

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-91, Harris Green (1400 Vancouver and 952 Johnson) District, and to rezone land known as 1400 Vancouver Street and 952 Johnson Street from the S-2 Zone, Special District, to the CA-91, Harris Green (1400 Vancouver and 952 Johnson) 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. 1189)”.
- 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:
- “6.101 CA-91, Harris Green (1400 Vancouver and 952 Johnson) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.100
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1400 Vancouver Street and 952 Johnson Street, legally described as
PID: 004-612-264, Lot A, District Lots 832, 833, 834 and 835, Victoria City, Plan 13740
and shown hatched on the attached map, is removed from the S-2 Zone, Special
District, and placed in the CA-91 Zone, Harris Green (1400 Vancouver and 952
Johnson) District.
- 5 The Zoning Regulation Bylaw is amended by adding to Schedule N – Residential Rental
Tenure Properties the land known as 1400 Vancouver Street and 952 Johnson Street,
legally described as PID: 004-612-264, Lot A, District Lots 832, 833, 834 and 835,
Victoria City, Plan 13740.

READ A FIRST TIME the day of 2019

READ A SECOND TIME the _____ day of _____ 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

PART 6.101 - CA-91 ZONE, HARRIS GREEN (1400 VANCOUVER AND 952 JOHNSON) DISTRICT

6.101.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- c. Commercial exhibit
- d. Financial service
- e. Laundrette used or intended to be used for the purpose of dealing with the public served thereby
- f. Business and professional offices
- g. Personal services
- h. Restaurant
- i. Retail
- j. Gymnasia
- k. Studio
- l. High tech
- m. Cultural facility
- n. Public building
- o. Home occupation subject to the regulations in Schedule D

6.101.2 Community Amenities

- a. As a condition of additional density pursuant to Part 6.101.5.c the following community amenities must be provided:
 - Heritage designation of the chapel building located at 952 Johnson Street and 1400 Vancouver Street.
 - The lands in this Zone being subject to a registered housing agreement pursuant to which all dwelling units built in this Zone will be used only as rental accommodation in perpetuity.
 - Public realm improvements as described in the Public Realm Improvements Covenant dated for reference July 16, 2019 entered into between the City and the owner of the lands in this Zone.

PART 6.101 - CA-91 ZONE, HARRIS GREEN (1400 VANCOUVER AND 952 JOHNSON) DISTRICT

6.101.3 Siting of Permitted Uses

- a. The uses permitted under 6.101.1 (d) "financial service", (f) "business and professional offices", and (l) "high tech" shall not occupy floor space within 6m of the front portion of the building facing a street at street level.
- b. All of the uses described in part 6.101.1 (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), and (m) are not permitted above the third storey of any building subject to the provisions in part 6.101.3 (a).
- c. The residential uses as described in part 6.101.1 (a) may only be located on the second or higher storey of a building.

6.101.4 Lot Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 2151m ² |
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6.101.5 Floor Area, Floor Space Ratio

- | | |
|--|--------------------|
| a. <u>Total floor area</u> (maximum) | 9469m ² |
| b. <u>Floor space ratio</u> where the amenities have not been provided pursuant to 6.101.2 (maximum) | 3:1 |
| c. <u>Floor space ratio</u> where the amenities have been provided pursuant to 6.101.2 (maximum) | 4.4:1 |
| d. <u>Floor space ratio</u> (maximum) for commercial uses | 1:1 |

6.101.6 Height

- | | |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 49.8m |
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6.101.7 Setbacks

- | | |
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| a. <u>Front yard setback</u> (Vancouver Street) (minimum) | 0.0m |
| b. <u>Rear yard setback</u> (West) (minimum) | 0.0m |
| c. <u>Side yard setback</u> (North) (minimum) | 0.0m |
| d. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (Johnson Street) (minimum) | 0.0m |

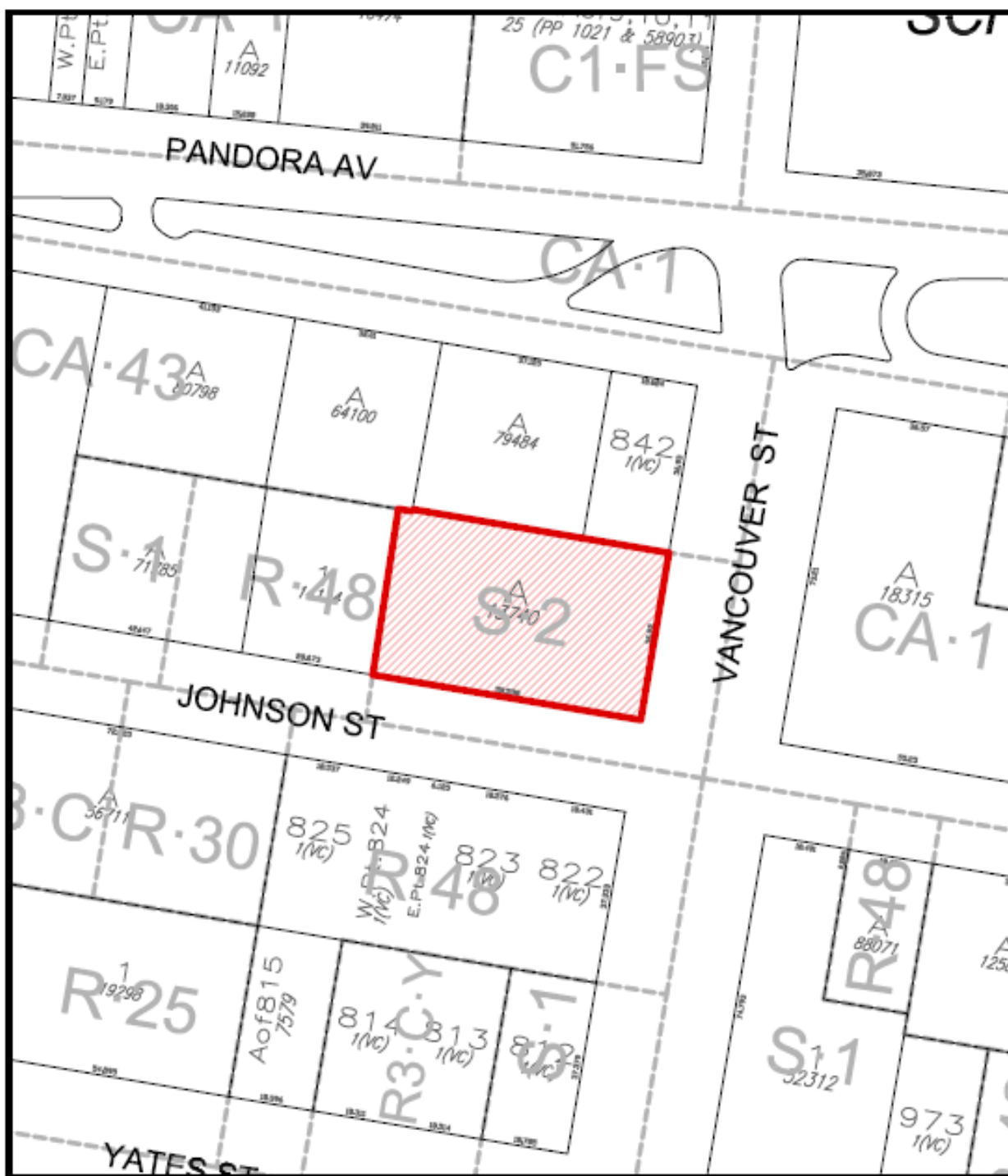
PART 6.101 - CA-91 ZONE, HARRIS GREEN (1400 VANCOUVER AND 952 JOHNSON) DISTRICT**6.101.8 Site Coverage, Open Site Space**

- | | |
|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 78% |
| b. <u>Open site space</u> (minimum) | 22% |

6.101.9 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule C |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule C |

[NOTE: Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]



952 Johnson Street and
1400 Vancouver Street
Rezoning No.00666

