

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RMD-2 Zone, Residential Mixed Use Fort Street District, and to rezone land known as 819-823 and 825/827 Fort Street from the CA-HG Zone, Harris Green District and the CA-2 Zone, Fort Street Special Commercial District to the RMD-2 Zone, Residential Mixed Use 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.1186)”.
- 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:  
  
“6.100 RMD-2 Zone, Residential Mixed Use Fort Street District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.99 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 819-823 Fort Street, legally described as PID: 009-395-652, Parcel D (DD 263514I) of Lots 277 and 278, Victoria City and shown hatched on the attached map, is removed from the CA-HG Zone, Harris Green District, and placed in the RMD-2 Zone, Residential Mixed Use Fort Street District.
- 5 The land known as 825/827 Fort Street, legally described as PID: 002-425-718, Lot A of Lots 276 and 277, Victoria City, Plan 26769 and shown hatched on the attached map, is removed from the CA-2 Zone, Fort Street Special Commercial District, and place in the RMD-2 Zone, Residential Mixed Use Fort Street District.

READ A FIRST TIME the                      **8<sup>th</sup>**           day of                      **August**                      2019

READ A SECOND TIME the                      **8<sup>th</sup>**           day of                      **August**                      2019

Public hearing held on the    day of    2019

READ A THIRD TIME the    day of    2019

ADOPTED on the    day of    2019

CITY CLERK

MAYOR

### 6.100.1 Definitions

- a. In this part, rooftop structures 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.
- b. In this part, parapet means a vertical projection of a wall at the outer edge of a roof.

### 6.100.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Retail
- c. Personal services
- d. Restaurant
- e. Home occupation subject to the regulations in Schedule “D”

### 6.100.3 Siting of Permitted Uses

- a. All of the uses described in part 6.100.2 b. c. and d. must be located within the first or second storey of any building.
- b. Multiple dwellings must be located above the first storey of any building

### 6.100.4 Community Amenities

- a. As a condition of additional density pursuant to Part 6.100.5, the following community amenities must be provided:
  - i. The lands in this Zone being subject to a registered housing agreement ensuring all dwelling units built in this Zone will be occupied pursuant to residential rental tenure.
  - ii. Heritage designation of portions of the building located at 819 Fort Street.

### 6.100.5 Floor Area, Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 6.100.4 (maximum) 2.25:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 6.100.4 (maximum) 6.17:1
- c. Exemption for rooftop structures (maximum) 100m<sup>2</sup>
- d. Combined floor area for the uses described in part 6.100.2.b.c. and d (maximum) 475m<sup>2</sup>

# **PART 6.100 – RMD-2 ZONE, RESIDENTIAL MIXED USE FORT STREET DISTRICT**

## **6.100.6 Height**

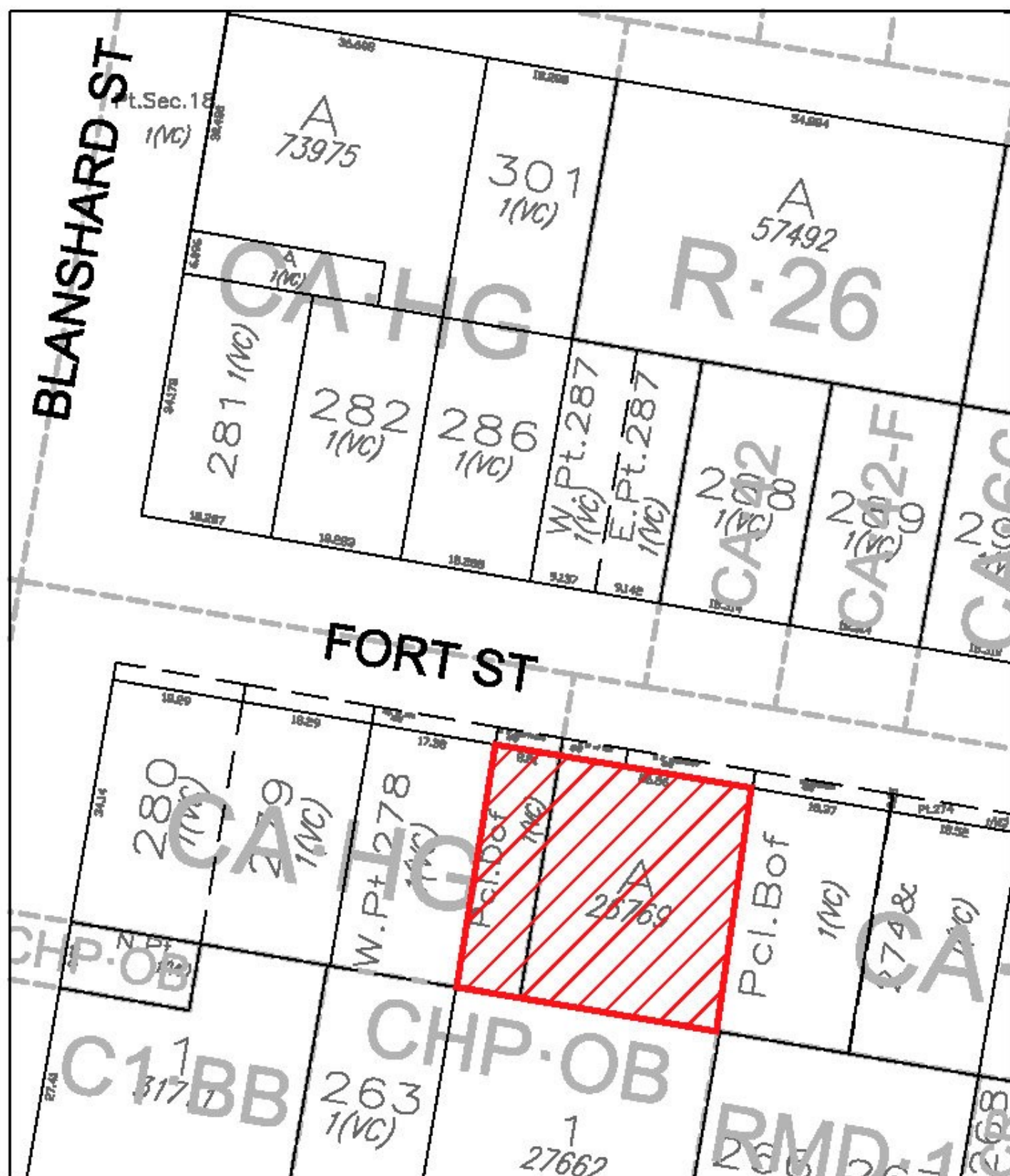
- |  |       |
|--|-------|
| a. <u>Height</u> of main roof (maximum)      | 30.0m |
| b. Projections into <u>height</u> (maximum): |       |
| i. <u>Parapets</u>                           | 1.0m  |
| ii. <u>Rooftop structures</u>                | 5.0m  |

## **6.100.7 Setbacks, Projections**

- |   |                     |
|---|---------------------|
| a. <u>Front setback</u> (minimum)   |                     |
| • For portions of a <u>building</u> above 12.5m in <u>height</u>            | 4.0m                |
| • For portions of a <u>building</u> above 15m in <u>height</u>              | 5:1 (rise over run) |
| b. <u>Rear lot line setback</u> (minimum)                                   |                     |
| • For portions of a <u>building</u> above 6m in <u>height</u>               | 3.0m                |
| c. Interior <u>lot line setback</u> (minimum)                               |                     |
| • For portions of a <u>building</u> above 12.5 m in <u>height</u>           | 3.0m                |
| d. Projections into interior <u>lot line setbacks</u> (maximum)             |                     |
| • Cornices, fin walls, slab edges, eaves, window overhangs and sunscreens   | 0.25m               |
| e. Setback for rooftop structures from the outer edge of the roof (minimum) | 3.0m                |

## **6.100.8 Vehicle and Bicycle Parking**

- |                                     |  |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum)        | Subject to the regulations in Schedule "C" |



819-823 & 825/827 Fort Street  
Rezoning No.00621

