

REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.b Report from the June 28, 2018 COTW Meeting

H.1.b.j Revised Zoning Bylaw 2018

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

1. That Council give first and second reading of Zoning Bylaw 2018 (Bylaw No. 18-072) and schedule a public hearing.

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

That Council direct staff to re-examine the issue of minimum unit sizes in the downtown including the impact on liveability.

CARRIED UNANIMOUSLY

E.5 Revised Zoning Bylaw 2018

Committee received a report dated June 13, 2018, from the Director of Sustainable Planning and Community Development regarding the draft Zoning Bylaw 2018 which includes a series of amendments that were made in response to feedback received through recent consultation with the Downtown Victoria Residents Association (DRA).

Moved By Councillor Thornton-Joe

Seconded By Councillor Lucas

That Council give first and second reading of Zoning Bylaw 2018 (Bylaw No. 18-072) and schedule a public hearing.

Committee discussed:

- *The types of units and housing needed in the City.*

CARRIED UNANIMOUSLY

Moved By Councillor Young

Seconded By Councillor Madoff

That Council direct staff to re-examine the issue of minimum unit sizes in the downtown.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

Amendment:

That the motion be amended as follows:

That Council direct staff to re-examine the issue of minimum unit sizes in the downtown **including the impact on liveability**.

CARRIED UNANIMOUSLY

Main motion as amended:

That Council direct staff to re-examine the issue of minimum unit sizes in the downtown including the impact on liveability.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of June 28, 2018

To: Committee of the Whole **Date:** June 13, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Revised Zoning Bylaw 2018

RECOMMENDATION

That Council give first and second reading of Zoning Bylaw 2018 (Bylaw No. 18-072) and schedule a public hearing.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with the draft Zoning Bylaw 2018 which has been updated and revised in response to feedback received through recent consultation with the Downtown Victoria Residents Association (DRA), as directed by Council. This latest consultation process resulted in the identification of mutually agreed solutions to most of the DRA's concerns, which are addressed through a few amendments to the draft Zoning Bylaw 2018, as well as, through the advancement of the review and update of the *Old Town Design Guidelines*.

The amendments are primarily focused on refining the off-street parking regulations to ensure that larger developments within Old Town provide off-street motor vehicle parking, and encouraging the provision of slightly larger and more liveable residential units through reduced off-street parking requirements. Other amendments seek to address potential design and building-bulk impacts of exterior hallways and staircases. Zoning Bylaw 2018 has also been amended to incorporate a range of minor administrative corrections and a series of Home Occupation regulations similar to those that Council recently approved for the *Zoning Regulation Bylaw* that further restrict the use of Short-term Rentals.

This report seeks to advance Zoning Bylaw 2018 by recommending that Council give first and second reading for Zoning Bylaw 2018 prior to a public hearing.

PURPOSE

The purpose of this report is to present Council with the draft Zoning Bylaw 2018 which includes a series of amendments that were made in response to feedback received through recent consultation with the Downtown Victoria Residents Association (DRA).

BACKGROUND

At the meeting of February 1, 2018, Council directed staff to undertake further consultation with the DRA which had raised concerns with the proposed zoning regulations and other development-related processes. City staff met with the DRA's Land Use Committee on April 5, April 10 and May 23, 2018 to review and address all concerns that had been identified to date. These meetings resulted in the identification of mutually-agreed potential solutions that considered the DRA's desired objectives for each concern, as well as the legal limitations of zoning and other planning tools as outlined in the Local Government Act. The resulting solutions include a few minor amendments to the draft Zoning Bylaw 2018; as well as, a commitment to develop more prescriptive and detailed design guidelines through the current process to review and update the *Old Town Design Guidelines*, which includes collaboration with the DRA and other key stakeholders.

For reference, a full compilation of all the proposed amendments that have been made to Zoning Bylaw 2017 (shown in red font) since it received first and second readings are included in Attachment A. This version highlights the extensive range of amendments that have been made in response to on-going consultation with project stakeholders. A clean copy of the updated draft Zoning Bylaw 2018 is included as Attachment B, and a map showing the distribution of proposed zones is included as Attachment C.

ISSUES & ANALYSIS

The key changes that have been made to Zoning Bylaw 2018, as well as proposed changes to the *Old Town Design Guidelines* based on recent consultation, are summarized as follows:

1. Exterior Hallways and Staircases (Zoning Bylaw 2018)

The definition of Floor Area has been amended to include exterior hallways and exterior staircases in the calculation of Floor Area (for the purpose of density) for new buildings developed after the adoption of Zoning Bylaw 2018. This will remove a perceived incentive for locating staircases and hallways on the exterior of buildings, which can sometimes result in bulkier buildings and can also create liveability impacts for adjacent residential properties. The amended regulation will not apply to existing buildings; therefore, it will not result in any non-conformity issues.

Staff have also identified that the location and design of exterior hallways and staircases will also be considered as part of the review and update of the *Old Town Design Guidelines*, as well as the review and update of the *Downtown Core Area Plan* commencing later this year.

2. Home Occupations (Zoning Bylaw 2018)

Zoning Bylaw 2018 has been amended to include additional general regulations and definitions related to Home Occupations which are similar to those approved by Council earlier this year and contained in the current *Zoning Regulation Bylaw*. These regulations generally serve to prohibit an entire dwelling unit from being used as a Short-term Rental except when the operator is temporarily away.

3. Off-Street Parking (Zoning Bylaw 2018)

The Old Town District-1 Zone has been amended to require off-street motor vehicle parking for lots that are 1,100m² or greater, while lots that are less than 1,100m² will not require off-street motor vehicle parking. This change is in response to an earlier regulation which proposed no off-street motor vehicle parking for all Old Town properties in recognition of the existing small lot

pattern and as a means to better support the retention and conservation of heritage buildings. Based on the recent consultation process with the DRA, it was mutually agreed that off-street motor vehicle parking should be required on larger lots. Although this new regulation has been introduced, there are some existing properties in Old Town that exceed 1100m² and that currently do not require motor vehicle parking based on their current zoning. Therefore, these properties have been recognized through site-specific regulations in the spirit of maintaining current development rights. However, in the event that these properties become the subject of a rezoning process, staff and Council would be able to apply the new requirements for the provision of off-street motor vehicle parking.

The off-street parking regulations contained in Part 5 have also been amended to increase the threshold for reduced motor vehicle and bicycle parking requirements within residential development from 40m² to 45m². This change has been made in response to the DRA's and UDI's comments, that a 40m² threshold may not be desirable or conducive to improving overall liveability conditions within the downtown. Therefore, the increased threshold means that reduced parking requirements will apply to slightly larger dwelling units within condominiums (strata), apartments (rental) and purpose-built affordable housing.

4. Review and Update of Old Town Design Guidelines

Based on recent direction from Council, Staff have commenced a process to review and update the *Old Town Design Guidelines*, which includes involvement of a working group composed of 14 individuals representing the local heritage, design, development, residential (DRA), and the business community. The primary focus of this process is to build upon the existing document with the addition of more detailed design guidelines that will apply to new buildings and additions to both heritage and non-heritage buildings. Some of the desired outcomes, which will address many of the DRA's concerns, include design guidelines that limit the overall building mass and scale and clearly address the important relationship and interface between buildings, the adjacent street and the surrounding context. Detailed design guidelines may address this relationship through a focus on façade articulation, fenestration, building elements, materials and finishing details. It is anticipated that staff will be reporting back to Council with the updated *Old Town Design Guidelines* later this year in Quarter 4.

5. Transition of Development Applications

The regulations contained in Part 1, subsection 23, of the draft Zoning Bylaw 2018 have been revised to provide an improved process for transitioning and processing a variety of development applications that may overlap with the current *Zoning Regulation Bylaw* and the introduction of Zoning Bylaw 2018. For example, if a development permit was previously approved under the current *Zoning Regulation Bylaw*, then the transition regulations identify specific conditions for allowing the related building permit to be processed using the regulations that existed when the development permit was approved, rather than the regulations of the new Zoning Bylaw 2018. This approach provides improved certainty for land owners and reduces the need for potential variances to account for differences between the *Zoning Regulation Bylaw* and Zoning Bylaw 2018. Similarly, the new transition provisions also allow a previously approved variance (issued within two years prior to adoption of Zoning Bylaw 2018) to continue to apply.

Other Issues

Outlined below are a few development concerns that were identified by the DRA but which are not within the scope for amending Zoning Bylaw 2018 or the *Old Town Design Guidelines*. Any subsequent response to these matters requires direction from Council.

Minimum Residential Unit Size

The DRA would like Council to consider requiring a minimum residential dwelling unit size of 33m², similar to other multi-unit residential zones outside of Downtown. In September 2016, Council considered a staff report which recommended removing the minimum unit size regulations for multi-unit residential developments throughout the city to improve the diversity of housing options. Council ultimately declined to remove minimum unit sizes, and instead directed staff to create a standard unit size of 33m² in multi-unit residential zones outside the Downtown. This work has now been completed, therefore the subsequent inclusion of a minimum dwelling unit size for the Downtown as part of Zoning Bylaw 2018 would require direction from Council, and would also need to consider any potential risks related to legal non-conformity for existing multi-unit residential buildings.

Cash in lieu for parking

The DRA has identified that there have been several development applications in the Downtown that have received parking variances without some form of amenity contribution such as a cash in lieu of parking approach. The Local Government Act (LGA) is very prescriptive in terms of the requirements and structure for creating a cash in lieu system, and the LGA also prohibits cash in lieu from being applied to a development permit with a variance. A cash in lieu approach was identified for Council in February 2018 as part of a staff report related to the proposed Schedule C project. The staff report and Council motion both recommended that cash in lieu should be explored as a future initiative as it requires the development of a detailed policy framework to guide the rationale for the system and to outline objectives for establishing a related reserve fund. Further, the City has recently commenced the development of a Sustainable Mobility Strategy which will explore a range of potential funding and strategic opportunities which may include cash in lieu. The development of this strategy will include public engagement with key stakeholders such as community associations including the DRA.

Improved notification of Development Permit Applications

The DRA has previously expressed a concern regarding the lack of a more robust process for notifying the public about development permit applications that are received by the City. Council recently directed staff to consider amending the *Land Use Procedures Bylaw* to improve transparency by providing notice of development permit applications to adjoining property owners and CALUCs at the beginning of the process. Staff are currently exploring this matter and a report to Council is expected later this year in Quarter 3.

Public input on Development Permit Applications and interpretation of Design Guidelines

The DRA has also expressed a desire for CALUCs to be able to provide formal comments and input on development permit applications prior to a final decision by Council, as well as to be able to provide input on the interpretation of related design guidelines. Council has previously discussed this matter and staff will be reporting back to Council later this year with options that consider legal implications as well as potential impacts on resources and processing times.

Enforcement of building design as outlined in development permit

The DRA has identified that the final design and finishing of completed buildings is sometimes inconsistent with the approved design outlined in the approved development permit. In response to this concern, the DRA has suggested that enforcement measures could include withholding an

occupancy permit, issuing stop work orders or requiring a security bond. Staff have explained that any variation from the approved design is generally addressed through a Delegated Development Permit, or in some instances, a regular Development Permit that is submitted to Council for their consideration. Staff also explained that occupancy permits are regulated by the *BC Building Code*; therefore, the City cannot legally withhold occupancy for matters related to building design or finishing materials. Stop work orders are typically issued for work that does not have a valid permit or where there is a contravention of the *BC Building Code* on matters related to life, health and safety. Lastly, the Local Government Act only allows security deposits (bonds) to be required by a municipality as a condition for landscaping, an unsafe condition resulting from contravention of permit, and damage to the natural environment. Therefore, a security deposit or bond cannot be used to enforce building design or finishing materials.

OPTIONS AND IMPACTS

Option 1 (Recommended):

Council may rescind Zoning Bylaw 2017 and direct staff to advance Zoning Bylaw 2018 to a meeting of Council for consideration of first and second reading.

This option will allow Council to consider Zoning Bylaw 2018 which has been revised based on consultation with the Downtown Residents Association. The updated Zoning Bylaw 2018 is now ready to proceed to a Public Hearing.

Option 2:

Direct staff to further refine Zoning Bylaw 2018 prior to advancing it to first and second reading and a Public Hearing.

Accessibility Impact Statement

The revisions reflected in Zoning Bylaw 2018 detailed in this report do not have any impacts on accessibility.

2015 – 2018 Strategic Plan

This project supports Objective 3: Strive for Excellence in Planning and Land Use, as the proposed Zoning Bylaw 2018 is anticipated to contribute to streamlining application processes by reducing the need for site-specific zones. This project also supports Objective 5: Create Prosperity through Economic Development, as the new zoning regulations serve to facilitate increased investment and development within the Downtown Core Area.

Impacts to Financial Plan

Implementation of the new Zoning Bylaw 2018 will not have any impacts to the *Financial Plan*.

Official Community Plan Consistency Statement

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

CONCLUSIONS

Zoning Bylaw 2018 has been recently reviewed and updated in response to recent consultation with the DRA. The revised bylaw now fully embodies the intended approach of maintaining current development entitlements while simplifying the regulations into a more user-friendly approach.

Respectfully submitted,



Robert Batallas, Senior Planner
Community Planning Division

Alt.



Jonathan Tinney, Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Date:

June 21, 2018

List of Attachments:

- Attachment A: Zoning Bylaw 2017
- Attachment B: Zoning Bylaw 2018
- Attachment C: Distribution of proposed zones in Central Business District and Old Town.



Zoning Bylaw 2017

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
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BYLAW NO. 17-116
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.

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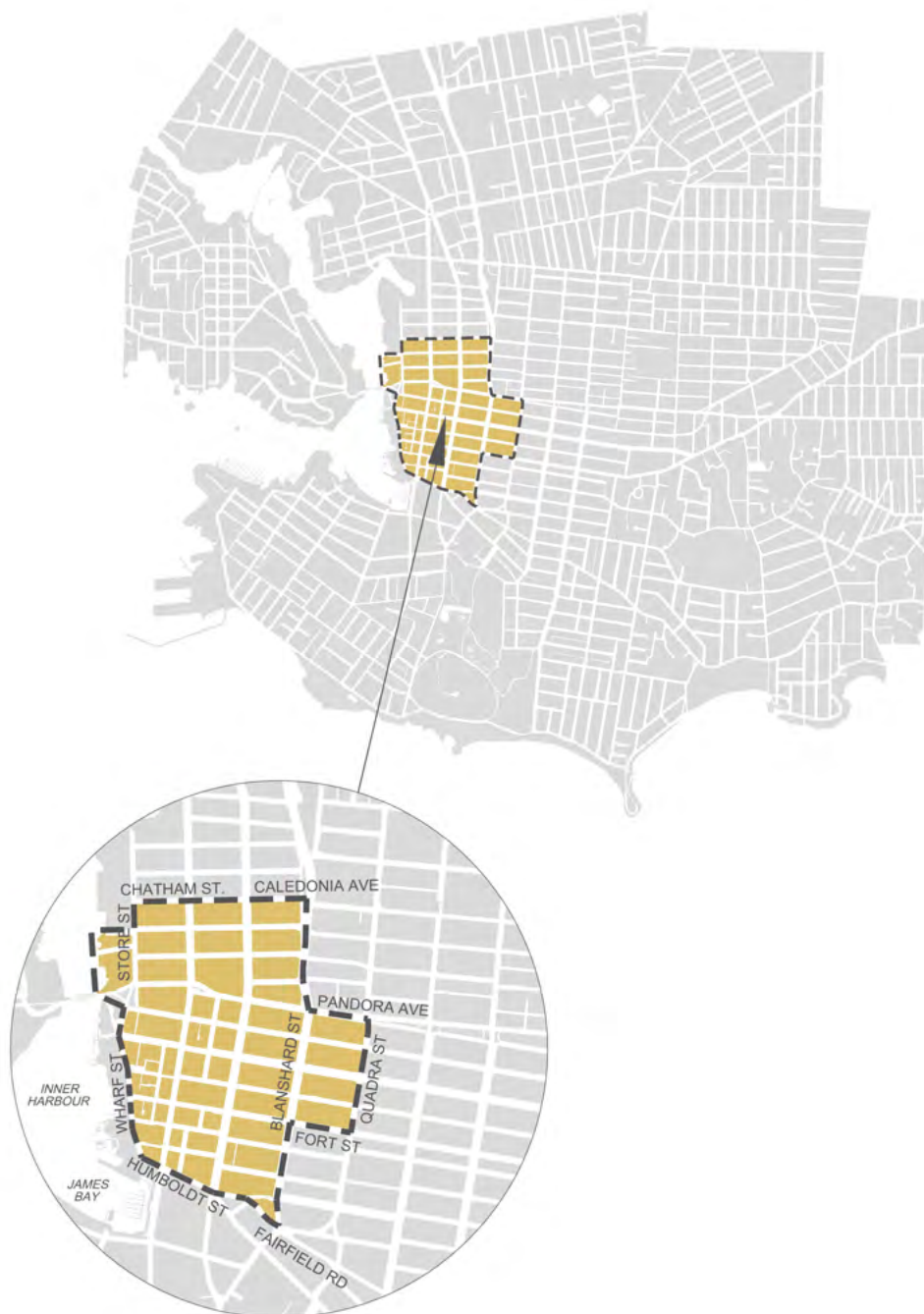
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Pursuant to its statutory powers, including sections 479, 482, and 525 of the Local Government Act, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

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,

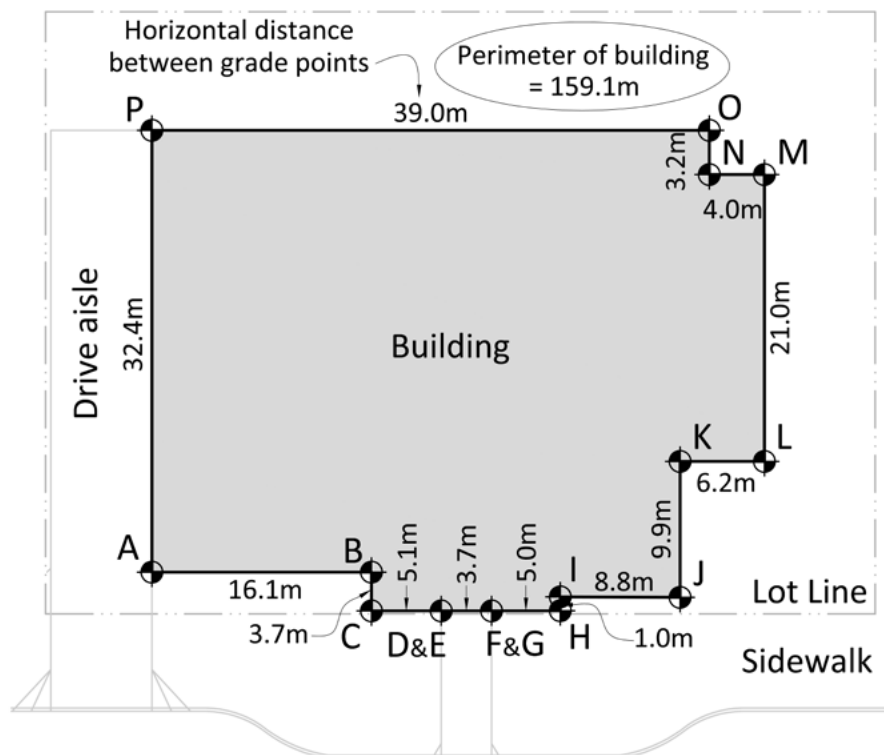
Accessory Landscape Structure means gates, fences, walls, trellises, gazebos, pergolas or a similar ornamental feature which is open to the elements and includes sheds that are less than 9.3m².

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

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

Grade Points:

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



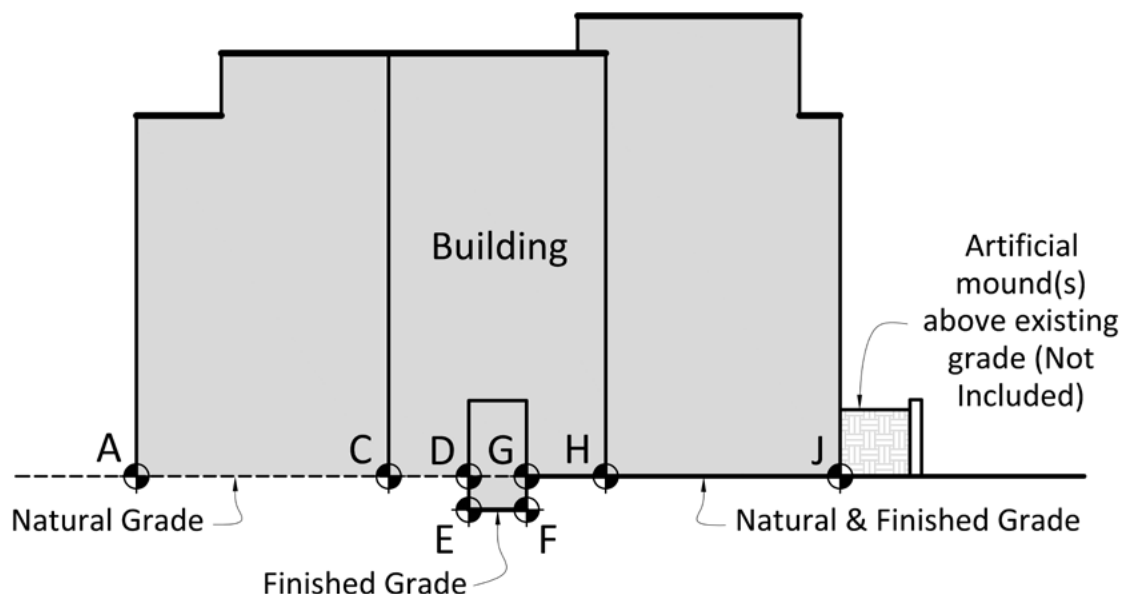
Part 2 - Definitions

Calculation Example:

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

Grade Calculation:

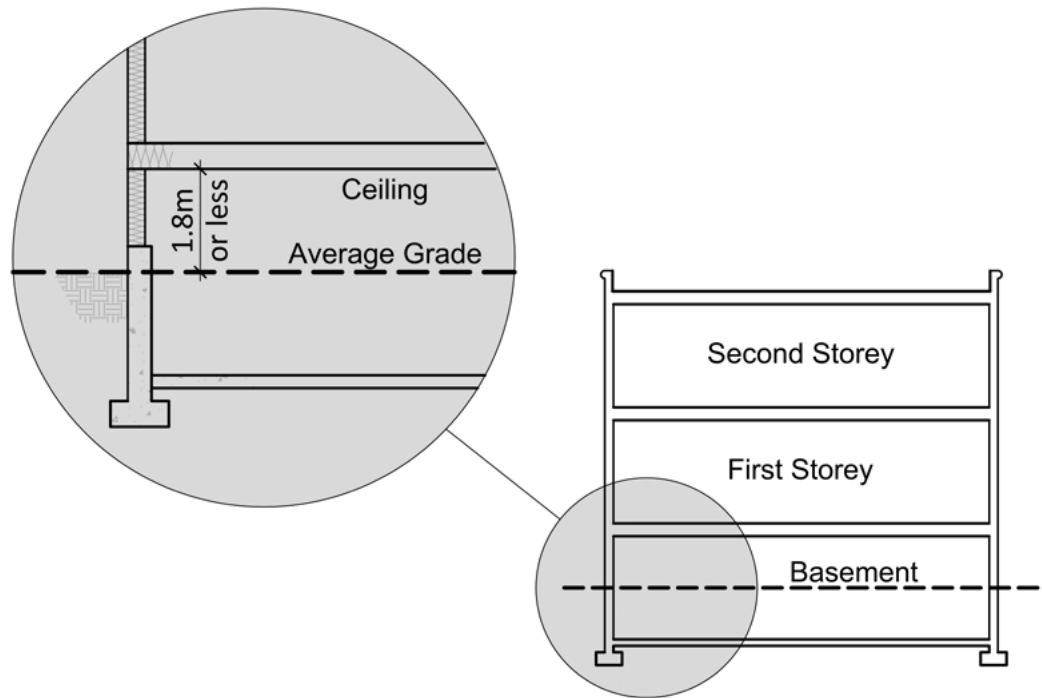
$$2520.23 \div 159.10\text{m (perimeter of building)} = 15.84$$



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

Part 2 - Definitions

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



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

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

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

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

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

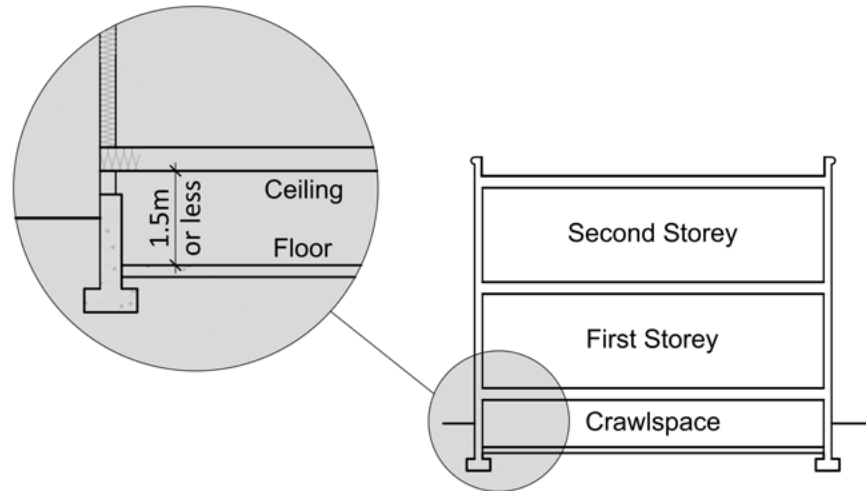
Cistern means a rainwater storage tank that is at least 1200 litres in capacity and that forms part of a **Stormwater Retention and Water Quality Facility**.

City means the Corporation of the City of Victoria.

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

Part 2 - Definitions

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



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

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

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

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

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

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

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

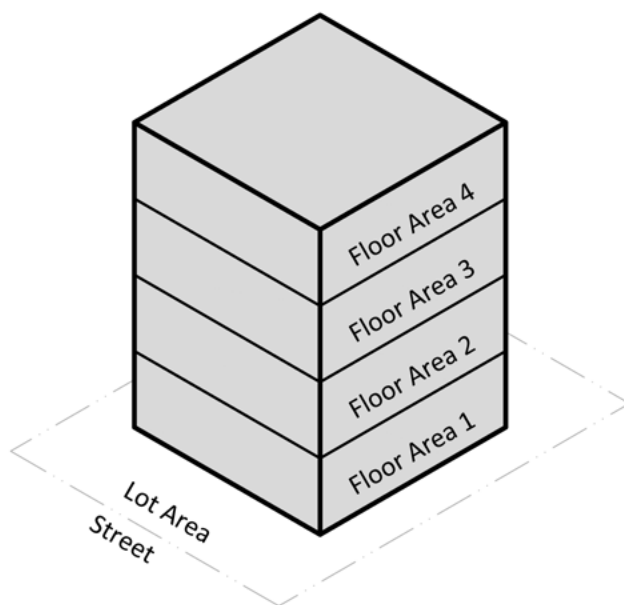
Flanking Street Lot Line means a **Lot Line**, not being a **Front** or **Rear Lot Line** that is common to a **Lot** and a **Street**.

Floor Area is measured to the interior surface of the exterior walls of **Buildings** and includes the area of any mezzanine, 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 ² +
Floor Area 2:	345m ² +
Floor Area 3:	345m ² +
Floor Area 3:	345m ² +

Total (Structure): 1380m²

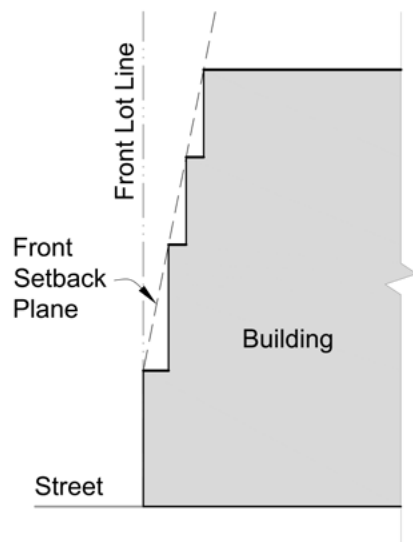
Lot Area: 460m²

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

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.

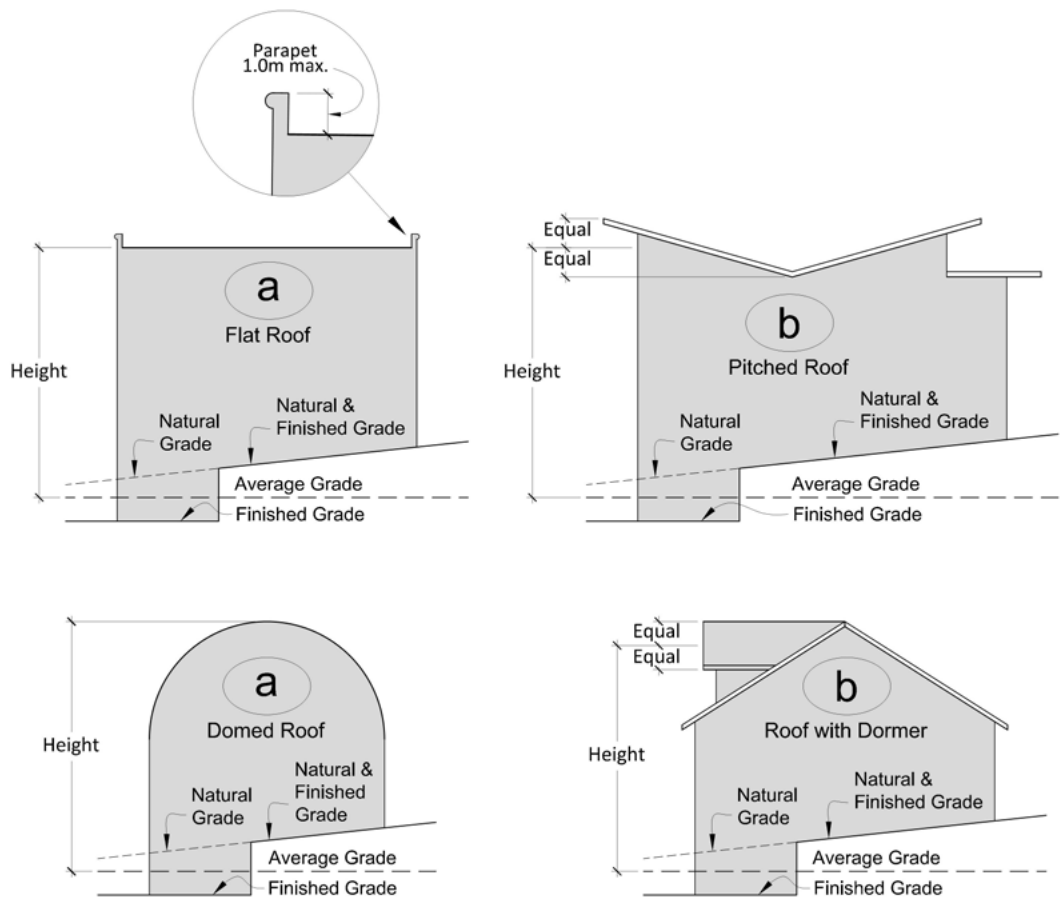


Front Yard means a yard located between the principal **Building** and the **Front Lot Line**, extending the full width of the **Lot**.

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 15m² in area.
7. A **Dwelling Unit** or premises in a **Building** may be used as a display unit or sales centre for **Residential Dwelling Units** located in the **Building**.
8. A **Studio** use may include an associated **Residential Dwelling Unit** only if at least one artist or artisan engaged in their art or craft on the premises resides in the **Dwelling Unit**.
9. **Home Occupations** must comply with the following:
 - a. A **City** business license is required;
 - b. The sale of goods on the premises is not permitted, except as accessory to the primary business; and
 - c. The provision of escort and dating services within a multi-residential **Building** is not permitted; and
 - d. 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 28m² 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"> a. Assembly b. Assisted Living Facility c. Brew Pub (beer, spirits, wine) d. Care Facility e. Civic Facility f. Cultural Facility g. Drinking Establishment h. Equipment Rental i. Financial Service j. Food and Beverage Service k. Home Occupation 	<ul style="list-style-type: none"> l. Hotel m. Office n. Personal Service o. Residential p. Residential Lock-off Unit q. Retail Liquor Sale r. Retail Trade s. Small-scale Commercial Urban Agriculture t. Studio u. Utility
1.1 Location and Siting of Uses	
<ul style="list-style-type: none"> a. No First Storey Office use is permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway. b. The display of rental sports equipment and rental motorized vehicles, other than automobiles is permitted outside of a Building for the use of Equipment Rental. c. <ul style="list-style-type: none"> i. The production and manufacturing area for a Brew Pub (beer, spirits, wine) must not be located above the First Storey and is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway, except where the Brew Pub (beer, spirits, wine) is provided in conjunction with Retail Trade or Food and Beverage Service. ii. Not more than 35% of the First Storey Floor Area of a Brew Pub (beer, spirits, wine) may be used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages. d. Residential uses and Hotel guest rooms are not permitted on the First Storey of a Building. e. Areas used for the storage of garbage or recyclable materials must be enclosed within a Building or screened by a fence or masonry wall that provides a complete visual barrier. 	
2. Density of Development	
a. Density of Development - Maximum:	3.0:1
3. Height	
a. Height - Maximum:	43.0m
b. Projections into Height - Maximum:	
i. Parapets:	1.0m
ii. Rooftop Structures:	5.0m

Part 4 - Zones

4. Setbacks and Projections

a. Front Setback Plane - Minimum	
i. Buildings abutting Blanshard, Douglas or Yates street, for any building portion above 20.0m in Height :	5:1 (Angle of Inclination)
ii. All other Buildings , for any portion above 15.0m in Height :	5:1 (Angle of Inclination)
b. Side and Rear Lot Line Setbacks - Minimum	
i. Exterior walls 20.0m up to 30.0m in Height :	3.0m
ii. Exterior walls over 30.0m and up to 43.0m in Height :	6.0m
iii. Exterior walls abutting Douglas Street 30.0m or more in Height :	9.0m
c. Projections into Setbacks - Maximum	
i. Balconies , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens:	0.6m
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 Density of Development : 3.08:1	
2.	980 Blanshard Street LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88	a. Maximum Density of Development : 3.6:1	

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

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

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

Part 4 - Zones

4. Setbacks and Projections

a. Front Setback Plane - Minimum	
i. Buildings abutting Blanshard, Douglas or Yates street, for any building portion above 20.0m in Height :	5:1 (Angle of Inclination)
ii. All other Buildings , for any portion above 15.0m in Height :	5:1 (Angle of Inclination)
b. Side and Rear Lot Line Setbacks - Minimum	
i. Exterior walls 20.0m up to 30.0m in Height :	3.0m
ii. Exterior walls over 30.0m and up to 45.0m in Height :	6.0m
iii. Exterior walls over 45.0m in Height :	10.0m
iv. Exterior walls abutting Douglas Street 30.0m or more in Height :	9.0m
c. Projections into Setbacks - Maximum	
i. Balconies , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens:	0.6m
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.	1321 Blanshard Street LOT A OF LOTS 368-370, 385-387 VICTORIA, VIP83640	a. Maximum Density of Development: 3.0:1 b. Maximum Building Height : 43.0m c. Bonus Density of Development for all uses: 5.0:1	i. At least 80% of the Floor Area is used for Office uses; ii. The south and west frontages of any Building on the site are glazed and used for Retail Trade or restaurant uses only; iii. Public art having a value of at least \$100,000 is provided on the site; and iv. At least 160 motor vehicle parking spaces are provided underground on the site and at least 125 of the spaces are made available for general public use after ordinary office hours.

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

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

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

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

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

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 1100m² 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 Building Height : 43.0m	
4.	1415 to 1419 Broad Street Lot 666 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
5.	525 Broughton Street Strata Plan VIS730	a. Maximum Density of Development for all uses: 3.0:1	
6.	608 Broughton Street Lot 1 Plan EPS1336	a. Maximum Building Height : 34.0m b. Bonus Density of Development : 5.1:1	i. Retail Trade or restaurant provided as the principal ground level uses; and ii. A minimum of 45 motor vehicle parking spaces are provided, of which at least 35 are located underground and two are permitted to be stacked one behind the other.

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
7.	617 Broughton Street Lot A Plan VIP14044	a. Parkade is a permitted use. b. Maximum Density of Development : 3.9:1	
8.	1 Centennial Square Lot 2 Plan VIP76432	a. Maximum Density of Development for all uses: 3.0:1	
9.	629 Chatham Street Lot 633 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
10.	635 Chatham Street Lot 632 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
11.	611 to 623 Chatham Street Lot 634 & 635 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
12.	619 - 625 Courtney Street Lot 4 Plan VIS4624	a. Maximum Building Height : 20.3m b. Maximum Floor Area for Brew Pub (beer, spirits, wine) : 250m ² c. Bonus Density of Development : 4.6:1	i. A minimum of 630m ² of the First Storey area of a Building and at least 50% of the Building's interior First Storey area adjacent to Street frontage are devoted to Retail Trade or restaurant use.
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 Residential Uses is 0.25 spaces per Dwelling Unit .	
14.	818 Douglas Street Lot 2 Plan VIP26451	a. Maximum Density of Development for all uses: 3.0:1	
15.	850 Douglas Street Lot 1 Plan VIP16810	a. Maximum Building Height : 43.0m	
16.	1150 Douglas Street Lot A Plan VIP48135	a. Maximum Density of Development for all uses: 3.0:1	
17.	1200 Douglas Street Lot B Plan VIP48444	a. Maximum Building Height : 43.0m	
18.	1214 Douglas Street Lot A Plan VIP48444	a. Maximum Building Height : 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 Building Height : 43.0m	
20.	1280 Douglas Street Lot 426 Plan CITY	a. Maximum Building Height : 43.0m	
21.	1402 Douglas Street The Easterly 60 Feet of Lot 671 Plan CITY	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 200m ² ; ii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
22.	1672 Douglas Street Lot A Plan VIP11299	a. Maximum Density of Development for all uses: 3.0:1	
23.	1708 Douglas Street Lot 609 & 610 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
24.	1720 Douglas Street LOT 611 & 612, VICTORIA, CITY	a. Maximum Density of Development for all uses: 3.0:1	
25.	1802 Douglas Street Lot 1 Plan VIP36720	a. Maximum Building Height : 26.0m b. Bonus Density of Development : 5.0:1	i. At least 270m ² of First Storey space is provided for Retail Trade or restaurant use; ii. At least 17m of linear Building Floor Area along Herald Street is used for Retail Trade or restaurant use; iii. At least 10% of the Lot Area adjacent to the Street intersection is maintained as a Street level open plaza to a distance of not less than 5.5m above Street level ; and iv. A minimum of 60 underground on-site motor vehicle parking spaces are provided.
26.	1850 Douglas Street Lot A Plan VIP25475	a. Maximum Density of Development for all uses: 3.0:1	
27.	505 Fiscard Street Lot A Plan VIP42419	a. Maximum Floor Area used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages is the lesser of 190.4m ² or 46% of the site area.	

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 Density of Development : 5.5:1 b. Parkade is a permitted use. c. Off-street motor vehicle parking is not required	
29.	618 Fisgard Street Lot 604 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
30.	625 Fisgard Street Lot 1 Plan VIP76432	a. Maximum Density of Development for all uses: 3.0:1	
31.	638 Fisgard Street Lot 1 Plan VIP55957	a. Residential uses may be located on the First Storey except within 3m from any Street . b. Maximum Building Height : 22.0m c. Bonus Density of Development : 4.0:1	i. A minimum Density of Development of 2.0:1 is provided for Residential uses.
32.	520 Fort Street Lot A Plan VIP23498	a. Maximum Density of Development for all uses: 3.0:1	
33.	623 Fort Street Lot A Plan VIP87839	a. Bicycle Parking, Short-Term stalls are not required. b. Bonus Density of Development : 3.38:1 for all uses	i. At least 75% of the total Floor Area of the Building is provided exclusively for Office uses.
34.	685-695 Fort Street 1060-1080 Douglas Street Lot 1 Plan VIP16563	a. Maximum Building Height : 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	<p>a. Maximum Floor Area for Brew Pub (beer, spirits, wine): 175m²</p> <p>b. Maximum Building Height: 17.7m</p> <p>c. Maximum Floor Area for Retail Liquor Sale: 50m² where provided as an accessory use to Brew Pub (beer, spirits, wine).</p> <p>d. Off-street motor vehicle parking is not required</p> <p>e. Bonus Density of Development: 4.0:1</p>	<p>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.</p>
37.	900 Government Street Lot Plan VIP918 BL	a. Maximum Density of Development for all uses: 3.0:1	
38.	910 Government Street 955 Wharf Street 525 Broughton Street Strata Plan VIS612 Strata Plan VIS730	<p>a. Maximum Density of Development for all uses: 3.0:1</p> <p>b. A minimum of 220 motor vehicle parking spaces shall be provided</p> <p>c. A minimum of 15% of the total ground Floor Area abutting Wharf Street and Government Street shall be used for Retail Trade.</p> <p>d. A maximum of 85% of the total ground Floor Area abutting Wharf Street and Government Street shall be used for Office.</p>	
39.	1001 Government Street Lot 7 & 8 Plan VIP2671	<p>a. Maximum Building Height: 16.0m</p> <p>b. Maximum Density of Development: 4.1:1</p>	<p>i. Where Retail Trade, Offices and financial institutions have direct access to and are located along at least 50% of the Street frontage along Government Street.</p>
40.	1230 Government Street Lot 1 Plan VIP7696	a. Maximum Density of Development 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	<p>a. Maximum Building Height: 18.6m</p> <p>b. Bonus Density of Development: 3.85:1</p>	<p>i. A conservation covenant of the existing Building is provided</p> <p>ii. A Housing Agreement is established to require that all Residential dwellings in this Zone are provided as rental units.</p>
42.	1411 Government Street Lot 1 Plan VIS4995	a. Maximum Density of Development : 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 Density of Development: 2.2:1 b. Maximum Building Height: 15.2m c. Maximum Lot Coverage: 70%	
44.	1701 Government Street Lot A Plan VIP2779	a. Maximum Density of Development for all uses: 3.0:1	
45.	1725 Government Street Lot 1 Plan EPS569	a. Maximum Density of Development for all uses: 3.0:1	
46.	1885 Government Street Lot A Plan VIP45681	a. Automotive Repair is the only permitted use	
47.	461 Herald Street Lot A Plan VIP33307	a. Residential uses are prohibited b. Maximum Density of Development for Office and all other uses: 1.5:1 c. Bonus Density of Development: 2.0:1	i. At least 500m ² of First Storey area is used for Retail Trade or restaurant.
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 Density of Development for all uses: 3.0:1	
52.	610 Herald Street LOT 620, 621, AND 622, VICTORIA	a. Maximum Density of Development for all uses: 3.0:1	
53.	613 Herald Street Lot 617 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
54.	618 Herald Street Lot 623 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
55.	624 Herald Street Lot 624 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
56.	648 - 652 Herald Street Lot 3 Plan VIS5362	a. Maximum Density of Development for all uses: 3.0:1	
57.	655 Herald Street Lot A Plan VIP42094	a. Maximum Density of Development for all uses: 3.0:1	
58.	658 Herald Street Lot 626 Plan City	a. Maximum Density of Development for all uses: 3.0:1	
59.	681 Herald Street Lot 613 Plan CITY	a. Maximum Density of Development 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: Hotel, Retail Trade and restaurant b. Maximum Density of Development : 5.23:1 c. Maximum Building Height : 23.0m	
62.	506 Pandora Ave. Lot 1 Plan EPP35103	a. The maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) is the lesser of 190.4m ² or 44% of the Lot Area . b. The maximum Floor Area for a Drinking Establishment is 146.2m ²	
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 Floor Area : 6793m ² b. Maximum Building Height : 23.1m c. Maximum Lot Coverage : 89% d. Bonus Density of Development : 4.57:1	i. Rehabilitation of the existing Plaza Hotel Building in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040; ii. Construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least \$180,000; and iii. Payment to the City of Victoria of \$27,500 to contribute to the long term maintenance of the public water feature to be constructed as part of the public plaza.
66.	625 Pandora Street Lot 1 Plan VIP32978	a. Maximum Density of Development for all uses: 3.0:1	
67.	1441 Store Street Lot 1 Plan VIS1580	a. Maximum Density of Development : 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 Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated. 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 Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
71.	1630 Store Street Parcel A (DD 83205I) of Lot 126 City Plan	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
72.	1705 Store Street Lot 1 of Lot 451, 452, 467 & 468 Victoria City Plan VIP76332	a. Automotive Repair is the only permitted use on the south half of the Lot . b. Maximum Building Height : 11.0m c. Not more than one Building is permitted on the Lot . d. Minimum setback to any Street on the south half of the Lot : 4.5m e. Off-street motor vehicle parking is not required on the north half of the Lot .	
73.	1720 Store Street Lot A Plan VIP18303	a. Residential uses are prohibited b. Maximum Density of Development for Office and all other uses: 1.5:1 c. Off-street motor vehicle parking is not required d. Bonus Density of Development : 2.0:1	i. At least 500m ² of First Storey area is used for Retail Trade or restaurant.
74.	407-409 Swift Street Lot 100 Plan VIS4930	a. Docks, public washrooms and showers are permitted uses. b. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ² 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 Density of Development : 1.5:1 c. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ² 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 Density of Development : 1.5:1 c. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ²	
77.	467 Swift Street Lot A Plan VIP49848	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
78.	650 View Street Lot C Plan VIP48444	a. Maximum Building Height : 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. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 800m ² ; ii. The use is restricted to the ground floor; and iii. Only one Storefront Cannabis Retailer at a time is operational on the property.
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
Residential		
Condominium (Dwelling Unit in a Building regulated by the <i>Strata Property Act</i>)	0.65 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.80 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1.20 spaces per Dwelling Unit that is more than 70m ²	
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)	0.50 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.60 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1 space per Dwelling Unit that is more than 70m ²	
Affordable (Affordable Dwelling Units secured in perpetuity through a legal agreement)	0.20 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.50 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	0.75 spaces per Dwelling Unit that is more than 70m ²	
All other multiple dwellings	0.65 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.80 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1.20 spaces per Dwelling Unit that is more than 70m ²	
Assisted Living Facility	0.35 spaces per Dwelling Unit or residential unit	0.10 spaces per Dwelling Unit or residential unit
Commercial		
Hotel	0.25 spaces per room	-

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

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

Table 2: Minimum Number of Required Bicycle Parking Spaces

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

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

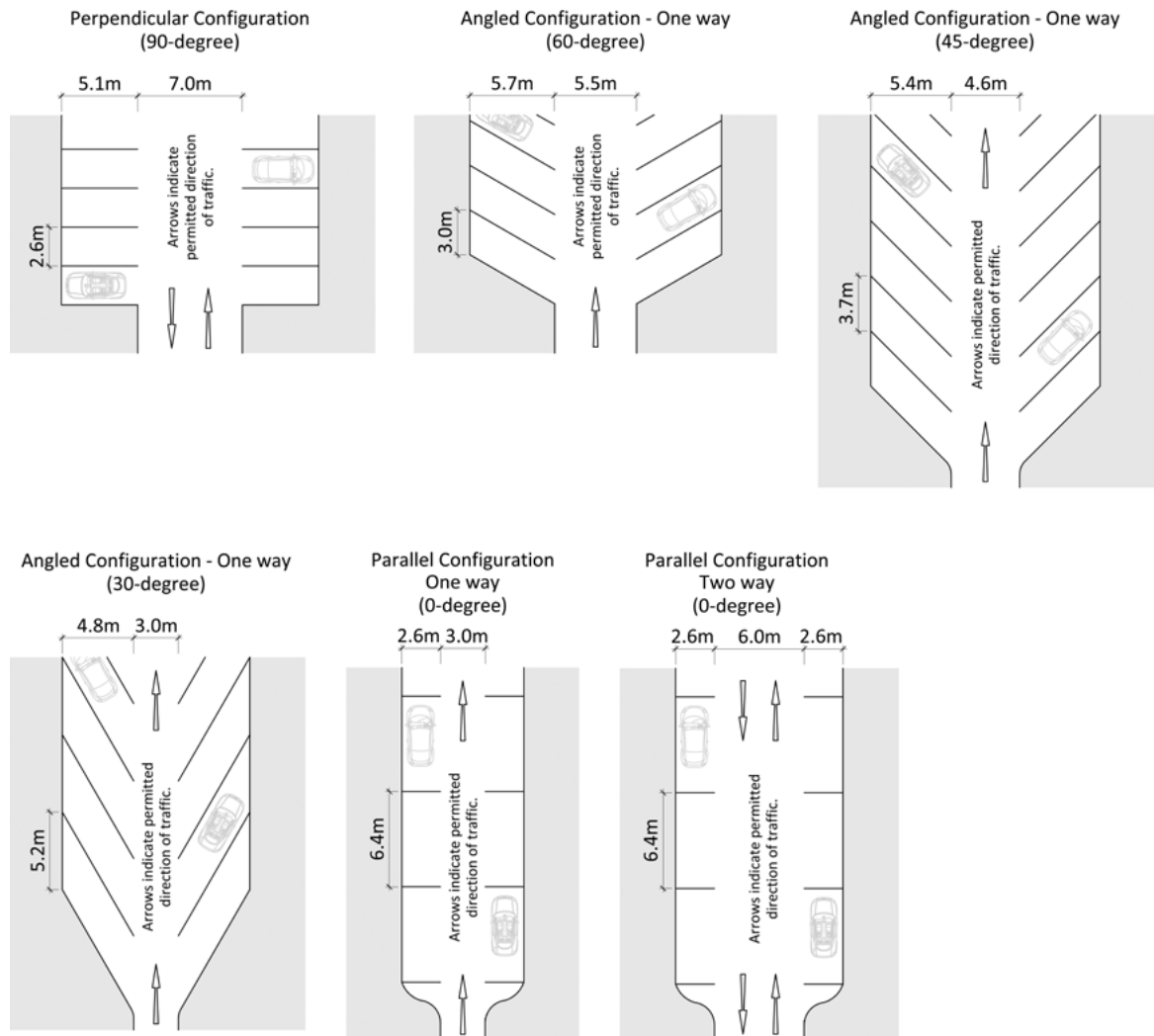
2. Vehicle Parking Appearance

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

3. Vehicle Parking Location and Dimensions

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

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



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

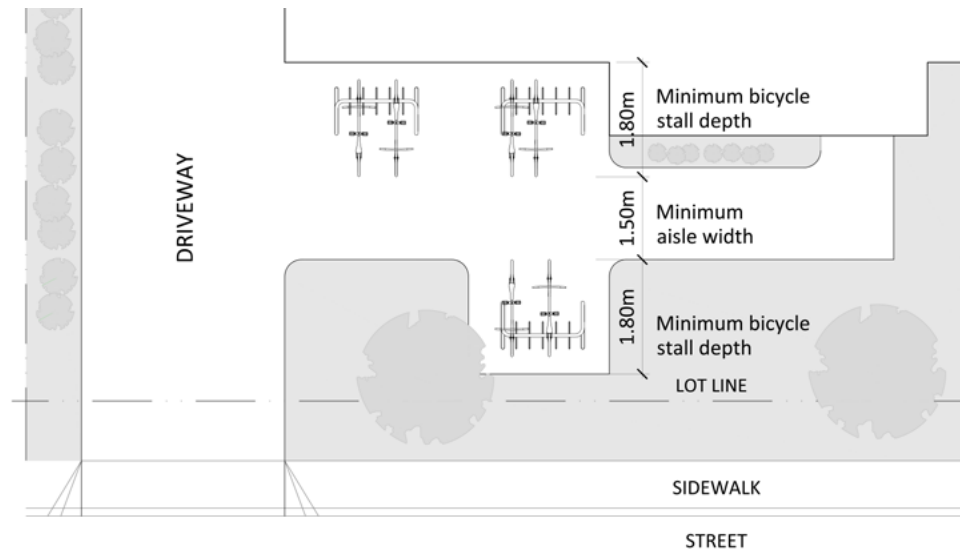
- a. All bicycle parking spaces required under this bylaw must be provided on the same **Lot** as the Building or use which they serve.
- b. Each **Bicycle Parking, Short-Term** space required under this bylaw must be:
 - i. designed and installed to the minimum dimensions shown in Table 3 of this Part; 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 Building)	>45 degrees	<45 degrees	>45 degrees	<45 degrees
Minimum stall depth	1.8	1.45	1.2	1.2
Minimum aisle width	1.5	1.5	1.5	1.5
Minimum distance between bicycle racks (for racks that accommodate no more than one bicycle)	0.45	0.65	0.45	0.65
Minimum distance between bicycle racks (for racks that accommodate two or more bicycles)	0.9	1.3	0.9	1.3
Minimum distance between bicycle racks and entrance door to bicycle storage facility	0.6	0.6	0.6	0.6

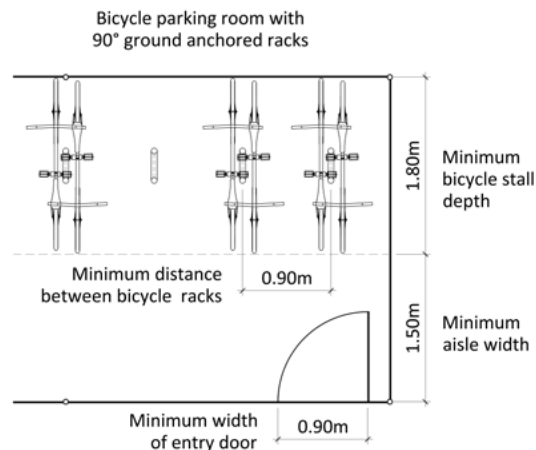
Part 5 - Requirements for Motor Vehicle and Bicycle Parking

Example: Bicycle Parking, Short-Term Configuration

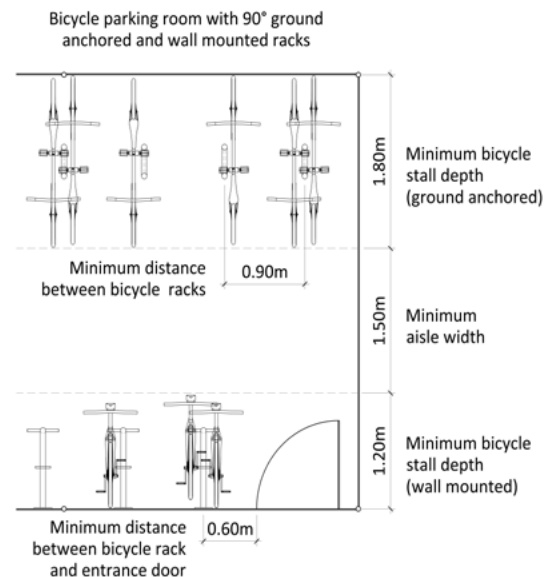
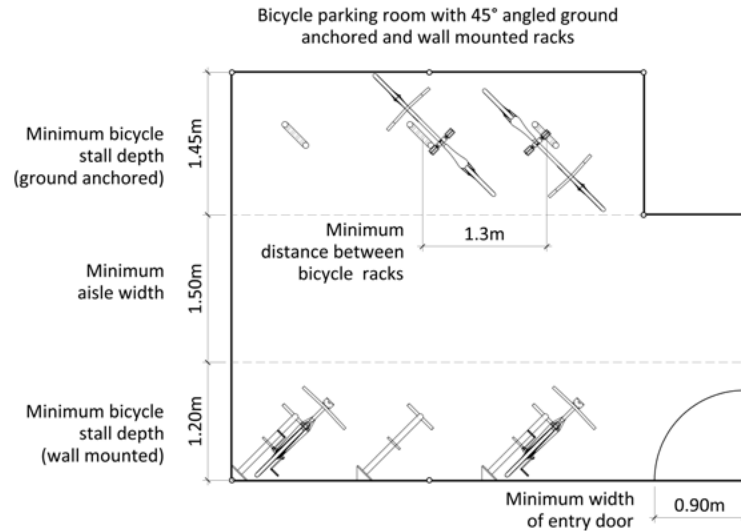


- h. Each **Bicycle Parking, Long-Term** space required under this bylaw must:
- be designed and installed to the minimum dimensions shown in Table 3 of this Part;
 - be provided as a bicycle rack that is permanently anchored to the ground or a wall;
 - have a minimum unobstructed height clearance of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

Example: Bicycle Parking Long-Term Configurations



Part 5 - Requirements for Motor Vehicle and Bicycle Parking



5. Bicycle Parking Exemptions

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

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

READ A FIRST TIME the **23rd** day of **November** 2017

READ A SECOND TIME the **23rd** day of **November** 2017

PUBLIC HEARING HELD on the day of 2017

READ A THIRD TIME the day of 2017

ADOPTED on the day of 2017

CITY CLERK

MAYOR



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

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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.

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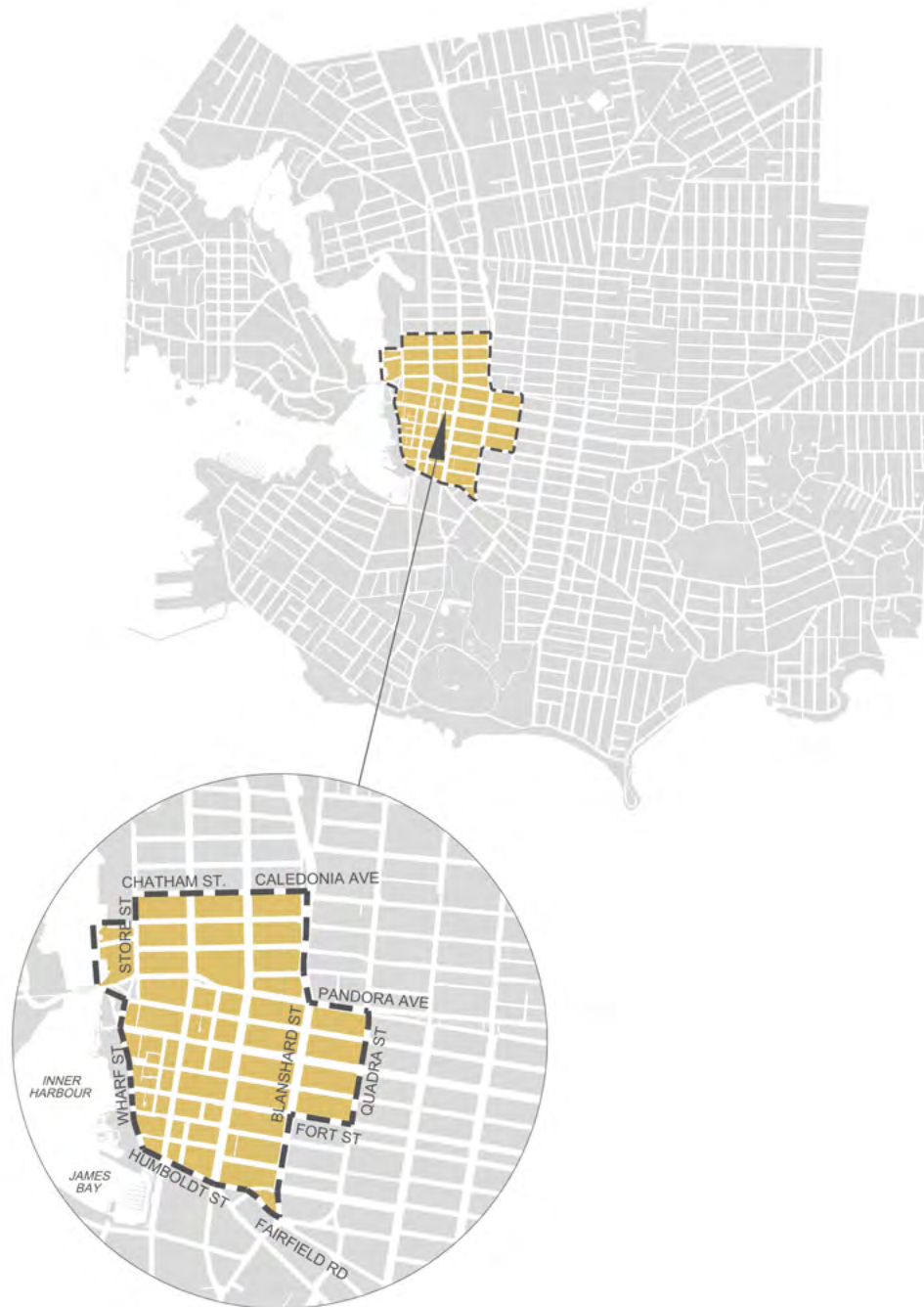
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Pursuant to its statutory powers, including sections 479, 482, and 525 of the Local Government Act, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

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,

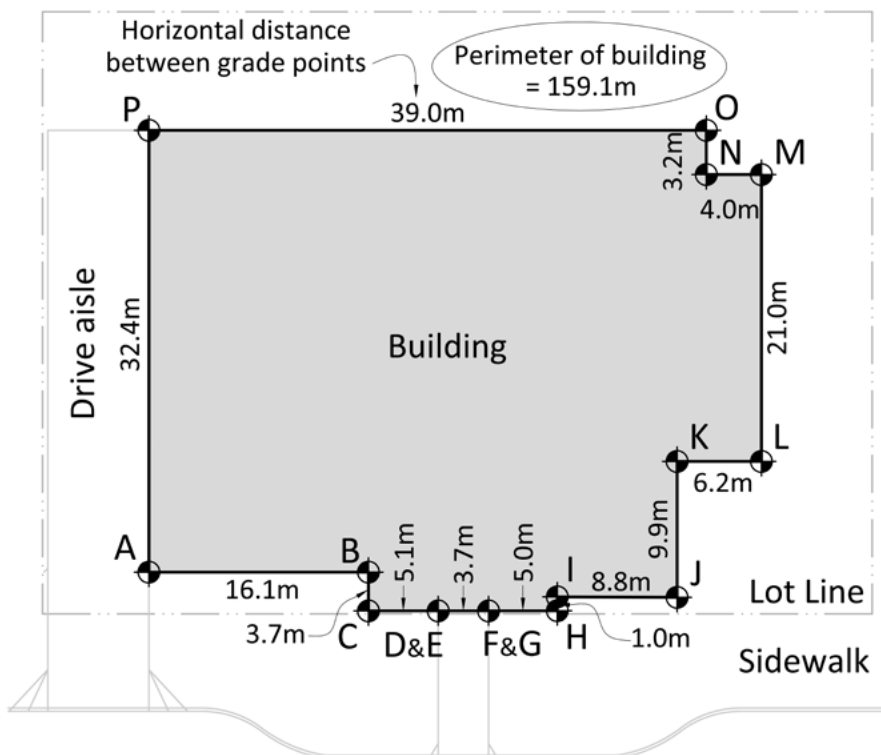
Accessory Landscape Structure means gates, fences, walls, trellises, gazebos, pergolas or a similar ornamental feature which is open to the elements and includes sheds that are less than 9.3m².

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

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

Grade Points:

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



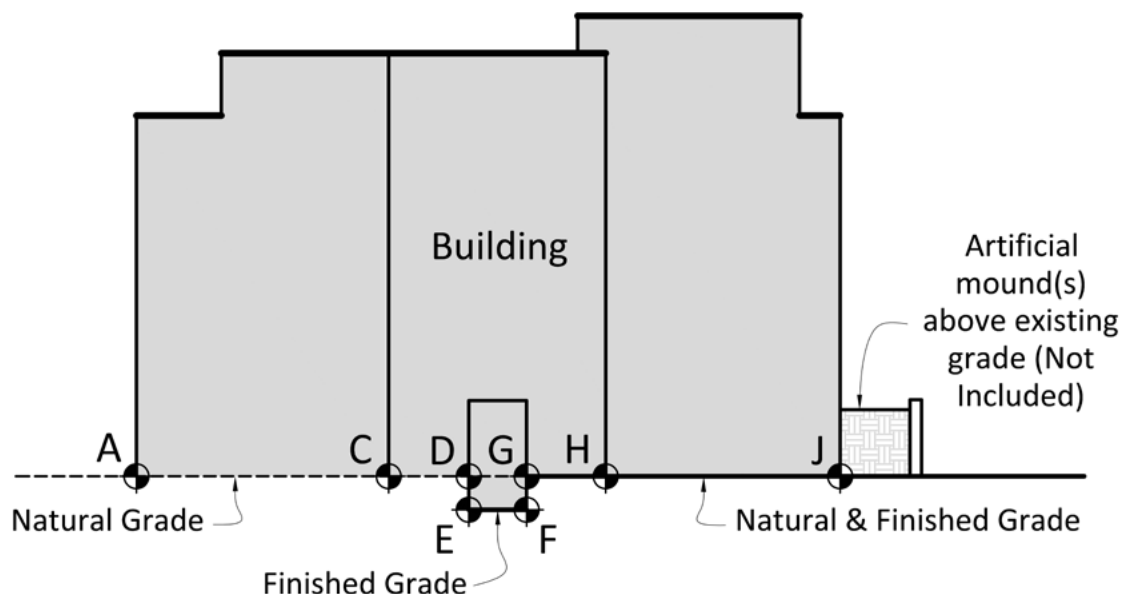
Part 2 - Definitions

Calculation Example:

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

Grade Calculation:

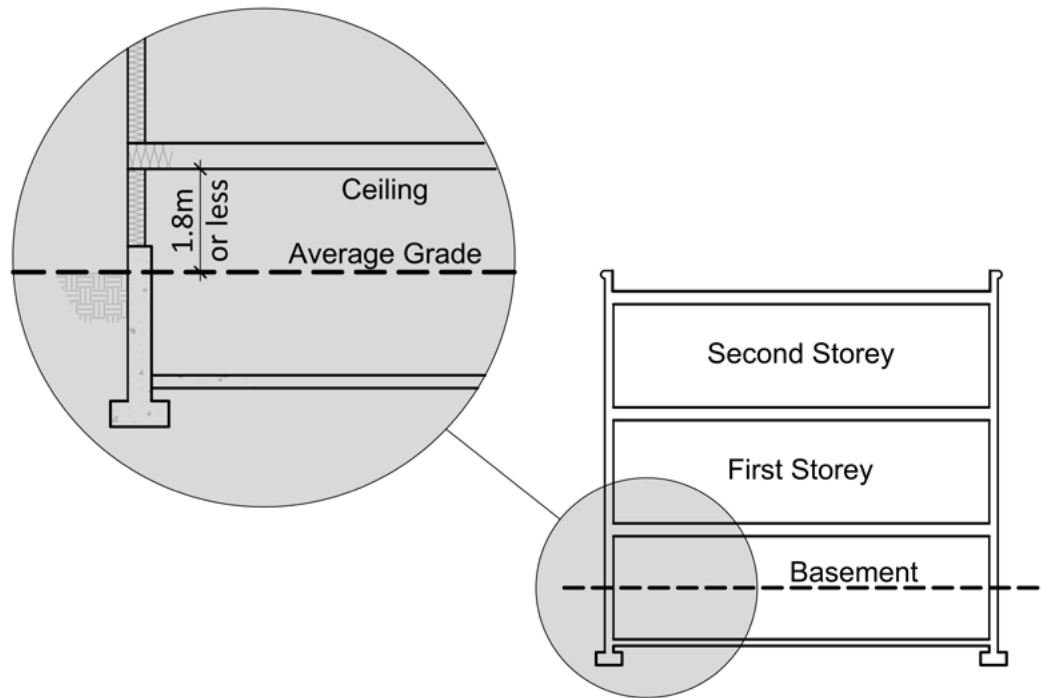
$$2520.23 \div 159.10\text{m (perimeter of building)} = 15.84$$



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

Part 2 - Definitions

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



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

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

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

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

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

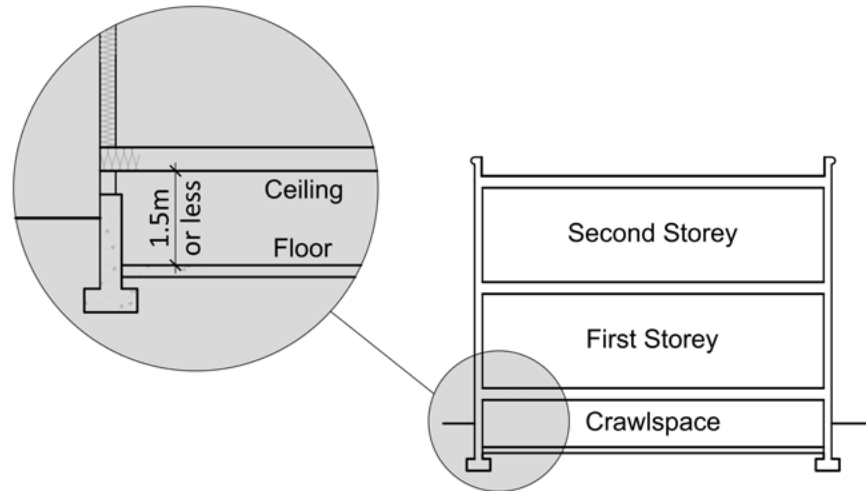
Cistern means a rainwater storage tank that is at least 1200 litres in capacity and that forms part of a **Stormwater Retention and Water Quality Facility**.

City means the Corporation of the City of Victoria.

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

Part 2 - Definitions

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



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

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

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

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

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

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

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

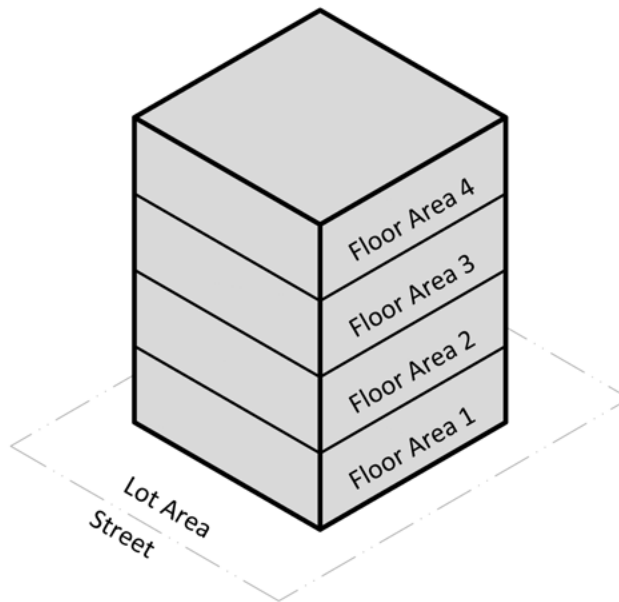
Flanking Street Lot Line means a **Lot Line**, not being a **Front** or **Rear Lot Line** that is common to a **Lot** and a **Street**.

Floor Area is measured to the interior surface of the exterior walls of **Buildings** and includes the area of any mezzanine, 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 ² +
Floor Area 2:	345m ² +
Floor Area 3:	345m ² +
Floor Area 3:	345m ² +

Total (Structure): 1380m²

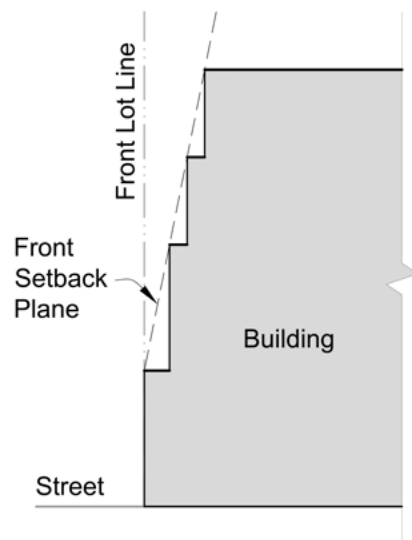
Lot Area: 460m²

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

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.

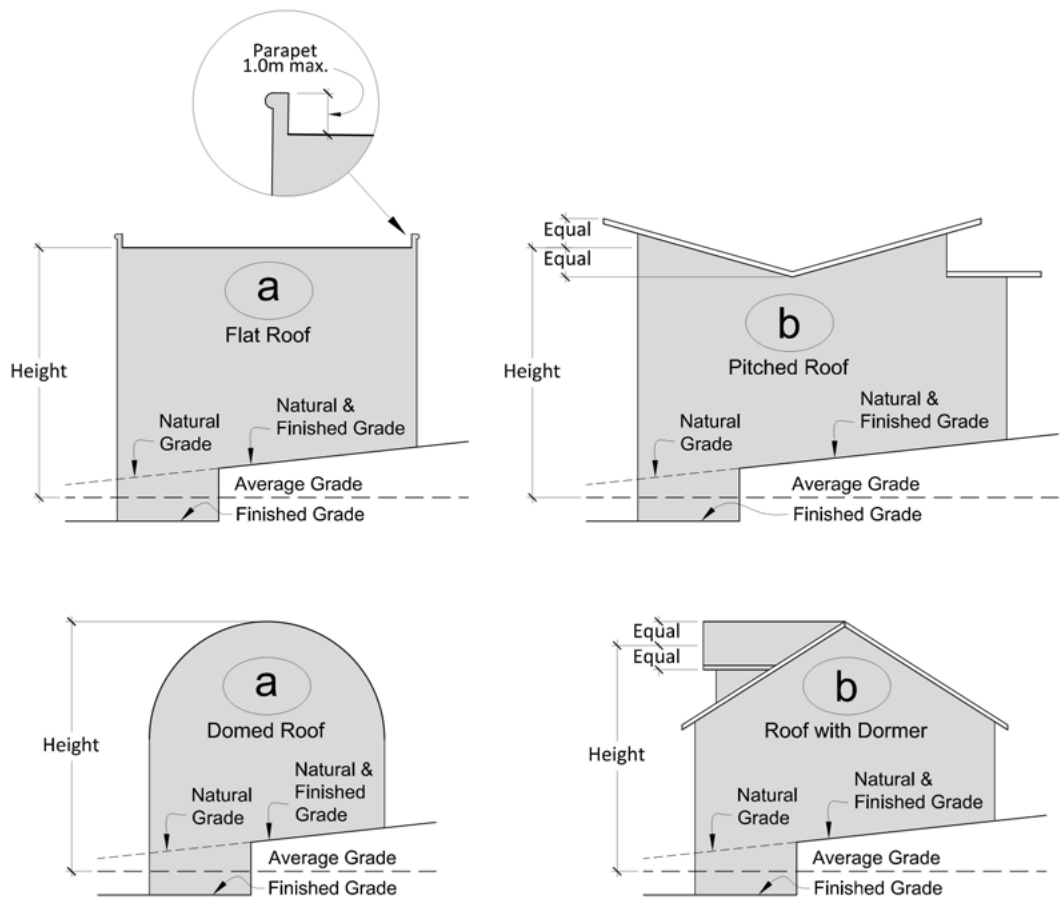


Front Yard means a yard located between the principal **Building** and the **Front Lot Line**, extending the full width of the **Lot**.

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 15m² in area.
7. A **Dwelling Unit** or premises in a **Building** may be used as a display unit or sales centre for **Residential Dwelling Units** located in the **Building**.
8. A **Studio** use may include an associated **Residential Dwelling Unit** only if at least one artist or artisan engaged in their art or craft on the premises resides in the **Dwelling Unit**.
9. **Home Occupations** must comply with the following:
 - a. A **City** business license is required;
 - b. The sale of goods on the premises is not permitted, except as accessory to the primary business; and
 - c. The provision of escort and dating services within a multi-residential **Building** is not permitted; and
 - d. 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 28m² 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"> a. Assembly b. Assisted Living Facility c. Brew Pub (beer, spirits, wine) d. Care Facility e. Civic Facility f. Cultural Facility g. Drinking Establishment h. Equipment Rental i. Financial Service j. Food and Beverage Service k. Home Occupation 	<ul style="list-style-type: none"> l. Hotel m. Office n. Personal Service o. Residential p. Residential Lock-off Unit q. Retail Liquor Sale r. Retail Trade s. Small-scale Commercial Urban Agriculture t. Studio u. Utility
1.1 Location and Siting of Uses	
<ul style="list-style-type: none"> a. No First Storey Office use is permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway. b. The display of rental sports equipment and rental motorized vehicles, other than automobiles is permitted outside of a Building for the use of Equipment Rental. c. <ul style="list-style-type: none"> i. The production and manufacturing area for a Brew Pub (beer, spirits, wine) must not be located above the First Storey and is not permitted within 6m of the wall of any Building that abuts a Street or pedestrian walkway, except where the Brew Pub (beer, spirits, wine) is provided in conjunction with Retail Trade or Food and Beverage Service. ii. Not more than 35% of the First Storey Floor Area of a Brew Pub (beer, spirits, wine) may be used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages. d. Residential uses and Hotel guest rooms are not permitted on the First Storey of a Building. e. Areas used for the storage of garbage or recyclable materials must be enclosed within a Building or screened by a fence or masonry wall that provides a complete visual barrier. 	
2. Density of Development	
a. Density of Development - Maximum:	3.0:1
3. Height	
a. Height - Maximum:	43.0m
b. Projections into Height - Maximum:	
i. Parapets:	1.0m
ii. Rooftop Structures:	5.0m

Part 4 - Zones

4. Setbacks and Projections

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

5. Motor Vehicle and Bicycle Parking

- All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.
- Notwithstanding the requirements in Part 5 of this bylaw, all 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 Density of Development : 3.08:1	
2.	980 Blanshard Street LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88	a. Maximum Density of Development : 3.6:1	

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

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

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

Part 4 - Zones

4. Setbacks and Projections

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

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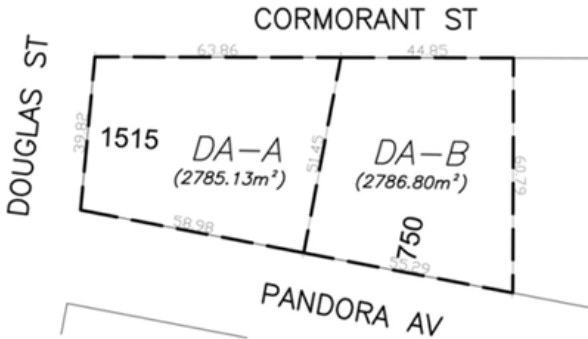
7. Lot Dimension and Area

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8. Site Specific Regulations

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

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

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
10.	809 Douglas Street LOT 1 OF LOTS 95-98 AND 104, VICTORIA VIS6797	a. Maximum Density of Development : 3.0:1 b. Maximum Building Height : 43.0m c. Bonus Density of Development for all uses: 5.5:1	i. At least 10,000m ² of Residential Floor Area is provided; ii. Retail Trade 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 Density of Development for all uses: 4:1 b. Maximum Building Height : 43.0m c. Individual Retail Trade and restaurant premises must have a Floor Area of at least 70m ² . d. Grade level Douglas Street site frontage and Johnson Street site frontage that is within 6m of Douglas Street may be used only for Retail Trade and restaurant uses. e. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit .	

Part 4 - Zones

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

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
13.	834 Johnson Street STRATA PLAN EPS522	a. Maximum Density of Development : 3.0:1 b. Maximum Building Height : 41.0m c. Bonus Density of Development for all uses: 5.76:1	i. The Floor Area of Office uses may not exceed 60% of the area of the site; ii. The Floor Area of non- Residential uses, excluding areas used for underground motor vehicle parking spaces, may not exceed 50% of the Floor Area on the site; iii. Non- Residential uses other than Home Occupations are not permitted above the second Storey ; iv. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.65 spaces per Dwelling Unit , and no motor vehicle parking spaces are required for non- Residential uses; and 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 Density of Development : 3.0:1 b. Maximum Building Height : 37.0m c. Bonus Density of Development for all uses: 4.0:1	i. The owner enters into a housing agreement with the City that requires at least 33 Dwelling Units on the site to be rental units. 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 Density of Development : 3.0:1 b. Maximum Building Height : 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 Residential uses is 0.55 spaces per Dwelling Unit . e. Bonus Density of Development for all uses: 4.4:1	i. For any Building with at least 8000m ² of Floor Area used for Residential uses, and the proportion of Residential use of the site is unrestricted.
16.	728 Yates Street STRATA PLAN EPS2516	a. Maximum Density of Development : 3.0:1 b. Maximum Building Height : 48.0m c. Bonus Density of Development for all uses: 6.4:1	i. The façade of the Building at 738-740 Yates Street is conserved, including restoration of the brick Parapet and upper façade brick; ii. Grade level Yates Street site frontage and the site frontage on the walkway is used only for Retail Trade and restaurant uses; and iii. A landscaped area of at least 50m ² is provided for public use between any Building 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 Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 46.5m</p> <p>c. Bonus Density of Development for all uses: 5.4:1</p> <p>d. Bonus Density of Development for all uses: 5.6:1</p>	<p>i. At least 150m² of Floor Area is in use for child care services;</p> <p>ii. At least 50m² of open space is provided along each Lot Line that abuts a Street;</p> <p>iii. At least 43 motor vehicle parking spaces are provided in addition to those otherwise required by Section 7 of this Part; and</p> <p>iv. At least 50% of the site frontage on View and Yates Streets is in use for Retail Trade, Office or Financial Services uses having direct pedestrian access from one of those streets.</p> <p>i. The conditions described above in sub sections (i.) thru (iv.) are met and an area equal to at least 20% of the site area is in use for an enclosed public arcade or mall.</p>

Part 4 - Zones

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

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

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

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

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

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 1100m² 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 Building Height : 43.0m	
4.	1415 to 1419 Broad Street Lot 666 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
5.	525 Broughton Street Strata Plan VIS730	a. Maximum Density of Development for all uses: 3.0:1	
6.	608 Broughton Street Lot 1 Plan EPS1336	a. Maximum Building Height : 34.0m b. Bonus Density of Development : 5.1:1	i. Retail Trade or restaurant provided as the principal ground level uses; and ii. A minimum of 45 motor vehicle parking spaces are provided, of which at least 35 are located underground and two are permitted to be stacked one behind the other.

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
7.	617 Broughton Street Lot A Plan VIP14044	a. Parkade is a permitted use. b. Maximum Density of Development : 3.9:1	
8.	1 Centennial Square Lot 2 Plan VIP76432	a. Maximum Density of Development for all uses: 3.0:1	
9.	629 Chatham Street Lot 633 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
10.	635 Chatham Street Lot 632 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
11.	611 to 623 Chatham Street Lot 634 & 635 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
12.	619 - 625 Courtney Street Lot 4 Plan VIS4624	a. Maximum Building Height : 20.3m b. Maximum Floor Area for Brew Pub (beer, spirits, wine) : 250m ² c. Bonus Density of Development : 4.6:1	i. A minimum of 630m ² of the First Storey area of a Building and at least 50% of the Building's interior First Storey area adjacent to Street frontage are devoted to Retail Trade or restaurant use.
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 Residential Uses is 0.25 spaces per Dwelling Unit .	
14.	818 Douglas Street Lot 2 Plan VIP26451	a. Maximum Density of Development for all uses: 3.0:1	
15.	850 Douglas Street Lot 1 Plan VIP16810	a. Maximum Building Height : 43.0m	
16.	1150 Douglas Street Lot A Plan VIP48135	a. Maximum Density of Development for all uses: 3.0:1	
17.	1200 Douglas Street Lot B Plan VIP48444	a. Maximum Building Height : 43.0m	
18.	1214 Douglas Street Lot A Plan VIP48444	a. Maximum Building Height : 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 Building Height : 43.0m	
20.	1280 Douglas Street Lot 426 Plan CITY	a. Maximum Building Height : 43.0m	
21.	1402 Douglas Street The Easterly 60 Feet of Lot 671 Plan CITY	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 200m ² ; ii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
22.	1672 Douglas Street Lot A Plan VIP11299	a. Maximum Density of Development for all uses: 3.0:1	
23.	1708 Douglas Street Lot 609 & 610 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
24.	1720 Douglas Street LOT 611 & 612, VICTORIA, CITY	a. Maximum Density of Development for all uses: 3.0:1	
25.	1802 Douglas Street Lot 1 Plan VIP36720	a. Maximum Building Height : 26.0m b. Bonus Density of Development : 5.0:1	i. At least 270m ² of First Storey space is provided for Retail Trade or restaurant use; ii. At least 17m of linear Building Floor Area along Herald Street is used for Retail Trade or restaurant use; iii. At least 10% of the Lot Area adjacent to the Street intersection is maintained as a Street level open plaza to a distance of not less than 5.5m above Street level ; and iv. A minimum of 60 underground on-site motor vehicle parking spaces are provided.
26.	1850 Douglas Street Lot A Plan VIP25475	a. Maximum Density of Development for all uses: 3.0:1	
27.	505 Fiscard Street Lot A Plan VIP42419	a. Maximum Floor Area used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages is the lesser of 190.4m ² or 46% of the site area.	

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 Density of Development : 5.5:1 b. Parkade is a permitted use. c. Off-street motor vehicle parking is not required	
29.	618 Fisgard Street Lot 604 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
30.	625 Fisgard Street Lot 1 Plan VIP76432	a. Maximum Density of Development for all uses: 3.0:1	
31.	638 Fisgard Street Lot 1 Plan VIP55957	a. Residential uses may be located on the First Storey except within 3m from any Street . b. Maximum Building Height : 22.0m c. Bonus Density of Development : 4.0:1	i. A minimum Density of Development of 2.0:1 is provided for Residential uses.
32.	520 Fort Street Lot A Plan VIP23498	a. Maximum Density of Development for all uses: 3.0:1	
33.	623 Fort Street Lot A Plan VIP87839	a. Bicycle Parking, Short-Term stalls are not required. b. Bonus Density of Development : 3.38:1 for all uses	i. At least 75% of the total Floor Area of the Building is provided exclusively for Office uses.
34.	685-695 Fort Street 1060-1080 Douglas Street Lot 1 Plan VIP16563	a. Maximum Building Height : 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 Floor Area for Brew Pub (beer, spirits, wine) : 175m ² b. Maximum Building Height : 17.7m c. Maximum Floor Area for Retail Liquor Sale : 50m ² where provided as an accessory use to Brew Pub (beer, spirits, wine) . d. Off-street motor vehicle parking is not required e. Bonus Density of Development : 4.0:1	i. Rehabilitation of the façade of the existing Customs House on the westerly portion of the site in accordance with Heritage Revitalization Agreement Bylaw no. 15-057.
37.	900 Government Street Lot Plan VIP918 BL	a. Maximum Density of Development for all uses: 3.0:1	
38.	910 Government Street 955 Wharf Street 525 Broughton Street Strata Plan VIS612 Strata Plan VIS730	a. Maximum Density of Development for all uses: 3.0:1 b. A minimum of 220 motor vehicle parking spaces shall be provided c. A minimum of 15% of the total ground Floor Area abutting Wharf Street and Government Street shall be used for Retail Trade . d. A maximum of 85% of the total ground Floor Area abutting Wharf Street and Government Street shall be used for Office .	
39.	1001 Government Street Lot 7 & 8 Plan VIP2671	a. Maximum Building Height : 16.0m b. Maximum Density of Development : 4.1:1	i. Where Retail Trade, Offices and financial institutions have direct access to and are located along at least 50% of the Street frontage along Government Street.
40.	1230 Government Street Lot 1 Plan VIP7696	a. Maximum Density of Development 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 Building Height : 18.6m b. Bonus Density of Development : 3.85:1	i. A conservation covenant of the existing Building is provided ii. A Housing Agreement is established to require that all Residential dwellings in this Zone are provided as rental units.
42.	1411 Government Street Lot 1 Plan VIS4995	a. Maximum Density of Development : 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 Density of Development : 2.2:1 b. Maximum Building Height : 15.2m c. Maximum Lot Coverage : 70%	
44.	1701 Government Street Lot A Plan VIP2779	a. Maximum Density of Development for all uses: 3.0:1	
45.	1725 Government Street Lot 1 Plan EPS569	a. Maximum Density of Development for all uses: 3.0:1	
46.	1885 Government Street Lot A Plan VIP45681	a. Automotive Repair is the only permitted use	
47.	461 Herald Street Lot A Plan VIP33307	a. Residential uses are prohibited b. Maximum Density of Development for Office and all other uses: 1.5:1 c. Bonus Density of Development : 2.0:1	i. At least 500m ² of First Storey area is used for Retail Trade or restaurant.
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 Density of Development for all uses: 3.0:1	
52.	610 Herald Street LOT 620, 621, AND 622, VICTORIA	a. Maximum Density of Development for all uses: 3.0:1	
53.	613 Herald Street Lot 617 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
54.	618 Herald Street Lot 623 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
55.	624 Herald Street Lot 624 Plan CITY	a. Maximum Density of Development for all uses: 3.0:1	
56.	648 - 652 Herald Street Lot 3 Plan VIS5362	a. Maximum Density of Development for all uses: 3.0:1	
57.	655 Herald Street Lot A Plan VIP42094	a. Maximum Density of Development for all uses: 3.0:1	
58.	658 Herald Street Lot 626 Plan City	a. Maximum Density of Development for all uses: 3.0:1	
59.	681 Herald Street Lot 613 Plan CITY	a. Maximum Density of Development 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: Hotel, Retail Trade and restaurant b. Maximum Density of Development : 5.23:1 c. Maximum Building Height : 23.0m	
62.	506 Pandora Ave. Lot 1 Plan EPP35103	a. The maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) is the lesser of 190.4m ² or 44% of the Lot Area . b. The maximum Floor Area for a Drinking Establishment is 146.2m ²	
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 Floor Area : 6793m ² b. Maximum Building Height : 23.1m c. Maximum Lot Coverage : 89% d. Bonus Density of Development : 4.57:1	i. Rehabilitation of the existing Plaza Hotel Building in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040; ii. Construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least \$180,000; and iii. Payment to the City of Victoria of \$27,500 to contribute to the long term maintenance of the public water feature to be constructed as part of the public plaza.
66.	625 Pandora Street Lot 1 Plan VIP32978	a. Maximum Density of Development for all uses: 3.0:1	
67.	1441 Store Street Lot 1 Plan VIS1580	a. Maximum Density of Development : 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 Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated. 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 Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
71.	1630 Store Street Parcel A (DD 83205I) of Lot 126 City Plan	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
72.	1705 Store Street Lot 1 of Lot 451, 452, 467 & 468 Victoria City Plan VIP76332	a. Automotive Repair is the only permitted use on the south half of the Lot . b. Maximum Building Height : 11.0m c. Not more than one Building is permitted on the Lot . d. Minimum setback to any Street on the south half of the Lot : 4.5m e. Off-street motor vehicle parking is not required on the north half of the Lot .	
73.	1720 Store Street Lot A Plan VIP18303	a. Residential uses are prohibited b. Maximum Density of Development for Office and all other uses: 1.5:1 c. Off-street motor vehicle parking is not required d. Bonus Density of Development : 2.0:1	i. At least 500m ² of First Storey area is used for Retail Trade or restaurant.
74.	407-409 Swift Street Lot 100 Plan VIS4930	a. Docks, public washrooms and showers are permitted uses. b. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ² 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 Density of Development : 1.5:1 c. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ² 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 Density of Development : 1.5:1 c. Maximum Floor Area used for production or manufacturing within a Brew Pub (beer, spirits, wine) : 200m ²	
77.	467 Swift Street Lot A Plan VIP49848	a. The grade of a Building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the Street boundaries of the Lot on which the Building is situated.	
78.	650 View Street Lot C Plan VIP48444	a. Maximum Building Height : 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. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 800m ² ; ii. The use is restricted to the ground floor; and iii. Only one Storefront Cannabis Retailer at a time is operational on the property.
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
Residential		
Condominium (Dwelling Unit in a Building regulated by the <i>Strata Property Act</i>)	0.65 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.80 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1.20 spaces per Dwelling Unit that is more than 70m ²	
Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)	0.50 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.60 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1 space per Dwelling Unit that is more than 70m ²	
Affordable (Affordable Dwelling Units secured in perpetuity through a legal agreement)	0.20 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.50 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	0.75 spaces per Dwelling Unit that is more than 70m ²	
All other multiple dwellings	0.65 spaces per Dwelling Unit that is less than 45m ²	0.10 spaces per Dwelling Unit
	0.80 spaces per Dwelling Unit that is equal to 45m ² and up to 70m ²	
	1.20 spaces per Dwelling Unit that is more than 70m ²	
Assisted Living Facility	0.35 spaces per Dwelling Unit or residential unit	0.10 spaces per Dwelling Unit or residential unit
Commercial		
Hotel	0.25 spaces per room	-

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

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

Table 2: Minimum Number of Required Bicycle Parking Spaces

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

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

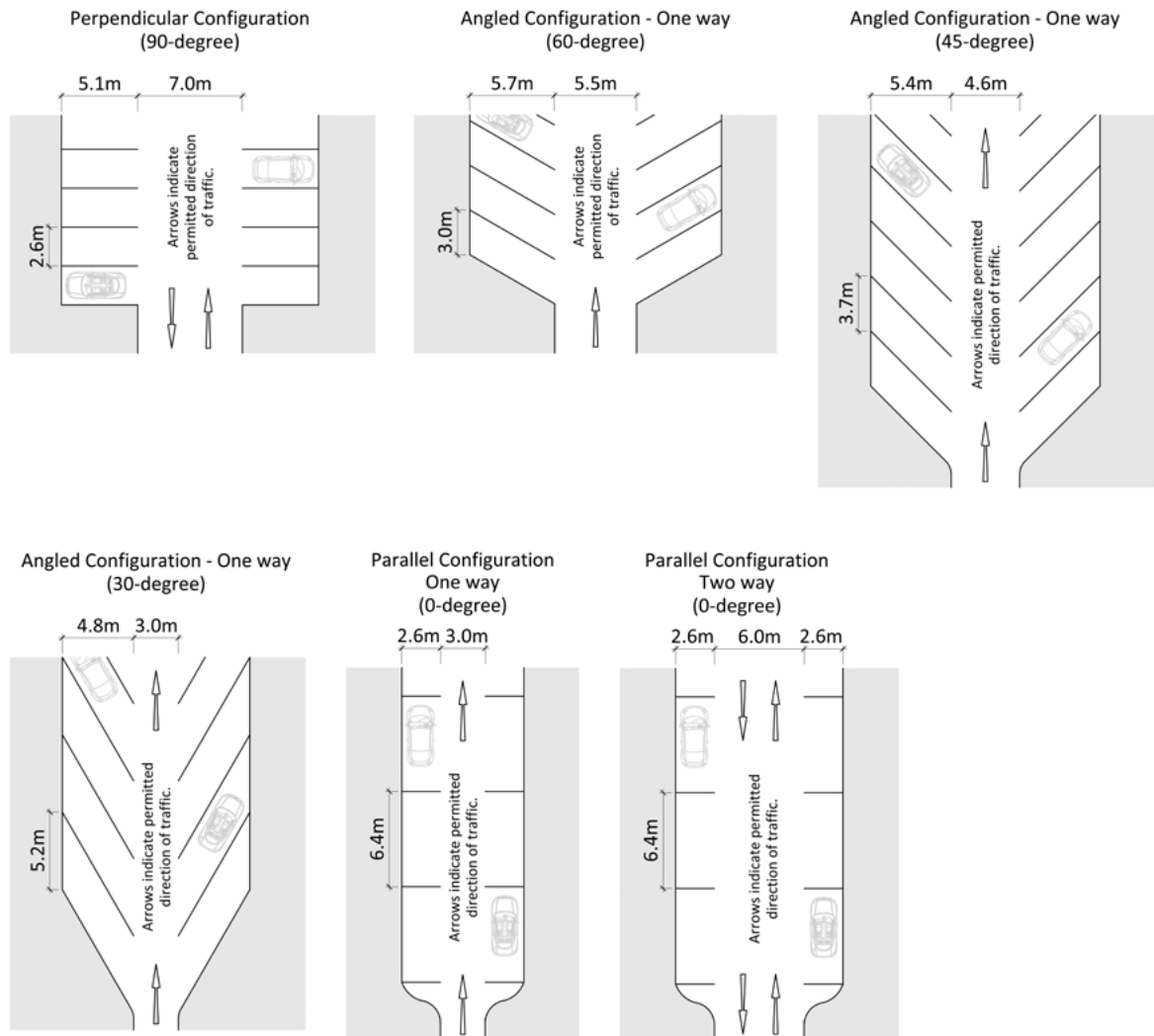
2. Vehicle Parking Appearance

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

3. Vehicle Parking Location and Dimensions

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

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



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

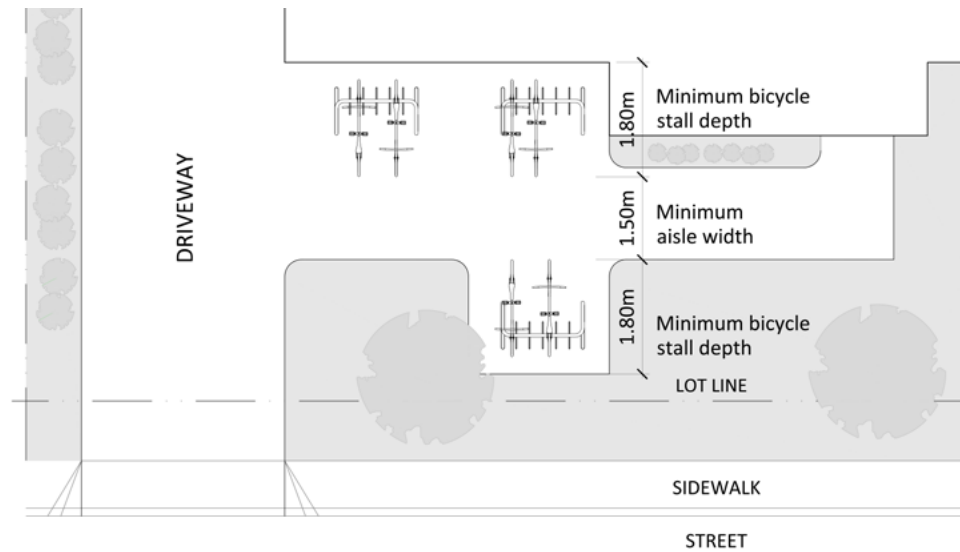
- a. All bicycle parking spaces required under this bylaw must be provided on the same **Lot** as the Building or use which they serve.
- b. Each **Bicycle Parking, Short-Term** space required under this bylaw must be:
 - i. designed and installed to the minimum dimensions shown in Table 3 of this Part; 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 Building)	>45 degrees	<45 degrees	>45 degrees	<45 degrees
Minimum stall depth	1.8	1.45	1.2	1.2
Minimum aisle width	1.5	1.5	1.5	1.5
Minimum distance between bicycle racks (for racks that accommodate no more than one bicycle)	0.45	0.65	0.45	0.65
Minimum distance between bicycle racks (for racks that accommodate two or more bicycles)	0.9	1.3	0.9	1.3
Minimum distance between bicycle racks and entrance door to bicycle storage facility	0.6	0.6	0.6	0.6

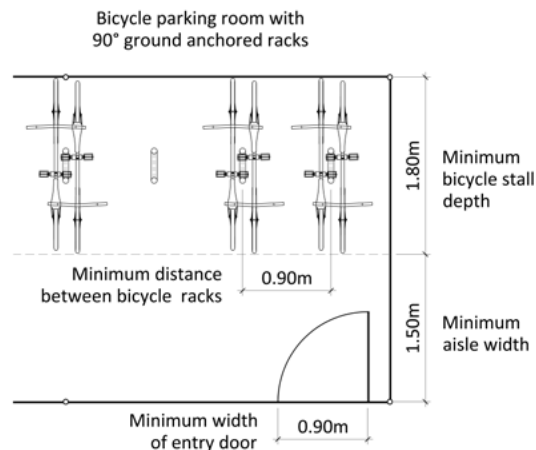
Part 5 - Requirements for Motor Vehicle and Bicycle Parking

Example: Bicycle Parking, Short-Term Configuration

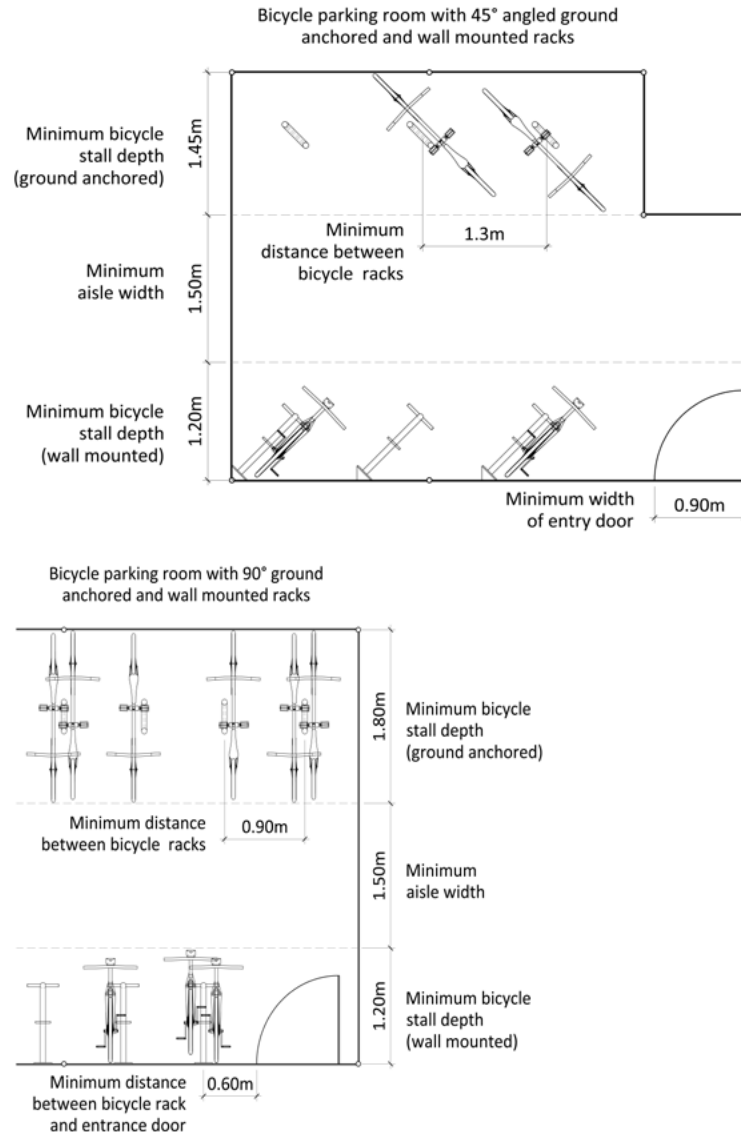


- h. Each **Bicycle Parking, Long-Term** space required under this bylaw must:
 - i. be designed and installed to the minimum dimensions shown in Table 3 of this Part;
 - ii. be provided as a bicycle rack that is permanently anchored to the ground or a wall;
 - iii. have a minimum unobstructed height 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 1.85m² and a **Height** of 3.35m
- b. Be located within 0.60m of a **Lot Line**
- c. Be fully enclosed
- d. Remain on the **Front Yard** without items for sale in excess of eight consecutive days
- e. Hold, shelve or otherwise display an item unless it:
 - i. is listed in section 1(a) of this Schedule;
 - ii. was harvested on the **Lot** on which the **Foodstand** is located; and
 - iii. is displayed and sold in raw, unprocessed form.
- f. No more than one **Foodstand** may be used or erected on one **Lot**.

READ A FIRST TIME the 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

Distribution of proposed Zones in Central Business District and Old Town





June 19, 2018

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

Re: Zoning Bylaw Review 2018

Mayor and Council –

The Urban Development Institute (UDI) - Capital Region would once again like to thank City Staff for their thoughtful engagement and efforts with regard to the Zoning Bylaw 2018 Review. However, the development community, as represented by UDI, is a prominent stakeholder in this process and we want to underscore the urgent need to have the bylaw approved and implemented in order to reduce ongoing uncertainties with in situ building applications, as well as projects being designed to conform to the new bylaw.

In our opinion, City Staff have undergone an exhaustive and robust public consultation process with this bylaw update which originally commenced as far back as 2014. UDI has provided ongoing feedback on all aspects of the bylaw including the most recent changes and amendments requested by the Downtown Victoria Residents Association (DRA). We have received the Committee of the Whole (COTW) Report, dated June 13, 2018 and understand that City Staff have now addressed most of the concerns previously raised by the DRA which are within the scope of the Zoning Bylaw 2018 review.

However, the COTW report also addresses certain issues which are outside the scope of the Zoning Bylaw 2018 review. UDI is concerned that these additional issues could detract from moving Zoning Bylaw 2018 toward final adoption and thereby create further backlogs in an already congested pipeline. We write in support of the timely adoption of Zoning Bylaw 2018 and to briefly address some of the additional issues raised in the report.

- **Minimum Residential Unit Size** – The report requests that Council consider requiring a minimum residential dwelling unit size of 33m², as reflected in other multi-residential zones outside of the downtown. Council did consider this in September 2016 and opted to not include a minimum unit size in the downtown.
- ❖ **UDI's Response** – *UDI feels strongly that requiring a minimum unit size in the downtown will detract from the goal of providing more affordable housing options for people. This type of requirement will limit the ability of Developers to bring a diverse housing supply to market and limit the ability of Developers to respond to market conditions. Importantly, the report identifies that including this type of requirement in Zoning Bylaw 2018 will require further direction from Council and a consideration of the risks related*

to legal non-conformity for existing multi-unit residential buildings before proceeding further. UDI supports the timely adoption of Zoning Bylaw 2018.

- **Cash in lieu** – The report requests that Council address the concern with new developments that receive parking variances with no form of amenity contribution such as cash in lieu. The report explains that Cash in lieu is being currently explored as a potential tool to support the Sustainable Mobility Strategy. This project will include public consultation with key stakeholders and a further report will be presented to Council later this year.

❖ **UDI's Response** – *As one of the key stakeholders, UDI looks forward to providing input and being involved in the public engagement later this year.*

- **Improved Notification of Development Permit Applications** – The report identifies Council's recent direction for staff to consider amending the Land Use Procedures Bylaw to improve transparency by providing notice of development applications to adjoining property owners and CALUCs at the beginning of the process. City Staff are currently exploring this matter and report to Council is expected later this year.

❖ **UDI's Response** – *UDI is strongly opposed to this additional layer of consultation. We will be further consulting with City Staff and writing Mayor and Council a letter specific to this matter.*

- **Public input on Development Permit Applications and interpretation of Design Guidelines** – The report requests that Council consider the desire for CALUCs to be able to provide input on DP applications and interpretation of related design guidelines. Staff will be reporting back later this year with potential options for Council's consideration.

❖ **UDI's Response** – *UDI is strongly opposed to these added layers of consultation with the CALUCs. The City of Victoria has made tremendous strides in recent years to reduce timelines for processing applications and improve certainty in the development process, both of which have had a significant positive impact on development community's ability to efficiently bring diverse housing options to market. Either of these changes could easily undo the great progress that the City of Victoria has made.*

UDI is particularly concerned with the suggestion that the public should participate in the interpretation of design guidelines. UDI welcomes the public's input during the development of design guidelines and related policy documents, such as the Old Town Design Guidelines (noted below), however does not support the public's participation in their subsequent interpretation. Currently the public is consulted on appropriate issues such as massing, form and use through the rezoning process. Allowing community input on the interpretation of the design guidelines risks introducing a "design by committee" process, removes design discretion of design professionals, and disrupts the integrity of the design process. UDI strongly feels that this will result in lower quality urban form in Victoria.

Design guidelines are technical and are best interpreted by City Staff who are trained professionals in order to reduce varying interpretations (a key reason for undertaking the review of the Old Town Design Guidelines as noted below). UDI looks forward to providing further input on this matter.

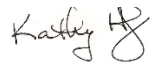
- **Review of Old Town Design Guidelines** – The report identifies that one of the key reasons for reviewing the Old Town Design Guidelines is to provide greater specificity and to reduce varying interpretation with design guidelines which will be a benefit to City Staff, Council, the community and the development industry (improved clarity).

❖ **UDI's Response** – *UDI is currently involved in the working group to review the guidelines and looks forward to continuing to collaborate on this important matter.*

We understand from staff that going forward the Zoning Bylaw will require further revisions and updates as time goes on in order to address future changes in land use patterns and trends. It goes without saying that no bylaw is perfect to all stakeholders, but it does represent the feedback by all of those who contributed to it. Zoning Bylaw 2018 is a critical tool that needs to be in place and UDI is requesting that Council move forward with its approval and adoption without further distraction and delay, thus allowing stalled projects to advance.

Again, UDI Capital Region would like to acknowledge the amount of work that has gone into this review – it is not without merit. This is an important initiative that will only create more economic vitality for the City. We look forward to future engagement and collaboration.

Kind Regards,

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

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



1715 Government Street
Victoria, BC, V8W 1Z4

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

June 22, 2018

Re: Zoning Bylaw 2018

Dear Mayor Helps and Council,

The DRA very much appreciated that Council referred the Zoning Bylaw 2017 back to staff for a second time at the COW February 1st, 2018 to respond to ongoing unaddressed concerns brought forward by the DRA.

While the DRA LUC initially discovered several properties that would have been up-zoned by the new bylaw, we have now been assured by Staff that the bylaw has been amended so that it will now not confer any development rights that were not already in existence.

Other amendments to the previous draft bylaw have resolved concerns regarding:

- The practice of excluding exterior egress hallways from a building's FSR which incentivized bulky and less energy efficient buildings. The Zoning Bylaw 2018 now includes these areas in the calculation of a building's FSR; and,
- The Draft 2017 Bylaw proposed a total relaxation of parking requirements throughout Old Town without exception. The Zoning Bylaw 2018 provides a total relaxation of the parking requirements throughout Old Town for only those properties below 1100 m2 in size to incentivize the retention of the small lot form and character of Old Town and the preservation of heritage properties.

Concerns that were not addressed within the draft Zoning Bylaw 2018 are as follows:

- Cash in lieu requirement for any parking variances granted;
- Elimination of legal opportunities to elicit public amenities;

- Allowing uses such as Bars and Pubs as well as brewpubs and distilleries (which are essentially industrial uses) within residential buildings without corresponding regulation to mitigate the inevitable conflict between the uses. Currently there are few requirements/policies for specific mitigation measures to deal with odors from brewing or sound transmission linked to hours of operation;
- No constraints on maximum building size other than the size of a city block. Homogenization of zones facilitates the amalgamation of lots without a rezoning;
- A minimum unit size for downtown residences in support of livability;
- Lack of specific and concrete Design Guidelines that are enforceable and less vulnerable to interpretation; and,
- Maintaining an opaque Development Permit process where Staff interpretations of Design Guideline policy are made in private and shielded from public debate. Any Design Guideline policy that is open to interpretation must also be open to public comment;

The DRA recognizes that many of the unaddressed concerns may be more appropriately mitigated through other mechanisms and seek assurances from Council that they indeed be duly considered. We very much appreciate that Council has approved a review and updating of the “Old Town Design Guidelines”, and will also consider the improvement of notification and public engagement for all Development Permit Applications.

We are committed to working with Staff in accordance with the commitments made in the City of Victoria “Engagement Framework” to insure positive results for the Downtown community on these many issues, and trust that Council will support the results.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

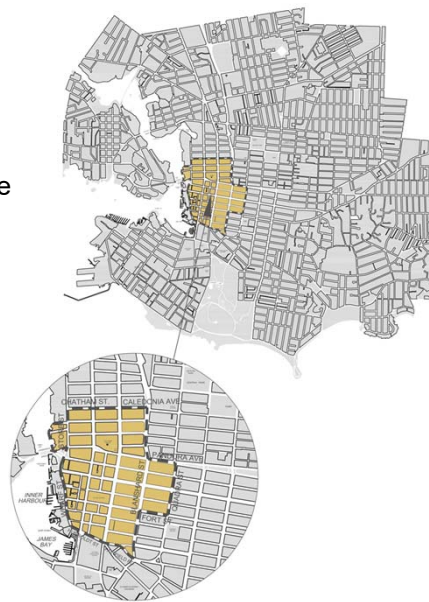
Ian Sutherland
Chair Land Use Committee
Downtown Residents Association
cc COV Planning

Zoning Bylaw 2018



Purpose

- Present Council with draft Zoning Bylaw 2018.
- Report back on consultation with the Downtown Residents Association and refinements to Zoning Bylaw.
- Provide Council with options for advancing Zoning Bylaw 2018.



Zoning Bylaw 2018

Consultation with Downtown Residents Association

- City staff met with DRA Land Use Committee on **April 5, 10 and 23** to review and discuss all development concerns identified to date.
- Meetings resulted in mutually acceptable solutions including:
 - A few amendments to the draft Zoning Bylaw
 - Expedited review and update of the Old Town Design Guidelines
 - Initiating a review of opportunities to improve public notification of development permits and potential input development permits
- Staff have also continued to meet with the development industry (UDI) to keep them informed and receive feedback on proposed solutions.



Zoning Bylaw 2018

Bylaw Amendments

1. Exterior Hallways and Staircases (Floor Area)

- **Floor Area** definition has been amended to **include** exterior hallways and staircases for calculation of density for **new** buildings.
- Revised definition will help to reduce potential for bulkier buildings and mitigate livability impacts on adjacent residential properties.

2. Home Occupations

- Integration of Home Occupation regulations and related definitions similar to those contained in current *Zoning Regulation Bylaw*.
- Allows up to two bedrooms to be used as Short-term Rental within a principal residence.
- Prohibits an entire dwelling unit from being used as Short-term Rental except periodically when the operator is temporarily away.



Zoning Bylaw 2018

Bylaw Amendments

3. Off-Street Parking (Old Town)

- Old Town District -1 Zone amended to require off-street motor vehicle parking for lots that are 1,100m² or greater.
- Lots less than 1,100m² will not require off-street motor vehicle parking.
- Previous regulation proposed no off-street motor vehicle parking for all Old Town properties.
- Regulations continue to recognize implications of off-street parking on smaller lots and support conservation of heritage properties.
- Development rights for existing lots that are 1,100m² or greater that do not require off-street motor vehicle parking based on existing zoning have been retained through site specific regulations.



Zoning Bylaw 2018

Bylaw Amendments

4. Off-Street Parking (Residential Threshold)

- Off-street parking regulations (Part 5) have been amended to increase the threshold for reduced residential motor vehicle and bicycle parking from 40m² to 45m².
- Provides an incentive for the development of slightly larger and more 'livable' dwelling units.
- Applies to condominiums (strata), apartments (rental) and affordable housing developments.



Zoning Bylaw 2018

Bylaw Amendments

5. Transitioning Development Applications

- New administrative regulations to address in-stream applications that may overlap with current Zoning Regulation Bylaw and proposed Zoning Bylaw 2018.
 - Example: If a DP was previously approved under current Zoning Regulation Bylaw, the subsequent BP if received within two years year following adoption of Zoning Bylaw 2018 can be reviewed under the previous regulations.
- Reduces the need for **in-progress** applications to seek a variance because of the change in regulations between both Zoning Bylaws.
- Provides increased certainty for applicants, staff and Council.



Zoning Bylaw 2018

Other Development Concerns

Minimum (33m²) Residential Unit Size

- DRA has requested a 33m² minimum residential dwelling unit size within the downtown area.
- Council considered removal of minimum dwelling unit size (city wide) in September 2016 and directed staff to amend current zoning bylaw to include a 33m² minimum unit size in neighborhoods **outside** of downtown.
- Integration of a minimum dwelling unit size within Zoning Bylaw 2018 requires direction from Council and would need to consider potential non-conformity impacts on existing buildings.



Zoning Bylaw 2018

Other Development Concerns

Cash in lieu for parking

- DRA has raised concerns with parking variances that do not result in an amenity contribution such as cash in lieu.
- Staff have explained the legal requirements and limitations for development variances as per the Local Government Act
- Cash in lieu along with other potential regulatory tools will be explored through the upcoming development of a City of Victoria Sustainable Mobility Strategy.
- Project will have public consultation including with CALUCs.



Zoning Bylaw 2018

Other Development Concerns

Notification of Development Permit Applications

- DRA has requested an improved process for public notification of development permits early in the process.
- Council has directed staff to consider amending the *Land Use Procedures Bylaw* to allow for notification of DP applications to adjoining property owners and CALUCs.
- Report to Council is expected later this year in Quarter 3.



Zoning Bylaw 2018

Other Development Concerns

Public input on Development Permit Applications and interpretation of Design Guidelines

- DRA would like for CALUCs to be able to provide formal comments on DP applications prior to final decision as well as to provide input on the interpretation of applicable design guidelines.
- Council has previously discussed this matter and a report to Council is expected later this year in Quarter 3 with options that consider legal implications and potential impacts on resources and processing times.



Zoning Bylaw 2018

Other Development Concerns

Enforcement of building design as per DP

- DRA is concerned that final design and finishing of completed buildings is sometimes inconsistent with the approved design outlined in the Development Permit.
- Staff have explained the City's legal limitations as per the Local Government Act and BC Building Code
- City staff often request the property owner/applicant to make the required changes or in some instances the variations are addressed through a subsequent Development Permit.



Zoning Bylaw 2018

Other Development Concerns

Review and Update of Old Town Design Guidelines

- Project is currently underway with direct involvement by the DRA as part of a 14 member Working Group.
- Updated guidelines will offer greater detail to reduce varying interpretation and will also address building mass, scale, relationship to the street, finishing materials and overall compatibility with the historic context.
- Updated design guidelines will address many of the DRA's previous concerns which are not related to Zoning Bylaw 2018.
- A report to Council with the updated design guidelines is anticipated later this year in Quarter 4.



Zoning Bylaw 2018

Conclusion

- Staff have completed additional consultation with the DRA and have established mutually-agreed solutions to all of the DRA's concerns.
- Zoning Bylaw 2018 has been comprehensively reviewed and updated and is ready to be considered through a public hearing.



Zoning Bylaw 2018

Recommendation

That Council give first and second reading of Zoning Bylaw 2018 (Bylaw No. 18-072) and schedule a public hearing.



Zoning Bylaw 2018