

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the IHF-1 Zone, Inner Harbour Finlayson (Rental Business) District, and to rezone the land known as 1202, 1208, 1214 Wharf Street from the IHF Zone, Inner Harbour Finlayson District to the IHF-1 Zone, Inner Harbour Finlayson (Rental Business) 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. 1165)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 8 - CATHEDRAL HILL & INNER HARBOUR PRECINCT ZONES, by adding the following words:  
  
“8.29 IHF-1, Inner Harbour Finlayson (Rental Business) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 8.28 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1202, 1208, 1214 Wharf Street, legally described as PID 002-018-802, Lot 2, of Lots 200A and 200B, and Lot 203, Victoria City, Plan 28188, and shown hatched on the attached map, is removed from the IHF Zone, Inner Harbour Finlayson District, and placed in the IHF-1 Zone, Inner Harbour Finlayson (Rental Business) 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 8.29 – IHF-1 ZONE, INNER HARBOUR FINLAYSON DISTRICT****8.29.1 Permitted Uses in this Zone**

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

- a. licensed premises;
- b. restaurants;
- c. retail shops;
- d. offices, not to exceed 30% of the floor space of any building;
- e. craft and artisan trades, provided the use is not offensive, dirty or noisy;
- f. travel agencies;
- g. recreation facilities;
- h. clubs;
- i. beauty and barber shops;
- j. residential use, provided the use is located at least one floor above the grade at Wharf Street;
- k. high tech;
- l. call centre;
- m. rental businesses.

**8.29.2 Density**

- a. The floor space ratio may not exceed 1.0 to 1.

**8.29.3 Floor Area**

- a. High tech and call centre uses must not occupy more than 30% of the total floor area in this Zone.

**8.29.4 Height**

- a. No building may extend more than 8m above Wharf Street.

**PART 8.29 – IHF-1 ZONE, INNER HARBOUR FINLAYSON DISTRICT**

**8.29.5 Parking and Loading**

a. Vehicle Parking and Loading

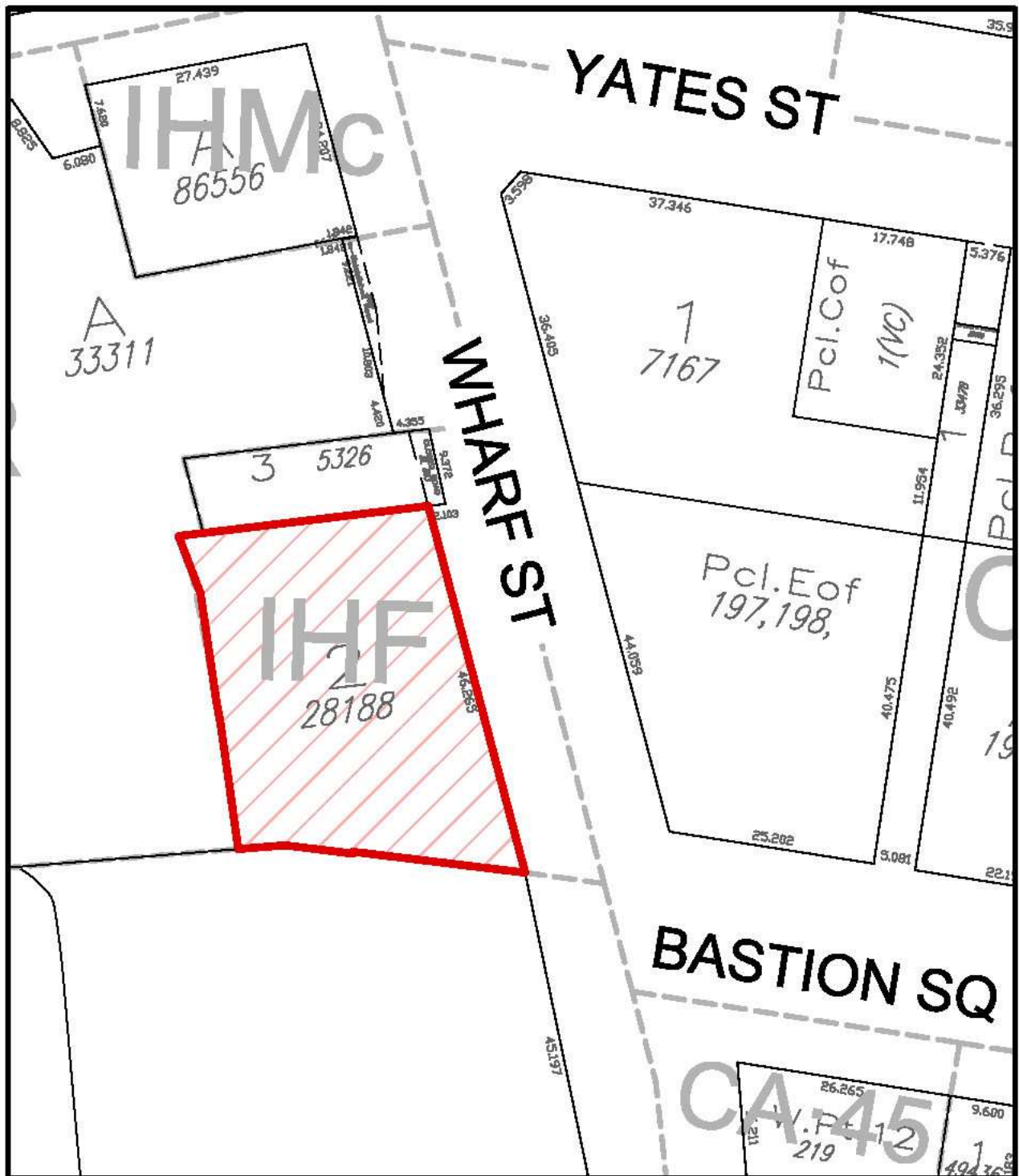
Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part

Number of parking and loading spaces

No off-street parking or loading spaces are required

b. Bicycle Parking

Subject to the regulations in Schedule “C”



1202, 1208 & 1214 WHARF STREET  
Rezoning No.00647

