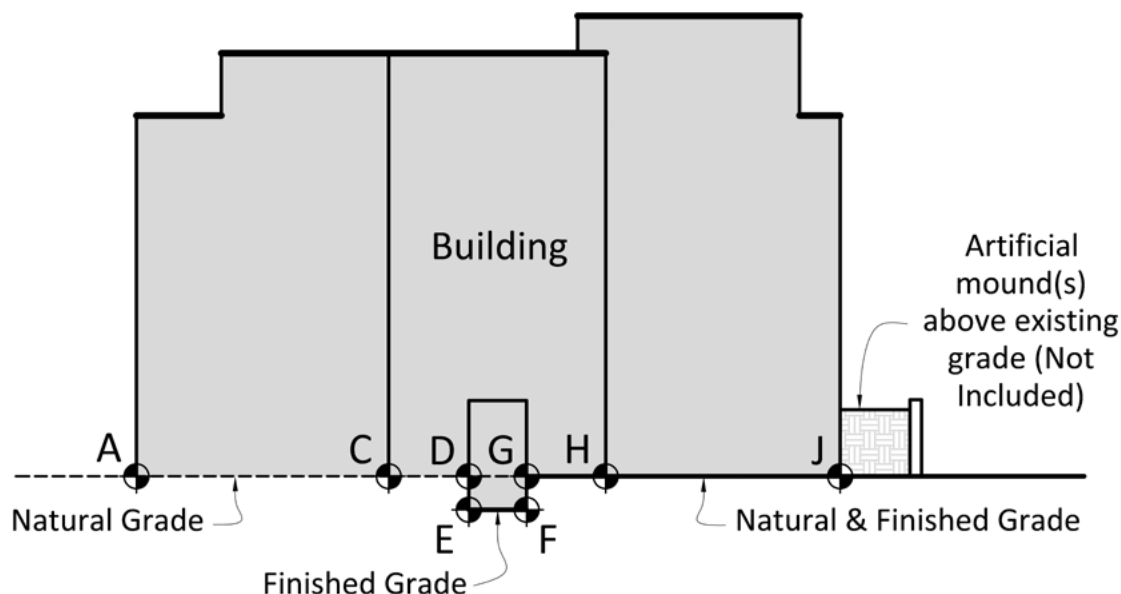
## Part 2 - Definitions

### Calculation Example:

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

### Grade Calculation:

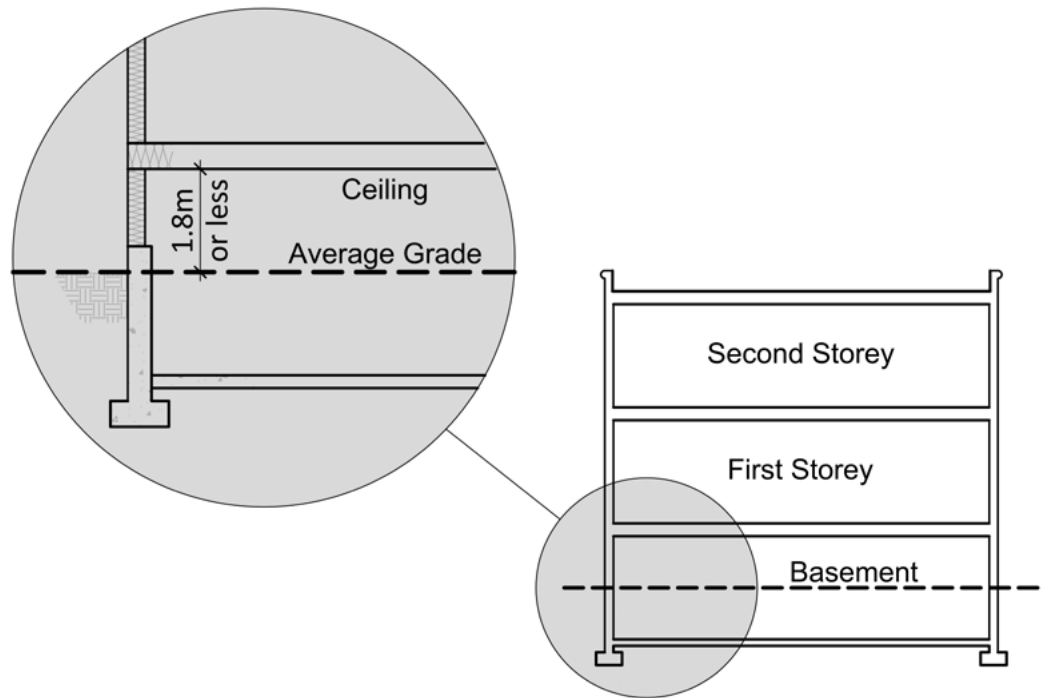
$$2520.23 \div 159.10\text{m (perimeter of building)} = 15.84$$



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

## Part 2 - Definitions

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



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

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

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

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

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

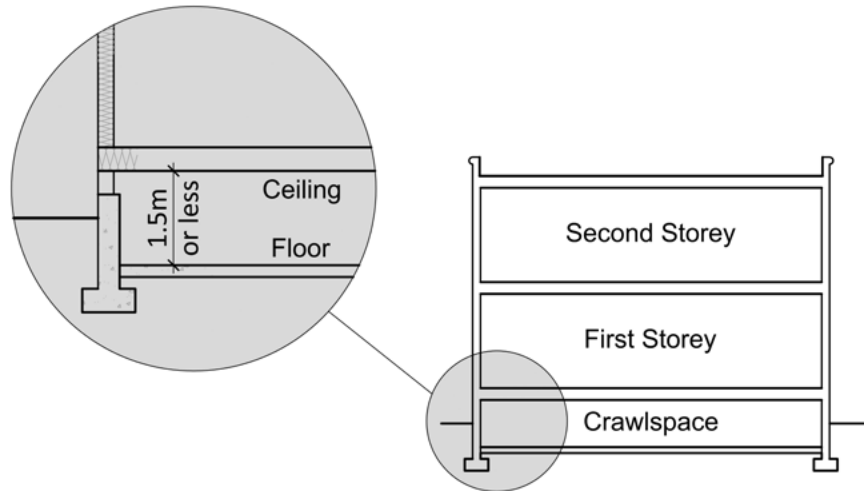
**Cistern** means a rainwater storage tank that is at least 1200 litres in capacity and that forms part of a **Stormwater Retention and Water Quality Facility**.

**City** means the Corporation of the City of Victoria.

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

## Part 2 - Definitions

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



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

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

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

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

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

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

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

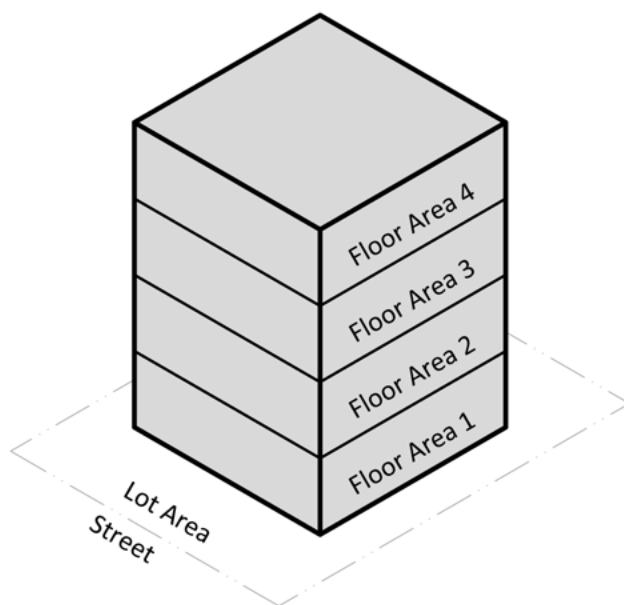
**Flanking Street Lot Line** means a **Lot Line**, not being a **Front** or **Rear Lot Line** that is common to a **Lot** and a **Street**.

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

- a. the area of any **Balcony**, veranda, exposed deck, patio or roof;
- b. the area of any **Crawlspace** or **Basement**;
- c. the area of **Rooftop Structures**; and
- d. the area that is used to provide bicycle parking required by this bylaw.
- e. the area of any exterior hallway or exterior staircase for **Buildings** existing prior to the date of adoption of this bylaw.

## Part 2 - Definitions

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



### Floor Space Ratio Calculation: (Example)

Floor Area 1:	345m <sup>2</sup> +
Floor Area 2:	345m <sup>2</sup> +
Floor Area 3:	345m <sup>2</sup> +
Floor Area 3:	345m <sup>2</sup> +

Total (Structure): 1380m<sup>2</sup>

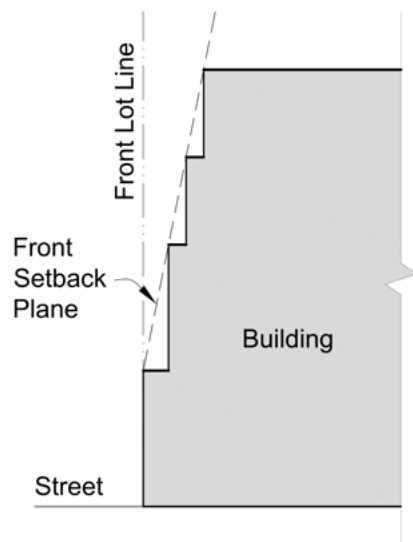
Lot Area: 460m<sup>2</sup>

$$\frac{\text{Total (Structure)}}{\text{Lot Area}} = \frac{1380\text{m}^2}{460\text{m}^2} = 3.00 =$$

3:1

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

**Front Setback Plane** means a plane having an angle of inclination expressed as a ratio (rise over run), based at a specified point above the **Front Lot Line**, as illustrated in the following sketch.

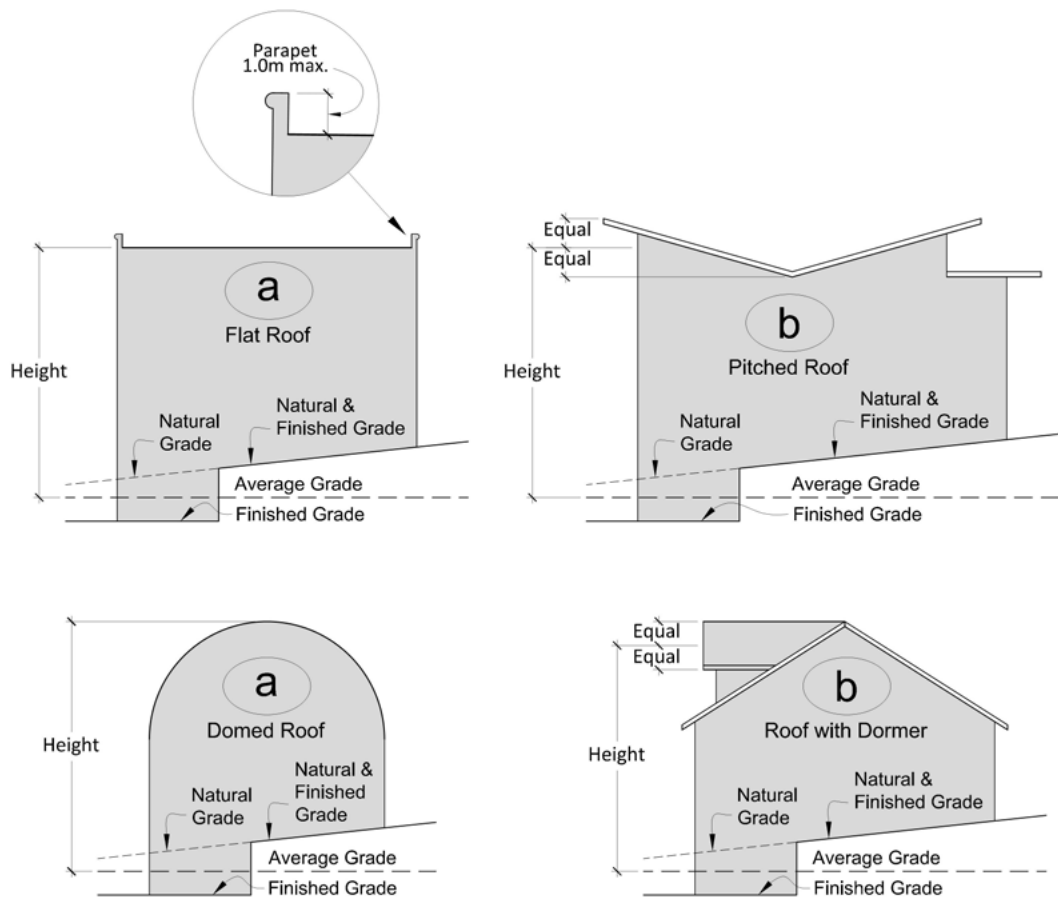


**Front Yard** means a yard located between the principal **Building** and the **Front Lot Line**, extending the full width of the **Lot**.

## Part 2 - Definitions

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

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



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

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

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

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

## Part 2 - Definitions

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

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

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

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

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

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

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

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

**Principal Residence** means the usual **Dwelling Unit** where an individual makes their home.

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

**Rooftop Structure** includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.

**Setback** means the required separation distance between a **Lot Line** and a **Building**.

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

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

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

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

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

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

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

### 2.2 Use Definitions

1. In this bylaw,

**Accessory Building** means a **Building** that is subordinate to the principal use on a **Lot**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## Part 2 - Definitions

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

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

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

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

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

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

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

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

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

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

**Service Station** means facilities that are used for the retail sale and dispensing of automotive fuels and may also include the retail sale of vehicle accessories, foods, drinks and other convenience goods.

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

**Small-scale Commercial Urban Agriculture** means:

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

## Part 2 - Definitions

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

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

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

### 3.1 General Regulations

1. Unless a contrary intention appears in another Part of this bylaw, the following regulations apply to all land to which this bylaw applies.
2. Each use that is listed in Part 4 of this bylaw with the heading “Permitted Uses” is permitted in the relevant zone, and all other uses are prohibited in that zone unless a use is permitted under the site specific regulations in which case that use is permitted on the applicable property but is not permitted anywhere else in that zone.
3. The uses permitted in Part 4 of this bylaw include uses that are normally incidental to and associated with the use.
4. Drive through businesses of any kind, including drive through restaurants and **Financial Service** institutions are prohibited in all zones.
5. Storage of rental equipment in an **Equipment Rental** use must be enclosed in a **Building**.
6. The top surface of a **Cistern** must not exceed 15m<sup>2</sup> in area.
7. A **Dwelling Unit** or premises in a **Building** may be used as a display unit or sales centre for **Residential Dwelling Units** located in the **Building**.
8. A **Studio** use may include an associated **Residential Dwelling Unit** only if at least one artist or artisan engaged in their art or craft on the premises resides in the **Dwelling Unit**.
9. **Home Occupations** must comply with the following:
  - a. A **City** business license is required;
  - b. The sale of goods on the premises is not permitted, except as accessory to the primary business; and
  - c. The provision of escort and dating services within a multi-residential **Building** is not permitted; and
  - d. The operation of any cannabis-related business is not permitted
  - e. The operation of **Short-term Rental** is not permitted, except as provided in sub section 9(i)
  - d. A **Home Occupation** may not create noise, electronic interference, dust, odour, smoke or any other nuisance detectable beyond the premises in which it is being conducted, including in any common areas or other **Dwelling Units** in a multi-residential **Building**.
  - g. No more than three **Home Occupations** shall be carried on in any one **Dwelling Unit**, provided that only one of the **Home Occupations** has customers that attend the **Dwelling Unit**.
  - h. Except as expressly permitted in this bylaw, or in the Sign By-law, no sign or other advertising device or advertising matter may be exhibited or displayed on any **Lot** on which a **Home Occupation** is being carried on.

### Part 3 - Use of Land, Buildings and Structures

- i. Subject to the following requirements, a **Short-term Rental** is permitted as a **Home Occupation** in a **Principal Residence**.
  - (i) subject to subparagraph (ii), no more than two bedrooms may be used for **Short-term Rental** and the **Short-term Rental** cannot occupy an entire self-contained **Dwelling Unit**;
  - (ii) the entire **Principal Residence** may be used for a **Short-term Rental** only occasionally while the operator is temporarily away; and
  - (iii) no liquor may be provided to **Short-term Rental** guest.
- 10. **Rooftop Structures** must comply with the following:
  - a. A **Rooftop Structure** must not occupy more than 20% of the roof area of the **Building**; and
  - b. A **Rooftop Structure** must be set back a minimum of 3m from the outer edge of the roof.
- 11. **Small-scale Commercial Urban Agriculture** and sales are permitted in all zones, provided that the use is not noxious or offensive to neighbours or the general public by reason of emitting odor, noise or artificial lighting, and subject to compliance with Part 6, Schedule B of this bylaw.
- 12. Rooftop greenhouses must comply with the following:
  - a. A rooftop greenhouse must not exceed 3.65m in height;
  - b. A rooftop greenhouse must be set back a minimum of 3m from the outer edge of the roof; and
  - c. A rooftop greenhouse must not exceed the lesser of 28m<sup>2</sup> or 50% of the building roof area.

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

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

## Part 4 - Zones

### 4. Setbacks and Projections

a. <b>Front Setback Plane</b> - Minimum	
i. <b>Buildings</b> abutting Blanshard, Douglas or Yates street, for any building portion above 20.0m in <b>Height</b> :	5:1 (Angle of Inclination)
ii. All other <b>Buildings</b> , for any portion above 15.0m in <b>Height</b> :	5:1 (Angle of Inclination)
b. <b>Side and Rear Lot Line Setbacks</b> - Minimum	
i. Exterior walls 20.0m up to 30.0m in <b>Height</b> :	3.0m
ii. Exterior walls over 30.0m and up to 43.0m in <b>Height</b> :	6.0m
iii. Exterior walls abutting Douglas Street 30.0m or more in <b>Height</b> :	9.0m
c. Projections into <b>Setbacks</b> - Maximum	
i. <b>Balconies</b> , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens:	0.6m
ii. Exterior wall treatments, insulation and rainscreen systems:	0.13m

### 5. Motor Vehicle and Bicycle Parking

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

### 6. Lot Coverage and Open Space

(Intentionally left blank)

### 7. Lot Dimension and Area

(Intentionally left blank)

### 8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	940 Blanshard Street 735 Broughton Street  LOTS 1 & 2 OF LOTS 79-85, 89-92, VICTORIA, VIS4516	a. Maximum <b>Density of Development</b> : 3.08:1	
2.	980 Blanshard Street  LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88	a. Maximum <b>Density of Development</b> : 3.6:1	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
3.	1107 Blanshard Street LOT 281, VICTORIA CITY	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
4.	1115 Blanshard Street PARCEL A (DD 189158I) OF LOTS 302 & 303, VICTORIA	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
5.	1125 Blanshard Street LOT A PLAN VIP73975 VICTORIA OF LOTS 302 & 303	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
6.	1461 Blanshard Street LOT A PLAN VIP73786 VICTORIA OF LOTS 432 & 433 SEC 339 LGA	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
7.	1520 Blanshard Street LOT B OF LOT 1257, VICTORIA, VIP60943	a. Maximum <b>Density of Development</b> : 0.8:1 b. At least 60% of the area of the <b>Lot</b> must be open space. c. No <b>Building</b> or structure, other than a public plaza or <b>Driveway</b> providing access to underground parking, may be located within 18.0m of the western <b>Boundary</b> of the site. d. The <b>Height</b> of a structure that is within 18m of the western <b>Boundary</b> of the site must not exceed the <b>Height</b> of Pandora Avenue or Cormorant Street, whichever is nearer the structure.	
8.	734 Broughton Street LOT 63, VICTORIA	a. Maximum <b>Density of Development</b> : 3.3:1	i. At least 15 bicycle parking spaces are provided on the site; and; ii. The Broughton Street frontage of any Building on the site is glazed and used for <b>Retail Trade</b> or restaurant uses only.
9.	740 Burdett Avenue LOT A PLAN 26090 SECTION 88 VICTORIA & OF LOT 100	a. Maximum <b>Density of Development</b> : 3.6:1	



## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
10.	905 Douglas Street  LOT A (DD 18381W) OF LOTS 75, 76, 77 AND 94, VICTORIA, PLAN 1061	a. Motor vehicle parking spaces may be provided on a separate <b>Lot</b> within 125m of the use for which they are provided, if the parking site is charged by a covenant in favour of the City restricting the use of the <b>Parking Area</b> and an easement in favour of the owner of 905 Douglas Street.	
11.	777 Fort Street  STRATA PLAN VIS700	a. Maximum <b>Density of Development</b> : 3.52:1 b. Maximum <b>Floor Area</b> : 1,095m <sup>2</sup> c. Maximum <b>Building Height</b> : 15.0m	
12.	778 Fort Street  THE W 1/2 OF LOT 28, VICTORIA, EXCEPT THE S 8 FT	a. <b>Storefront Cannabis Retailer</b> is a permitted use	i. The use does not occupy more than 100m <sup>2</sup> ; ii. The use is restricted to the ground floor; iii. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the <b>Lot</b> .
13.	810 Fort Street  LOT 282, VICTORIA, EXCEPT THE S 8 FEET OF SAID LOT TAKEN FOR ROAD PURPOSES	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
14.	814 Fort Street  LOT 286 VICTORIA	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
15.	822 Fort Street  THE W 30 FT OF LOT 287, VICTORIA, EXCEPT THE S 8 FT THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
16.	824 Fort Street  EASTERLY 1/2 OF LOT 287, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
17.	826 Fort Street  LOT 288, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum <b>Density of Development</b> : 2.5:1 b. Maximum <b>Building Height</b> : 15.5m c. Off-street motor vehicle parking is not required for a <b>Lot</b> that has an area of 650m <sup>2</sup> or less, or a width of 18.5m or less.	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
18.	838 Fort Street  LOT 289, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum <b>Density of Development</b> : 2.8:1 b. Maximum <b>Building Height</b> : 15.5m c. Off-street motor vehicle parking is not required for a <b>Lot</b> that has an area of 650m <sup>2</sup> or less, or a width of 18.5m or less.	
19.	840 Fort Street  LOT 290, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum <b>Density of Development</b> : 3.7:1 b. Maximum <b>Building Height</b> : 21.5m c. Maximum <b>Lot Area</b> : 630m <sup>2</sup> d. Maximum <b>Lot Coverage</b> : 84%	
20.	848 Fort Street  LOT 1 PLAN 27779 VICTORIA LOT 1 OF 291/2	a. Maximum <b>Building Height</b> : 15.0m	
21.	880 Fort Street  LOT 293 VICTORIA	a. Maximum <b>Density of Development</b> : 2.5:1 b. Maximum <b>Building Height</b> : 15.5m c. Off-street motor vehicle parking is not required for a <b>Lot</b> that has an area of 650m <sup>2</sup> or less, or a width of 18.5m or less.	
22.	722 Johnson Street	a. <b>Parkade</b> is a permitted use	
	LOT 142 VICTORIA	b. <b>Bonus Density of Development</b> : 4.0:1	i. A <b>Parkade</b> is provided within any <b>Building</b> .
23.	727 Johnson Street  LOT 33 VICTORIA	a. <b>Hotel</b> is not a permitted use. b. Off-street motor vehicle and <b>Bicycle Parking, Short-term</b> parking spaces are not required.	
		c. <b>Bonus Density of Development</b> : 4.35:1	i. Rehabilitation of the existing <b>Building</b> on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against the title to the lands pursuant to section 219 of the land Title Act; and ii. Provision of a housing agreement pursuant to section 483 of the Local Government Act to require that all <b>Residential</b> dwellings are to be used and occupied as rental units in perpetuity.

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
24.	818 Johnson Street  THE N 60 FT OF LOT 378, VICTORIA	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
25.	844 Johnson Street  LOT 1 PLAN 32453 VICTORIA OF LOTS 394/395 & 400/401	a. Maximum <b>Density of Development</b> : 2.5:1	i. <b>Lot Coverage</b> does not exceed 50%
		b. Maximum <b>Building Height</b> : 37.0m c. The minimum number of off-street motor vehicle parking spaces for <b>Residential</b> uses is 0.55 spaces per <b>Dwelling Unit</b>	
		d. <b>Bonus Density of Development</b> : 3.0:1	i. <b>Lot Coverage</b> does not exceed 30%
26.	851 Johnson Street  LOT 379 VICTORIA	a. <b>Residential</b> is not a permitted use	
		b. <b>Storefront Cannabis Retailer</b> is a permitted use	i. The use does not occupy more than 25m <sup>2</sup> ; ii. The use is restricted to the ground floor.
		c. Maximum <b>Density of Development</b> : 1.5:1 d. Maximum <b>Building Height</b> : 15.0m e. Maximum <b>Lot Coverage</b> : 60%	
27.	881 Johnson Street  THE N 60 FT OF LOT 378, VICTORIA	a. <b>Residential</b> is not a permitted use	
		b. Maximum <b>Density of Development</b> : 1.5:1 c. Maximum <b>Building Height</b> : 15.0m d. Maximum <b>Lot Coverage</b> : 60%	
28.	823 Pandora Avenue  LOT A PLAN VIP63518 VICTORIA OF LOTS 402 407 408 AND 409 SEC 339 LGA	a. <b>Parkade</b> is a permitted use on the west half of the <b>Lot</b> , provided that no motor vehicle parking spaces are located within 6m of a <b>Street</b> . b. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> on the west half of the <b>Lot</b> : 2.0:1 c. Maximum <b>Density of Development</b> on the east half of the <b>Lot</b> : 2.0:1 d. Maximum <b>Density of Development</b> for <b>Office</b> on the east half of the <b>Lot</b> : 1.0:1 e. Maximum <b>Building Height</b> on the east half of the <b>Lot</b> : 15.5m	
		f. <b>Bonus Density of Development</b> on the west half of the <b>Lot</b> : 3.5:1	i. At least 200 motor vehicle parking spaces are provided within a <b>Building</b> .

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
29.	1126 Quadra Street  LOT 294 VICTORIA PARCEL A	a. <b>Residential</b> is not a permitted use b. Maximum <b>Density of Development</b> : 1.5:1 c. Maximum <b>Building Height</b> : 15.0m d. Maximum <b>Lot Coverage</b> : 60%	
30.	1314 Quadra Street  LOT 378 VICTORIA S PT	a. <b>Residential</b> is not a permitted use b. Maximum <b>Density of Development</b> : 1.5:1 c. Maximum <b>Building Height</b> : 15.0m d. Maximum <b>Lot Coverage</b> : 60%	
31.	1400 Quadra Street  LOT 2 OF LOT 397, VICTORIA, PLAN 4255	a. <b>Residential</b> is not a permitted use b. Maximum <b>Density of Development</b> : 1.5:1 c. Maximum <b>Building Height</b> : 15.0m d. Maximum <b>Lot Coverage</b> : 60%	
32.	1412 Quadra Street  LOT 2, OF LOTS 397 & 398, VICTORIA, PLAN 41744	a. <b>Residential</b> is not a permitted use b. Maximum <b>Density of Development</b> : 1.5:1 c. Maximum <b>Building Height</b> : 15.0m d. Maximum <b>Lot Coverage</b> : 60%	
33.	1420 Quadra Street  LOT 1, OF LOTS 398 & 399, VICTORIA, PLAN 41744	a. Maximum <b>Density of Development</b> : 2.0:1 b. Maximum <b>Density of Development</b> for <b>Office</b> : 1.0:1 c. Maximum <b>Building Height</b> : 15.5m	
34.	812 View Street  LOT 1, OF LOTS 304, 305, 326, & 327, VICTORIA, PLAN 27731	a. Maximum <b>Density of Development</b> for <b>Retail Trade</b> and <b>Office</b> : 2.0:1	
35.	815 View Street  LOT 301, VICTORIA	a. Maximum <b>Density of Development</b> for <b>Office</b> and <b>Retail Trade</b> : 2.0:1	
36.	865 View Street  STRATA PLAN VIS3578	a. Maximum <b>Building Height</b> : 37.0m b. Maximum <b>Density of Development</b> : 3.2:1 c. Not more than 140m <sup>2</sup> of <b>Floor Area</b> on the 12 <sup>th</sup> <b>Storey</b> of any <b>Building</b> may be used for <b>Office</b> uses other than medical or dental <b>Offices</b> . d. Off-street motor vehicle parking spaces are not required in respect of any <b>Floor Area</b> on the 12 <sup>th</sup> <b>Storey</b> of any <b>Building</b> .	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
37.	706 Yates Street  LOT A, VICTORIA, PLAN 46366	a. <b>Bonus Density of Development:</b> 3.8:1	i. A <b>Building</b> provides at least 1850m <sup>2</sup> of <b>Floor Area</b> on the first floor for <b>Retail Trade</b> or restaurant use or for pedestrian circulation uses.
38.	769 Yates Street  LOT 105 VICTORIA PLAN 1	a. Maximum <b>Density of Development:</b> 3.9:1 b. Maximum <b>Building Height:</b> 15.0m	
39.	858 Yates Street  LOT 376 VICTORIA	a. <b>Residential</b> is not a permitted use b. Maximum <b>Density of Development:</b> 1.5:1 c. Maximum <b>Building Height:</b> 15m d. Maximum <b>Lot Coverage:</b> 60%	
40.	866 Yates Street  LOT 377 VICTORIA	a. <b>Residential</b> is not a permitted use b. Maximum <b>Density of Development:</b> 1.5:1 c. Maximum <b>Building Height:</b> 15m d. Maximum <b>Lot Coverage:</b> 60%	

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

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

## Part 4 - Zones

### 4. Setbacks and Projections

a. <b>Front Setback Plane</b> - Minimum	
i. <b>Buildings</b> abutting Blanshard, Douglas or Yates street, for any building portion above 20.0m in <b>Height</b> :	5:1 (Angle of Inclination)
ii. All other <b>Buildings</b> , for any portion above 15.0m in <b>Height</b> :	5:1 (Angle of Inclination)
b. <b>Side and Rear Lot Line Setbacks</b> - Minimum	
i. Exterior walls 20.0m up to 30.0m in <b>Height</b> :	3.0m
ii. Exterior walls over 30.0m and up to 45.0m in <b>Height</b> :	6.0m
iii. Exterior walls over 45.0m in <b>Height</b> :	10.0m
iv. Exterior walls abutting Douglas Street 30.0m or more in <b>Height</b> :	9.0m
c. Projections into <b>Setbacks</b> - Maximum	
i. <b>Balconies</b> , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens:	0.6m
ii. Exterior wall treatments, insulation and rainscreen systems:	0.13m

### 5. Motor Vehicle and Bicycle Parking

a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.
b. Notwithstanding the requirements in Part 5 of this bylaw, all motor vehicle parking must be located within a <b>Building</b> .

### 6. Lot Coverage and Open Space

(Intentionally left blank)

### 7. Lot Dimension and Area

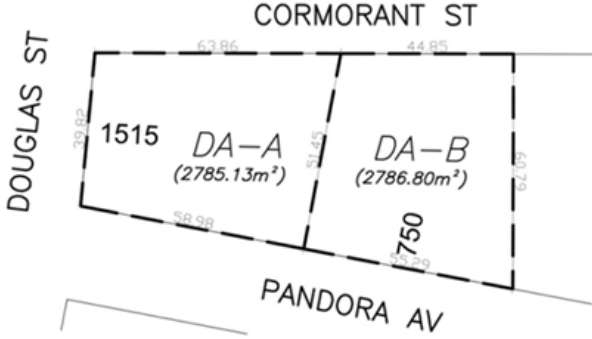
(Intentionally left blank)

### 8. Site Specific Regulations

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



## Part 4 - Zones

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

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
	Development Area - B	<p>h. Maximum <b>Building Height</b>: 56.5m</p> <p>i. Maximum <b>Density of Development</b> 2.86:1</p> <p>j. Up to 400m<sup>2</sup> of <b>Floor Area</b> used for mechanical equipment on the uppermost <b>Storey</b> of a <b>Building</b> may be excluded from <b>Floor Area</b> calculations.</p> <p>k. Motor vehicle parking spaces may be provided on a separate <b>Lot</b> within Development Area DA-A or DA-B, if the parking site is charged by a covenant in favour of the City restricting the use of the <b>Parking Area</b> and an easement in favour of the owner who requires the motor vehicle parking spaces.</p> <p>l. Maximum <b>Lot Coverage</b>: 61%</p>	
		m. <b>Bonus Density of Development</b> : 5.88:1	i. A public walkway with an average width of 3.7m and a minimum width at all points of 3m is constructed on the site to connect Pandora Avenue and Cormorant Street, and secured by a statutory right of way and covenant in favour of the City.

## Part 4 - Zones

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

## Part 4 - Zones

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

## Part 4 - Zones

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

## Part 4 - Zones

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

## Part 4 - Zones

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



## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
10.	809 Douglas Street  LOT 1 OF LOTS 95-98 AND 104, VICTORIA VIS6797	a. Maximum <b>Density of Development</b> : 3.0:1 b. Maximum <b>Building Height</b> : 43.0m c. <b>Bonus Density of Development</b> for all uses: 5.5:1	i. At least 10,000m <sup>2</sup> of <b>Residential Floor Area</b> is provided; ii. <b>Retail Trade</b> and restaurant uses only are operated at grade level; iii. Landscaped open space accessible to the public is provided at grade level; iv. All motor vehicle parking spaces other than those for visitor use are provided underground; and v. Public art having a value of at least \$150,000 is provided on the site.
11.	1405 Douglas Street  LOT 1 OF LOTS 139 & 140, VICTORIA, PLAN 21972	a. Maximum <b>Density of Development</b> for all uses: 4:1 b. Maximum <b>Building Height</b> : 43.0m c. Individual <b>Retail Trade</b> and restaurant premises must have a <b>Floor Area</b> of at least 70m <sup>2</sup> . d. Grade level Douglas Street site frontage and Johnson Street site frontage that is within 6m of Douglas Street may be used only for <b>Retail Trade</b> and restaurant uses. e. The minimum number of off-street motor vehicle parking spaces for <b>Residential</b> uses is 0.25 spaces per <b>Dwelling Unit</b> .	

## Part 4 - Zones

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

## Part 4 - Zones

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

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
15.	835 View Street  STRATA PLAN VIS3578	a. Maximum <b>Density of Development</b> : 3.0:1 b. Maximum <b>Building Height</b> : 37.0m c. At least 39% of the area of the site must be open space. d. The minimum number of off-street motor vehicle parking spaces for <b>Residential</b> uses is 0.55 spaces per <b>Dwelling Unit</b> . e. <b>Bonus Density of Development</b> for all uses: 4.4:1	i. For any <b>Building</b> with at least 8000m <sup>2</sup> of <b>Floor Area</b> used for <b>Residential</b> uses, and the proportion of <b>Residential</b> use of the site is unrestricted.
16.	728 Yates Street  STRATA PLAN EPS2516	a. Maximum <b>Density of Development</b> : 3.0:1 b. Maximum <b>Building Height</b> : 48.0m c. <b>Bonus Density of Development</b> for all uses: 6.4:1	i. The façade of the <b>Building</b> at 738-740 Yates Street is conserved, including restoration of the brick <b>Parapet</b> and upper façade brick; ii. Grade level Yates Street site frontage and the site frontage on the walkway is used only for <b>Retail Trade</b> and restaurant uses; and iii. A landscaped area of at least 50m <sup>2</sup> is provided for public use between any <b>Building</b> on the site and Yates Street.

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
17.	743 Yates Street  STRATA PLAN VIS4308	<p>a. Maximum <b>Density of Development</b>: 3.0:1</p> <p>b. Maximum <b>Building Height</b>: 46.5m</p> <p>c. <b>Bonus Density of Development</b> for all uses: 5.4:1</p> <p>d. <b>Bonus Density of Development</b> for all uses: 5.6:1</p>	<p>i. At least 150m<sup>2</sup> of <b>Floor Area</b> is in use for child care services;</p> <p>ii. At least 50m<sup>2</sup> of open space is provided along each <b>Lot Line</b> that abuts a <b>Street</b>;</p> <p>iii. At least 43 motor vehicle parking spaces are provided in addition to those otherwise required by Section 7 of this Part; and</p> <p>iv. At least 50% of the site frontage on View and Yates Streets is in use for <b>Retail Trade, Office or Financial Services</b> uses having direct pedestrian access from one of those streets.</p> <p>i. The conditions described above in sub sections (i.) thru (iv.) are met and an area equal to at least 20% of the site area is in use for an enclosed public arcade or mall.</p>

## Part 4 - Zones

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

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

1. Permitted Uses	
<ul style="list-style-type: none"> <li>a. <b>Assembly</b></li> <li>b. <b>Assisted Living Facility</b></li> <li>c. <b>Care Facility</b></li> <li>d. <b>Civic Facility</b></li> <li>e. <b>Financial Service</b></li> <li>f. <b>Food and Beverage Service</b></li> <li>g. <b>Home Occupation</b></li> <li>h. <b>Office</b></li> </ul>	<ul style="list-style-type: none"> <li>i. <b>Personal Service</b></li> <li>j. <b>Residential</b></li> <li>k. <b>Residential Lock-off Unit</b></li> <li>l. <b>Retail Trade</b></li> <li>m. <b>Small-scale Commercial Urban Agriculture</b></li> <li>n. <b>Studio</b></li> <li>o. <b>Utility</b></li> </ul>
1.1 Location and Siting of Uses	
<ul style="list-style-type: none"> <li>a. Non-<b>Residential</b> uses, other than <b>Home Occupation</b>, are not permitted above the second <b>Storey</b>.</li> <li>b. A maximum 50% of the <b>Floor Area</b> may be used for non-<b>Residential</b> uses.</li> </ul>	
2. Density of Development	
<ul style="list-style-type: none"> <li>a. <b>Density of Development</b> - Maximum for <b>Office</b>:</li> </ul>	0.6:1
3. Height - Maximum	
<ul style="list-style-type: none"> <li>a. <b>Height</b> - Maximum:</li> <li>b. Projections into <b>Height</b>:               <ul style="list-style-type: none"> <li>i. <b>Parapets</b>:</li> <li>ii. <b>Rooftop Structures</b>:</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>30.0m</li> <li>1.0m</li> <li>5.0m</li> </ul>
4. Setbacks and Projections	
<ul style="list-style-type: none"> <li>a. <b>Front Lot Line Setback</b> - Minimum               <ul style="list-style-type: none"> <li>i. <b>Buildings</b> with <b>Residential</b> use on <b>First Storey</b>:</li> <li>ii. <b>Buildings</b> with non-<b>Residential</b> use on <b>First Storey</b>:</li> </ul> </li> <li>b. Projections into <b>Setbacks</b> - Maximum:               <ul style="list-style-type: none"> <li>i. <b>Balconies</b>, cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens:</li> <li>ii. Exterior wall treatments, insulation and rainscreen systems:</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>3.5m</li> <li>0.5m</li> <li>0.6m</li> <li>0.13m</li> </ul>
5. Motor Vehicle and Bicycle Parking	
<ul style="list-style-type: none"> <li>a. Notwithstanding the requirements contained in Part 5 of this bylaw, no motor vehicle parking is required.</li> <li>b. Notwithstanding the requirements contained in Part 5 of this bylaw, all motor vehicle parking must be located within a <b>Building</b>.</li> </ul>	

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

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



## Part 4 - Zones

### 4. Setbacks and Projections

- a. Projections into **Setbacks** - Maximum:
- i. **Balconies**, cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens: 0.6m
  - ii. Exterior wall treatments, insulation and rainscreen systems: 0.13m

### 5. Motor Vehicle and Bicycle Parking

- a. Motor vehicle parking is only required for any **Lot** that has an overall area of 1100m<sup>2</sup> or greater, and subject to paragraph (b), shall be provided in accordance with Part 5 of this bylaw.
- b. Notwithstanding the requirements in Part 5 of this bylaw, all motor vehicle parking must be located within a **Building**.

### 6. Lot Coverage and Open Space

(Intentionally left blank)

### 7. Lot Dimension and Area

(Intentionally left blank)

### 8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	10 Bastion Square  Parcel E (DD 169756-I) of Lots 197, 198, 200 & 204	a. Off-street motor vehicle parking is not required	
2.	28 to 30 Bastion Square  Lot 1 Plan VIP17052	a. Off-street motor vehicle parking is not required	
3.	1215 Broad Street  Lot 1 Plan VIP64889	a. Maximum <b>Building Height</b> : 43.0m	
4.	1415 to 1419 Broad Street  Lot 666 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
5.	525 Broughton Street  Strata Plan VIS730	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
6.	608 Broughton Street  Lot 1 Plan EPS1336	a. Maximum <b>Building Height</b> : 34.0m b. <b>Bonus Density of Development</b> : 5.1:1	i. <b>Retail Trade</b> or restaurant provided as the principal ground level uses; and ii. A minimum of 45 motor vehicle parking spaces are provided, of which at least 35 are located underground and two are permitted to be stacked one behind the other.

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
7.	617 Broughton Street Lot A Plan VIP14044	a. <b>Parkade</b> is a permitted use. b. Maximum <b>Density of Development</b> : 3.9:1	
8.	1 Centennial Square Lot 2 Plan VIP76432	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
9.	629 Chatham Street Lot 633 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
10.	635 Chatham Street Lot 632 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
11.	611 to 623 Chatham Street Lot 634 & 635 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
12.	619 - 625 Courtney Street Lot 4 Plan VIS4624	a. Maximum <b>Building Height</b> : 20.3m b. Maximum <b>Floor Area</b> for <b>Brew Pub (beer, spirits, wine)</b> : 250m <sup>2</sup> c. <b>Bonus Density of Development</b> : 4.6:1	i. A minimum of 630m <sup>2</sup> of the <b>First Storey</b> area of a <b>Building</b> and at least 50% of the <b>Building's</b> interior <b>First Storey</b> area adjacent to <b>Street</b> frontage are devoted to <b>Retail Trade</b> or restaurant use.
13.	631 - 639 Courtney Street 634/38 Humbolt Street 808 Douglass Street Lot 1 Plan 26451	a. The minimum number of off-street motor vehicle parking spaces for <b>Residential Uses</b> is 0.25 spaces per <b>Dwelling Unit</b> .	
14.	818 Douglas Street Lot 2 Plan VIP26451	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
15.	850 Douglas Street Lot 1 Plan VIP16810	a. Maximum <b>Building Height</b> : 43.0m	
16.	1150 Douglas Street Lot A Plan VIP48135	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
17.	1200 Douglas Street Lot B Plan VIP48444	a. Maximum <b>Building Height</b> : 43.0m	
18.	1214 Douglas Street Lot A Plan VIP48444	a. Maximum <b>Building Height</b> : 43.0m	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
19.	1222 Douglas Street  S. Pt. Lot 426 & E. Pt. Lot 427 and Pcl. A of Lots 427/428 City Plan	a. Maximum <b>Building Height</b> : 43.0m	
20.	1280 Douglas Street  Lot 426 Plan CITY	a. Maximum <b>Building Height</b> : 43.0m	
21.	1402 Douglas Street  The Easterly 60 Feet of Lot 671 Plan CITY	a. <b>Storefront Cannabis Retailer</b> is a permitted use	i. The use does not occupy more than 200m <sup>2</sup> ; ii. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the <b>Lot</b> .
22.	1672 Douglas Street  Lot A Plan VIP11299	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
23.	1708 Douglas Street  Lot 609 & 610 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
24.	1720 Douglas Street  LOT 611 & 612, VICTORIA, CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
25.	1802 Douglas Street  Lot 1 Plan VIP36720	a. Maximum <b>Building Height</b> : 26.0m b. <b>Bonus Density of Development</b> : 5.0:1	i. At least 270m <sup>2</sup> of <b>First Storey</b> space is provided for <b>Retail Trade</b> or restaurant use; ii. At least 17m of linear <b>Building Floor Area</b> along Herald Street is used for <b>Retail Trade</b> or restaurant use; iii. At least 10% of the <b>Lot Area</b> adjacent to the <b>Street</b> intersection is maintained as a <b>Street</b> level open plaza to a distance of not less than 5.5m above <b>Street level</b> ; and iv. A minimum of 60 underground on-site motor vehicle parking spaces are provided.
26.	1850 Douglas Street  Lot A Plan VIP25475	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
27.	505 Fiscard Street  Lot A Plan VIP42419	a. Maximum <b>Floor Area</b> used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages is the lesser of 190.4m <sup>2</sup> or 46% of the site area.	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
28.	517-519 Fisgard Street  Lot 4 Plan EPS1833  524-528 Pandora Ave.  Lot 2 Plan EPS1833  530 Pandora Ave.  Lot 1 Plan EPS1833	a. Maximum <b>Density of Development</b> : 5.5:1 b. <b>Parkade</b> is a permitted use. c. Off-street motor vehicle parking is not required	
29.	618 Fisgard Street  Lot 604 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
30.	625 Fisgard Street  Lot 1 Plan VIP76432	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
31.	638 Fisgard Street  Lot 1 Plan VIP55957	a. <b>Residential</b> uses may be located on the <b>First Storey</b> except within 3m from any <b>Street</b> . b. Maximum <b>Building Height</b> : 22.0m c. <b>Bonus Density of Development</b> : 4.0:1	i. A minimum <b>Density of Development</b> of 2.0:1 is provided for <b>Residential</b> uses.
32.	520 Fort Street  Lot A Plan VIP23498	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
33.	623 Fort Street  Lot A Plan VIP87839	a. <b>Bicycle Parking, Short-Term</b> stalls are not required. b. <b>Bonus Density of Development</b> : 3.38:1 for all uses	i. At least 75% of the total <b>Floor Area</b> of the <b>Building</b> is provided exclusively for <b>Office</b> uses.
34.	685-695 Fort Street  1060-1080 Douglas Street  Lot 1 Plan VIP16563	a. Maximum <b>Building Height</b> : 43.0m	
35.	801 Government Street  Lot A Plan VIP27815	a. Off-street motor vehicle parking is not required	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
36.	888 Government Street  Lot A Plan EPP69462	a. Maximum <b>Floor Area</b> for <b>Brew Pub (beer, spirits, wine)</b> : 175m <sup>2</sup> b. Maximum <b>Building Height</b> : 17.7m c. Maximum <b>Floor Area</b> for <b>Retail Liquor Sale</b> : 50m <sup>2</sup> where provided as an accessory use to <b>Brew Pub (beer, spirits, wine)</b> . d. Off-street motor vehicle parking is not required e. <b>Bonus Density of Development</b> : 4.0:1	i. Rehabilitation of the façade of the existing Customs House on the westerly portion of the site in accordance with Heritage Revitalization Agreement Bylaw no. 15-057.
37.	900 Government Street  Lot Plan VIP918 BL	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
38.	910 Government Street 955 Wharf Street 525 Broughton Street  Strata Plan VIS612 Strata Plan VIS730	a. Maximum <b>Density of Development</b> for all uses: 3.0:1 b. A minimum of 220 motor vehicle parking spaces shall be provided c. A minimum of 15% of the total ground <b>Floor Area</b> abutting Wharf Street and Government Street shall be used for <b>Retail Trade</b> . d. A maximum of 85% of the total ground <b>Floor Area</b> abutting Wharf Street and Government Street shall be used for <b>Office</b> .	
39.	1001 Government Street  Lot 7 & 8 Plan VIP2671	a. Maximum <b>Building Height</b> : 16.0m b. Maximum <b>Density of Development</b> : 4.1:1	i. Where <b>Retail Trade, Offices</b> and financial institutions have direct access to and are located along at least 50% of the <b>Street</b> frontage along Government Street.
40.	1230 Government Street  Lot 1 Plan VIP7696	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
41.	1312 Government Street Lot 1 Plan EPS1881  1314 Government Street  Lot 2 Plan EPS1881 Portion on Roadway Lot Plan EPP37406	a. Maximum <b>Building Height</b> : 18.6m b. <b>Bonus Density of Development</b> : 3.85:1	i. A conservation covenant of the existing <b>Building</b> is provided ii. A Housing Agreement is established to require that all <b>Residential</b> dwellings in this Zone are provided as rental units.
42.	1411 Government Street  Lot 1 Plan VIS4995	a. Maximum <b>Density of Development</b> : 3.32:1	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
43.	1450 Government Street  Lot 1 Plan VIS6012  595 Pandora Ave.  Lot 1 Plan VIP77724  599 Pandora Ave.  Lot 2 Plan VIS6012	a. Maximum <b>Density of Development</b> : 2.2:1 b. Maximum <b>Building Height</b> : 15.2m c. Maximum <b>Lot Coverage</b> : 70%	
44.	1701 Government Street  Lot A Plan VIP2779	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
45.	1725 Government Street  Lot 1 Plan EPS569	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
46.	1885 Government Street  Lot A Plan VIP45681	a. <b>Automotive Repair</b> is the only permitted use	
47.	461 Herald Street  Lot A Plan VIP33307	a. <b>Residential</b> uses are prohibited b. Maximum <b>Density of Development</b> for <b>Office</b> and all other uses: 1.5:1 c. <b>Bonus Density of Development</b> : 2.0:1	i. At least 500m <sup>2</sup> of <b>First Storey</b> area is used for <b>Retail Trade</b> or restaurant.
48.	517 Herald Street  Lot 1, Victoria, Plan 14527	a. Off-street motor vehicle parking is not required	
49.	530 - 532 Herald Street  Lot A Plan VIP68503	a. Off-street motor vehicle parking is not required	
50.	536 Herald Street  Lot A Plan VIP72416	a. Off-street motor vehicle parking is not required	
51.	601 Herald Street  Lot 3 Plan EPS569	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
52.	610 Herald Street  LOT 620, 621, AND 622, VICTORIA	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
53.	613 Herald Street  Lot 617 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
54.	618 Herald Street  Lot 623 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
55.	624 Herald Street Lot 624 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
56.	648 - 652 Herald Street Lot 3 Plan VIS5362	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
57.	655 Herald Street Lot A Plan VIP42094	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
58.	658 Herald Street Lot 626 Plan City	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
59.	681 Herald Street Lot 613 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
60.	521 Johnson Street Lot A Plan VIP34849	a. Off-street motor vehicle parking is not required	
61.	634 Johnson Street Lot A Plan VIP34894	a. Only the following uses are permitted: <b>Hotel, Retail Trade</b> and restaurant b. Maximum <b>Density of Development</b> : 5.23:1 c. Maximum <b>Building Height</b> : 23.0m	
62.	506 Pandora Ave. Lot 1 Plan EPP35103	a. The maximum <b>Floor Area</b> used for production or manufacturing within a <b>Brew Pub (beer, spirits, wine)</b> is the lesser of 190.4m <sup>2</sup> or 44% of the <b>Lot Area</b> . b. The maximum <b>Floor Area</b> for a <b>Drinking Establishment</b> is 146.2m <sup>2</sup>	
63.	595 Pandora Ave. Lot 1 Plan VIP77724	a. Off-street motor vehicle parking is not required	
64.	599 Pandora Ave. Lot 2 Plan VIS6012	a. Off-street motor vehicle parking is not required	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
65.	603 Pandora Ave.  Lot 1 Plan VIP7110	a. Maximum <b>Floor Area</b> : 6793m <sup>2</sup> b. Maximum <b>Building Height</b> : 23.1m c. Maximum <b>Lot Coverage</b> : 89%  d. <b>Bonus Density of Development</b> : 4.57:1	i. Rehabilitation of the existing Plaza <b>Hotel Building</b> in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040; ii. Construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least \$180,000; and iii. Payment to the City of Victoria of \$27,500 to contribute to the long term maintenance of the public water feature to be constructed as part of the public plaza.
66.	625 Pandora Street  Lot 1 Plan VIP32978	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
67.	1441 Store Street  Lot 1 Plan VIS1580	a. Maximum <b>Density of Development</b> : 4.0:1	
68.	1610 Store Street  Lots 1 to 127 Plan EPS3614  456 Pandora Avenue  Lots 1 to 127 Plan EPS3614	a. The grade of a <b>Building</b> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <b>Street</b> boundaries of the <b>Lot</b> on which the <b>Building</b> is situated. b. Off-street motor vehicle parking is not required	
69.	1622 - 1624 Store Street  Lot A Victoria EPP70042	a. Off-street motor vehicle parking is not required	
70.	1624 Store Street  Lot 1 Plan VIP5617	a. The grade of a <b>Building</b> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <b>Street</b> boundaries of the <b>Lot</b> on which the <b>Building</b> is situated.	
71.	1630 Store Street Parcel A (DD 83205I) of Lot 126 City Plan	a. The grade of a <b>Building</b> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <b>Street</b> boundaries of the <b>Lot</b> on which the <b>Building</b> is situated.	



## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
72.	1705 Store Street  Lot 1 of Lot 451, 452, 467 & 468 Victoria City Plan VIP76332	a. <b>Automotive Repair</b> is the only permitted use on the south half of the <b>Lot</b> . b. Maximum <b>Building Height</b> : 11.0m c. Not more than one <b>Building</b> is permitted on the <b>Lot</b> . d. Minimum setback to any <b>Street</b> on the south half of the <b>Lot</b> : 4.5m e. Off-street motor vehicle parking is not required on the north half of the <b>Lot</b> .	
73.	1720 Store Street  Lot A Plan VIP18303	a. <b>Residential</b> uses are prohibited b. Maximum <b>Density of Development</b> for <b>Office</b> and all other uses: 1.5:1 c. Off-street motor vehicle parking is not required d. <b>Bonus Density of Development</b> : 2.0:1	i. At least 500m <sup>2</sup> of <b>First Storey</b> area is used for <b>Retail Trade</b> or restaurant.
74.	407-409 Swift Street  Lot 100 Plan VIS4930	a. Docks, public washrooms and showers are permitted uses. b. <b>Maximum Floor Area</b> used for production or manufacturing within a <b>Brew Pub (beer, spirits, wine)</b> : 200m <sup>2</sup> c. Off-street motor vehicle parking is not required	
75.	440 Swift Street  Lot A Plan VIP85421	a. Docks, public washrooms and showers are permitted uses. b. Maximum <b>Density of Development</b> : 1.5:1 c. <b>Maximum Floor Area</b> used for production or manufacturing within a <b>Brew Pub (beer, spirits, wine)</b> : 200m <sup>2</sup> d. Off-street motor vehicle parking is not required	
76.	450 Swift Street  Lot 1 Plan VIP36884	a. Docks, public washrooms and showers are permitted uses. b. Maximum <b>Density of Development</b> : 1.5:1 c. <b>Maximum Floor Area</b> used for production or manufacturing within a <b>Brew Pub (beer, spirits, wine)</b> : 200m <sup>2</sup>	
77.	467 Swift Street  Lot A Plan VIP49848	a. The grade of a <b>Building</b> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <b>Street</b> boundaries of the <b>Lot</b> on which the <b>Building</b> is situated.	
78.	650 View Street  Lot C Plan VIP48444	a. Maximum <b>Building Height</b> : 43.0m	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
79.	1019 Wharf Street Lot 1 Plan VIP21300	a. Off-street motor vehicle parking is not required	
80.	503 Yates Street Lot 1 Plan VIP7167	a. Off-street motor vehicle parking is not required	
81.	524 Yates Street Lot 1 Plan VIS6630	a. Off-street motor vehicle parking is not required	
82.	546 Yates Street LOT 1 OF LOTS 175, 176, 186, 187, VICTORIA, PLAN 30210	a. <b>Storefront Cannabis Retailer</b> is a permitted use	i. The use does not occupy more than 800m <sup>2</sup> ; ii. The use is restricted to the ground floor; and iii. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the property.
83.	575 Yates Street Lot 2 Plan VIP18712	a. Off-street motor vehicle parking is not required	
84.	615 Yates Street Lot 1 Plan VIP38582	a. Off-street motor vehicle parking is not required	

## 5.1 Off-Street Parking Regulations

### 1. Required Vehicle and Bicycle Parking Spaces

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

Table 1: Minimum Number of Required Vehicle Parking Spaces

Column A	Column B	Column C
Use or Class of Use	Minimum Parking Spaces	Minimum Visitor Parking Spaces
<b>Residential</b>		
Condominium ( <b>Dwelling Unit</b> in a <b>Building</b> regulated by the <i>Strata Property Act</i> )	0.65 spaces per <b>Dwelling Unit</b> that is less than 45m <sup>2</sup>	0.10 spaces per <b>Dwelling Unit</b>
	0.80 spaces per <b>Dwelling Unit</b> that is equal to 45m <sup>2</sup> and up to 70m <sup>2</sup>	
	1.20 spaces per <b>Dwelling Unit</b> that is more than 70m <sup>2</sup>	
Apartment ( <b>Dwelling Unit</b> secured as rental in perpetuity through a legal agreement)	0.50 spaces per <b>Dwelling Unit</b> that is less than 45m <sup>2</sup>	0.10 spaces per <b>Dwelling Unit</b>
	0.60 spaces per <b>Dwelling Unit</b> that is equal to 45m <sup>2</sup> and up to 70m <sup>2</sup>	
	1 space per <b>Dwelling Unit</b> that is more than 70m <sup>2</sup>	
Affordable ( <b>Affordable Dwelling Units</b> secured in perpetuity through a legal agreement)	0.20 spaces per <b>Dwelling Unit</b> that is less than 45m <sup>2</sup>	0.10 spaces per <b>Dwelling Unit</b>
	0.50 spaces per <b>Dwelling Unit</b> that is equal to 45m <sup>2</sup> and up to 70m <sup>2</sup>	
	0.75 spaces per <b>Dwelling Unit</b> that is more than 70m <sup>2</sup>	
All other multiple dwellings	0.65 spaces per <b>Dwelling Unit</b> that is less than 45m <sup>2</sup>	0.10 spaces per <b>Dwelling Unit</b>
	0.80 spaces per <b>Dwelling Unit</b> that is equal to 45m <sup>2</sup> and up to 70m <sup>2</sup>	
	1.20 spaces per <b>Dwelling Unit</b> that is more than 70m <sup>2</sup>	
<b>Assisted Living Facility</b>	0.35 spaces per <b>Dwelling Unit</b> or residential unit	0.10 spaces per <b>Dwelling Unit</b> or residential unit
<b>Commercial</b>		
<b>Hotel</b>	0.25 spaces per room	-

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

## Part 5 - Requirements for Motor Vehicle and Bicycle Parking

Table 2: Minimum Number of Required Bicycle Parking Spaces

Column A	Column B	Column C
Use or Class of Use	Minimum Number of Bicycle Parking, Long-Term Spaces	Minimum Number of Bicycle Parking, Short-Term Spaces
<b>Residential</b>		
Condominium ( <b>Dwelling Unit</b> in a <b>Building</b> regulated by the <i>Strata Property Act</i> )	1 space per <b>Dwelling Unit</b> that is less than 45m <sup>2</sup>	The greater of 6 spaces per building or 0.10 spaces per <b>Dwelling Unit</b>
	1.25 spaces per <b>Dwelling Unit</b> that is 45m <sup>2</sup> or greater	The greater of 6 spaces per building or 0.10 spaces per <b>Dwelling Unit</b>
Apartment ( <b>Dwelling Unit</b> secured as rental in perpetuity through a legal agreement)	1 space per <b>Dwelling Unit</b> that is less than 45m <sup>2</sup>	The greater of 6 spaces per building or 0.10 spaces per <b>Dwelling Unit</b>
	1.25 spaces per <b>Dwelling Unit</b> that is 45m <sup>2</sup> or greater	The greater of 6 spaces per building or 0.10 spaces per <b>Dwelling Unit</b>
Affordable ( <b>Affordable Dwelling Units</b> secured in perpetuity through a legal agreement)	1 space per <b>Dwelling Unit</b> that is less than 45m <sup>2</sup>	The greater of 6 spaces per building or 0.10 spaces per <b>Dwelling Unit</b>
	1.25 spaces per <b>Dwelling Unit</b> that is 45m <sup>2</sup> or greater	The greater of 6 spaces per building or 0.10 spaces per <b>Dwelling Unit</b>
<b>Assisted Living Facility</b>	1 space per 20 <b>Dwelling Units</b> or residential unit	1 space per 50 <b>Dwelling Units</b> or residential units
<b>Commercial</b>		
<b>Brew Pub (beer, spirits, wine)</b>	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Drinking Establishment</b>	1 space per 400m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 100m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Equipment Rental</b>	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Financial Service</b>	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Food and Beverage Service</b>	1 space per 400m <sup>2</sup> of <b>Floor Area</b> plus outside seating and serving area, or part thereof	1 space per 100m <sup>2</sup> of <b>Floor Area</b> plus outside seating and serving area, or part thereof
<b>Hotel</b>	1 space per 25 rooms	1 space per 40 rooms
<b>Office</b>	1 space per 150m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 400m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Personal Service</b>	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Retail Liquor Sale</b>	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Retail Trade</b>	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Storefront Cannabis Retailer</b>	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Institutional</b>		
<b>Assembly</b>	-	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Civic Facility</b>	1 space per 400m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 400m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Cultural Facility</b>	1 space per 450m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 130m <sup>2</sup> of <b>Floor Area</b> , or part thereof
<b>Care Facility</b>	1 space per 700m <sup>2</sup> of <b>Floor Area</b> , or part thereof	1 space per 200m <sup>2</sup> of <b>Floor Area</b> , or part thereof

## Part 5 - Requirements for Motor Vehicle and Bicycle Parking

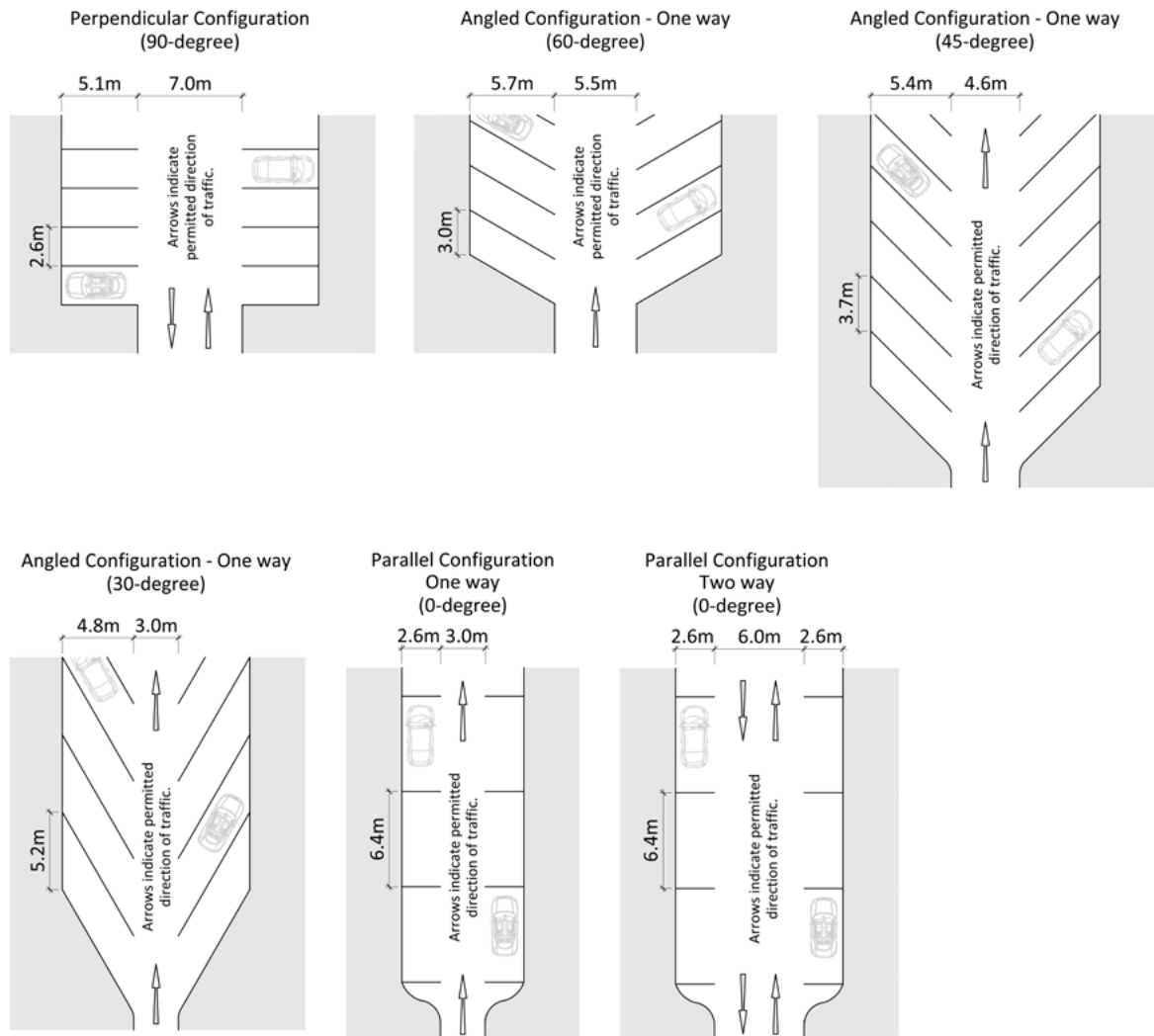
### 2. Vehicle Parking Appearance

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

### 3. Vehicle Parking Location and Dimensions

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

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



## Part 5 - Requirements for Motor Vehicle and Bicycle Parking

- d. One way access and egress through the **Parking Area** is required where:
  - i. More than one vehicle parking space is provided in the **Parking Area**, and
  - ii. The vehicle parking spaces are not configured parallel or perpendicular to the **Drive Aisle**.
- e. A vehicle parking space that abuts a structure on one side, such as a wall or column, must have a minimum width of 2.7m.
- f. A vehicle parking space that abuts a structure on both sides, such as a wall or column, must have a minimum width of 3.0m.
- g. Where a vehicle parking space or **Drive Aisle** is located underground or covered by a roof, a minimum unobstructed height clearance of 2.1m must be provided between the floor and any mechanical equipment, or, if there is no mechanical equipment, between the floor and the ceiling.
- h. Where a **Drive Aisle** or parking space is located within 6.0m of a **Street Boundary** it must comply with applicable grade requirements prescribed in this Part and the Highway Access Bylaw.
  - i. The maximum grade for a **Drive Aisle** or parking stall is 8%.
  - ii. The maximum grade for a **Driveway** is 15%.

Example: Maximum Grades for Parking Areas



Example parkade configuration

## Part 5 - Requirements for Motor Vehicle and Bicycle Parking

### 4. Bicycle Parking Specifications

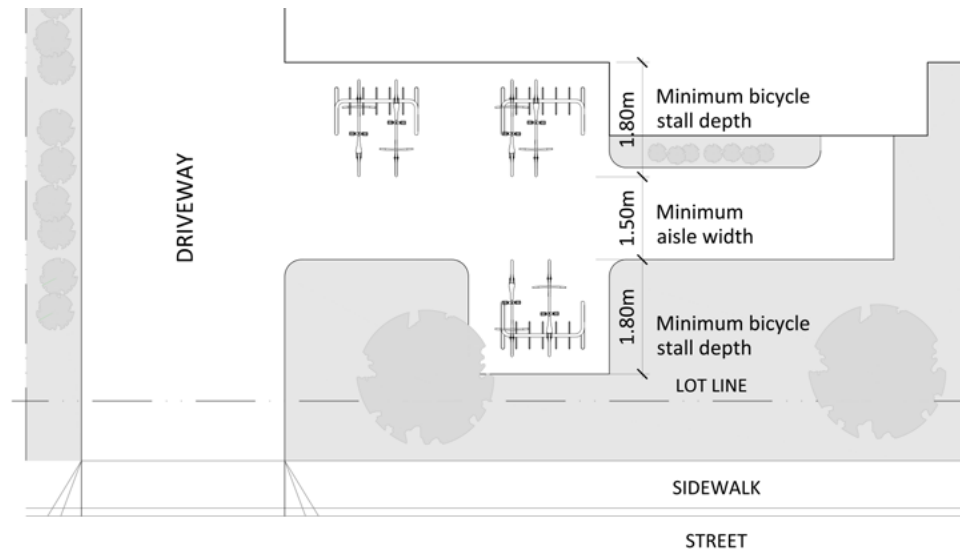
- a. All bicycle parking spaces required under this bylaw must be provided on the same **Lot** as the Building or use which they serve.
- b. Each **Bicycle Parking, Short-Term** space required under this bylaw must be:
  - i. designed and installed to the minimum dimensions shown in Table 3 of this Part;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

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

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

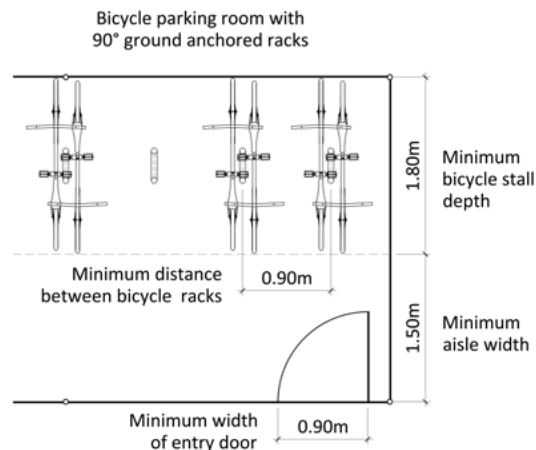
## Part 5 - Requirements for Motor Vehicle and Bicycle Parking

### Example: Bicycle Parking, Short-Term Configuration



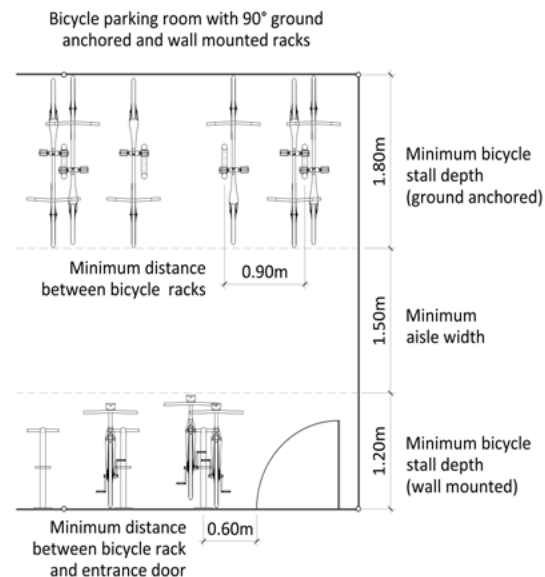
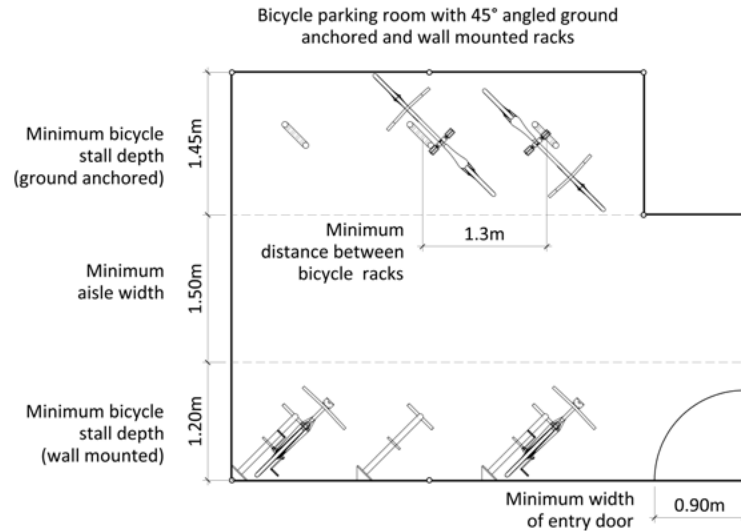
- h. Each **Bicycle Parking, Long-Term** space required under this bylaw must:
  - i. be designed and installed to the minimum dimensions shown in Table 3 of this Part;
  - ii. be provided as a bicycle rack that is permanently anchored to the ground or a wall;
  - iii. have a minimum unobstructed height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

### Example: Bicycle Parking Long-Term Configurations





## Part 5 - Requirements for Motor Vehicle and Bicycle Parking



### 5. Bicycle Parking Exemptions

- a. Notwithstanding section 5.1.1(b):
  - i. **Bicycle Parking, Short Term** spaces are not required to be provided where the siting and design of a **Building** existing on the date of adoption of this bylaw physically prohibits such spaces from being provided on a **Lot**;
  - ii. No additional **Bicycle Parking, Short Term** or **Bicycle Parking, Long Term** spaces are required to be provided where only alterations or changes of use to a **Building** are proposed and the **Building** existed on the date of adoption of this bylaw; and
  - iii. If additions are proposed to a **Building** existing on the date of adoption of this bylaw, additional **Bicycle Parking, Short Term** and **Bicycle Parking, Long Term** spaces must be provided for the additional bicycle parking required with respect to the **Building** addition only.

# Schedule A - CBD-2 Zone Height Areas Map



## Schedule B - Small Scale Commercial Urban Agriculture

### 1. Products

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

### 2. Sale on Lot

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

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

### 3. Foodstand

A **Foodstand** must not:

- a. Exceed an area of 1.85m<sup>2</sup> and a **Height** of 3.35m
- b. Be located within 0.60m of a **Lot Line**
- c. Be fully enclosed
- d. Remain on the **Front Yard** without items for sale in excess of eight consecutive days
- e. Hold, shelve or otherwise display an item unless it:
  - i. is listed in section 1(a) of this Schedule;
  - ii. was harvested on the **Lot** on which the **Foodstand** is located; and
  - iii. is displayed and sold in raw, unprocessed form.
- f. No more than one **Foodstand** may be used or erected on one **Lot**.

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2018

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2018

PUBLIC HEARING HELD on the                      day of                      2018

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2018

ADOPTED on the                      day of                      2018

CITY CLERK

MAYOR