

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-84 Zone, Harris Green (930 Fort Street) District, and to rezone land known as 930 Fort Street from the CA-42 Zone, Harris Green Commercial District to the CA-84 Zone, Harris Green (930 Fort Street) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1156)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 6 – CENTRAL AREA ZONES by adding the following words:

“6.98 CA-84 Zone, Harris Green (930 Fort Street) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.97 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 930 Fort Street, legally described as PID 000-416-592, Lot 1, of Lots 776 and 777, Victoria City, Plan 36636 and shown hatched on the attached map, is removed from the CA-42 Zone, Harris Green Commercial District, and placed in the CA-84 Zone, Harris Green (930 Fort Street) District.

READ A FIRST TIME the	day of	2018
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READ A SECOND TIME the	day of	2018
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Public hearing held on the	day of	2018
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READ A THIRD TIME the	day of	2018
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ADOPTED on the	day of	2018
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CITY CLERK

MAYOR

PART 6.98 – CA-84 ZONE, HARRIS GREEN (930 FORT STREET) DISTRICT**6.98.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the CA-42 Zone, Harris Green Commercial District, subject to the regulations in Part 6.55 of the Zoning Regulation Bylaw
- b. Notwithstanding subsection (a), a commercial/residential building is subject to the regulations in Part 6.55, except as otherwise specified in this Part.

6.98.2 Community Amenities

- a. As a condition of additional density pursuant to Part 6.98.2 the following monetary contributions, as adjusted pursuant to Part 6.98.2 b., must be provided as a community amenity:
 - \$203,006.80 to the Downtown Core Area Public Realm Improvement Fund
 - \$67,668.94 to the Downtown Heritage Buildings Seismic Upgrade Fund.
- b. The amenity contributions identified in Part 6.98.2 a. shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #18-071 is adopted and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 6.98.2 b. "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

6.98.3 Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided pursuant to Part 6.98.2 2:1
- b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 6.98.2 5.5:1
- c. For the purposes of calculating the floor space ratio under subsections (a) and (b), the total floor area shall exclude any area used or intended to be used for bicycle parking, up to a maximum of 344 square metres.

6.98.4 Height, Storeys

- a. Principal building height (maximum) 45m
- b. Storeys (maximum) 13

PART 6.98 – CA-84 ZONE, HARRIS GREEN (930 FORT STREET) DISTRICT**6.98.5 Setbacks**

- a. The setback (minimum) from a street 0.5m

6.98.6 Vehicle and Bicycle Parking

- a. Vehicle and bicycle parking (minimum) Subject to the regulations in Schedule “C”, except as otherwise specified by the regulations in this Part.
- b. Surface parking spaces on a lot must be located:
- i. in the rear yard; and
 - ii. at least 12m from the front lot line.

