

NO. 18-084

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the MD-1 Zone, Discovery Light Industrial District, and to rezone the land known as 502 Discovery Street from the S-3 Zone, Modified Limited Service District to the MD-1 Zone, Discovery Light Industrial 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. 1160)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 7 – Industrial and Services Zone by adding the following words:  
  
“7.59 MD-1, Discovery Light Industrial District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.58 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 502 Discovery Street, legally described as Lot A, Victoria City District, Plan EPP77949 and shown hatched on the attached map, is removed from the S-3 Zone, Modified Limited Service District, and placed in the MD-1 Zone, Discovery Light Industrial District.

READ A FIRST TIME the                      **9<sup>th</sup>**       day of                      **August**                      2018

READ A SECOND TIME the                      **9<sup>th</sup>**       day of                      **August**                      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

**PART 7.59 – MD-1 ZONE, DISCOVERY LIGHT INDUSTRIAL DISTRICT****7.59.1 Permitted Uses in this Zone**

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

- a. Bakeries
- b. Call Centre
- c. Carpet and Dry Cleaning
- d. Civic Facility
- e. Clubs
- f. Dye Works
- g. Equipment Rental
- h. Financial Institutions
- i. Printing and Publishing Establishments
- j. High Tech
- k. Professional Services
- l. Office
- m. Recreation and Entertainment Services
- n. Restaurants
- o. Servicing and Repair of Goods
- p. Wholesale and Retail Sales
- q. Uses incidental to any of the above uses
- r. Any of the following uses, so far as they are not noxious or offensive to the immediate neighbourhood, or the general public, by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:
  - i. Activities associated with commercial fishing, including ship chandlers
  - ii. Facilities for the construction, repair and maintenance of marine vessels, including work on hulls, decks, holds, sails and engines
  - iii. Service facilities related to marine industries, including radio, navigation equipment, radar, electrical, joinery and welding shops;
  - iv. Storage, repair and supply of fishing equipment.

**PART 7.59 – MD-1 ZONE, DISCOVERY LIGHT INDUSTRIAL DISTRICT****7.59.2 Location, Siting of Uses, Number of Buildings and Yard Regulations**

- a. Office space is only permitted above the first storey unless it is incidental to any of the permitted uses on the ground floor.
- b. 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.
- c. Yards used for loading or outdoor storage shall be:
  - i. Finished with asphalt or concrete surface.
  - ii. Graded so as to drain all surface water in accordance with sound engineering principles.
  - iii. Separated from any street by a landscape screen at least 1m wide.
  - iv. Screened from any lots zoned for predominantly residential purposes by a landscape screen at least 1.5m high and 60cm wide.

**7.59.3 Density**

<u>Floor space ratio</u> (maximum)	2.0:1
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**7.59.4 Height**

Principal <u>building height</u> (maximum)	15.0m
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**7.59.5 Setbacks, Projections**

- a. For a corner lot, no building shall be sited closer to an intersection of two streets than the diagonal line connecting points 3m distant from the intersecting point.
- b. No setback is required, but if a setback is provided, it shall be at least 3m.

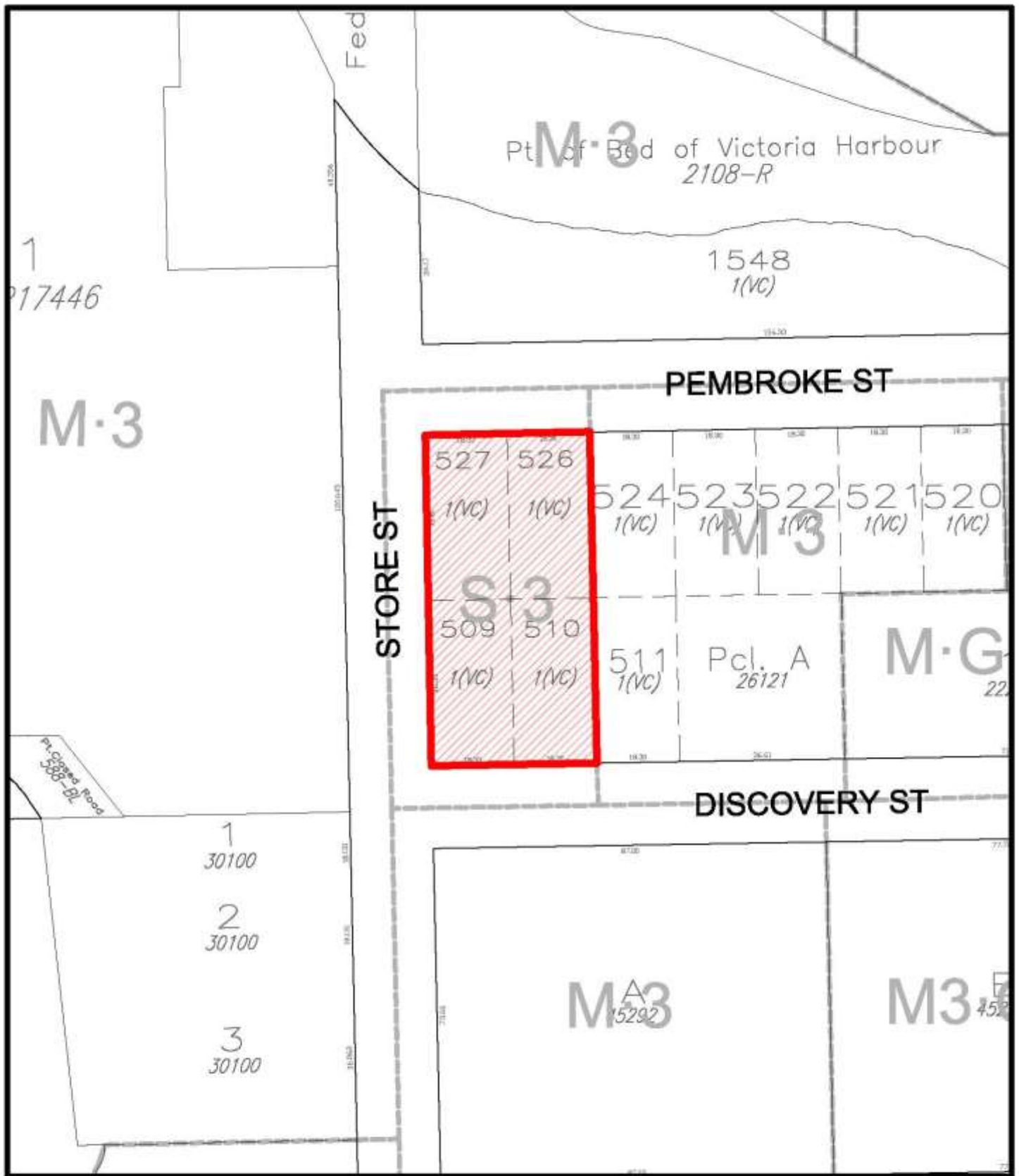
**7.59.6 Loading**

- a. A loading space shall be provided having dimensions of not less than 4m in width, 9m in length, and 4.3m in height, set back at least 3m from any street and located within a building or a yard.
- b. Subject to subsection (c), access to and from the street for the loading space shall be provided by a passage of not less than 5m in width.
- c. Access to two adjoining lots may be provided by a single passageway not less than 5m in width where the access is secured by an easement registered in the Land Title Office.
- d. Any access provided shall be designed in accordance with sound engineering principles.

**PART 7.59 – MD-1 ZONE, DISCOVERY LIGHT INDUSTRIAL DISTRICT**

**7.59.7 Vehicle and Bicycle Parking**

- a. One parking space shall be provided for each 95m<sup>2</sup> of office, where the office uses exceeds 2850m<sup>2</sup>.
- b. Except as provided in this part, no off-street vehicular parking spaces are required.
- c. Bicycle parking is subject to the regulations in Schedule "C."



502 - 508 Discovery Street, 505 - 509  
Pembroke Street and 2031 - 2051 Store Street  
Rezoning No.00646

