

Part 4 - Zones

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	940 Blanshard Street LOT 2 OF LOTS 79-85, 89-92, VICTORIA, VIS4516	a. Maximum Density of Development : 3.08:1	
2.	980 Blanshard Street LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88	a. Maximum Density of Development : 3.6:1	
3.	1107 Blanshard Street LOT 281, VICTORIA CITY	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
4.	1115 Blanshard Street PARCELA (DD 189158I) OF LOTS 302 & 303, VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
5.	1125 Blanshard Street LOT A PLAN VIP73975 VICTORIA OF LOTS 302 & 303	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
6.	1461 Blanshard Street LOT A PLAN VIP73786 VICTORIA OF LOTS 432 & 433 SEC 339 LGA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
7.	1520 Blanshard Street LOT B OF LOT 1257, VICTORIA, VIP60943	a. Maximum Density of Development : 0.8:1 b. At least 60% of the area of the Lot must be open space. c. No Building or structure, other than a public plaza or Driveway providing access to underground parking, may be located within 18.0m of the western Boundary of the site. d. The Height of a structure that is within 18m of the western Boundary of the site must not exceed the Height of Pandora Avenue or Cormorant Street, whichever is nearer the structure.	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
8.	734 Broughton Street LOT 63, VICTORIA	a. Maximum Density of Development: 3.3:1	i. At least 15 bicycle parking spaces are provided on the site; and; ii. The Broughton Street frontage of any Building on the site is glazed and used for Retail Trade or restaurant uses only.
9.	735 Broughton Street LOT 1 OF LOTS 79-85, 89-92 VICTORIA, VIS4516	a. Maximum Density of Development: 3.08:1	
10.	740 Burdett Avenue LOT A PLAN 26090 SECTION 88 VICTORIA & OF LOT 100	a. Maximum Density of Development: 3.6:1	
11.	905 Douglas Street LOT A (DD 18381W) OF LOTS 75, 76, 77 AND 94, VICTORIA, PLAN 1061	a. Motor vehicle parking spaces may be provided on a separate Lot within 125m of the use for which they are provided, if the parking site is charged by a covenant in favour of the City restricting the use of the Parking Area and an easement in favour of the owner of 905 Douglas Street.	
12.	777 Fort Street STRATA PLAN VIS700	a. Maximum Density of Development: 3.52:1 b. Maximum Floor Area: 1,095m ² c. Maximum Building Height: 15.0m	
13.	778 Fort Street THE W 1/2 OF LOT 28, VICTORIA, EXCEPT THE S 8 FT	a. Storefront Cannabis Retailer is a permitted use	i. The use does not occupy more than 100m ² ; ii. The use is restricted to the ground floor; iii. Only one Storefront Cannabis Retailer at a time is operational on the Lot .
14.	810 Fort Street LOT 282, VICTORIA, EXCEPT THE S 8 FEET OF SAID LOT TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade: 2.0:1	
15.	814 Fort Street LOT 286 VICTORIA	a. Maximum Density of Development for Office and Retail Trade: 2.0:1	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
16.	822 Fort Street THE W 30 FT OF LOT 287, VICTORIA, EXCEPT THE S 8 FT THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
17.	824 Fort Street EASTERLY 1/2 OF LOT 287, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
18.	826 Fort Street LOT 288, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 2.5:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	
19.	838 Fort Street LOT 289, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 2.8:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	
20.	840 Fort Street LOT 290, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum Density of Development : 3.7:1 b. Maximum Building Height : 21.5m c. Maximum Lot Area : 630m ² d. Maximum Lot Coverage : 84%	
21.	848 Fort Street LOT 1 PLAN 27779 VICTORIA LOT 1 OF 291/2	a. Maximum Building Height : 15.0m	
22.	880 Fort Street LOT 293 VICTORIA	a. Maximum Density of Development : 2.5:1 b. Maximum Building Height : 15.5m c. Off-street motor vehicle parking is not required for a Lot that has an area of 650m ² or less, or a width of 18.5m or less.	
23.	722 Johnson Street LOT 142 VICTORIA	a. Parkade is a permitted use b. Bonus Density of Development : 4.0:1	i. A Parkade is provided within any Building .

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
24.	727 Johnson Street LOT 33 VICTORIA LOT 33 VICTORIA	<p>a. Hotel is not a permitted use.</p> <p>b. Off-street motor vehicle and Bicycle Parking, Short-term parking spaces are not required.</p> <p>c. Bonus Density of Development: 4.35:1</p>	<p>i. Rehabilitation of the existing Building on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against the title to the lands pursuant to section 219 of the land Title Act; and</p> <p>ii. Provision of a housing agreement pursuant to section 483 of the Local Government Act to require that all Residential dwellings are to be used and occupied as rental units in perpetuity.</p>
25.	818 Johnson Street THE N 60 FT OF LOT 378, VICTORIA	a. Maximum Density of Development for Office and Retail Trade: 2.0:1	
26.	844 Johnson Street LOT 1 PLAN 32453 VICTORIA OF LOTS 394/395 & 400/401	<p>a. Maximum Density of Development: 2.5:1</p> <p>b. Maximum Building Height: 37.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.55 spaces per Dwelling Unit</p> <p>d. Bonus Density of Development: 3.0:1</p>	<p>i. Lot Coverage does not exceed 50%</p> <p>i. Lot Coverage does not exceed 30%</p>
27.	851 Johnson Street LOT 379 VICTORIA	<p>a. Residential is not a permitted use</p> <p>b. Storefront Cannabis Retailer is a permitted use</p> <p>c. Maximum Density of Development: 1.5:1</p> <p>d. Maximum Building Height: 15.0m</p> <p>e. Maximum Lot Coverage: 60%</p>	<p>i. The use does not occupy more than 25m²;</p> <p>ii. The use is restricted to the ground floor.</p>
28.	881 Johnson Street THE N 60 FT OF LOT 378, VICTORIA	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
29.	823 Pandora Avenue LOT A PLAN VIP63518 VICTORIA OF LOTS 402 407 408 AND 409 SEC 339 LGA	<p>a. Parkade is a permitted use on the west half of the Lot, provided that no motor vehicle parking spaces are located within 6m of a Street.</p> <p>b. Maximum Density of Development for Office and Retail Trade on the west half of the Lot: 2.0:1</p> <p>c. Maximum Density of Development on the east half of the Lot: 2.0:1</p> <p>d. Maximum Density of Development for Office on the east half of the Lot: 1.0:1</p> <p>e. Maximum Building Height on the east half of the Lot: 15.5m</p> <p>f. Bonus Density of Development on the west half of the Lot: 3.5:1</p>	<p>i. At least 200 motor vehicle parking spaces are provided within a Building.</p>
30.	1126 Quadra Street LOT 294 VICTORIA PARCELA	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	
31.	1314 Quadra Street LOT 378 VICTORIA S PT	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	
32.	1400 Quadra Street LOT 2 OF LOT 397, VICTORIA, PLAN 4255	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	
33.	1412 Quadra Street LOT 2, OF LOTS 397 & 398, VICTORIA, PLAN 41744	<p>a. Residential is not a permitted use</p> <p>b. Maximum Density of Development: 1.5:1</p> <p>c. Maximum Building Height: 15.0m</p> <p>d. Maximum Lot Coverage: 60%</p>	
34.	1420 Quadra Street LOT 1, OF LOTS 398 & 399, VICTORIA, PLAN 41744	<p>a. Maximum Density of Development: 2.0:1</p> <p>b. Maximum Density of Development for Office: 1.0:1</p> <p>c. Maximum Building Height: 15.5m</p>	

Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
35.	812 View Street LOT 1, OF LOTS 304, 305, 326, & 327, VICTORIA, PLAN 27731	a. Maximum Density of Development for Retail Trade and Office : 2.0:1	
36.	815 View Street LOT 301, VICTORIA	a. Maximum Density of Development for Office and Retail Trade : 2.0:1	
37.	865 View Street STRATA PLAN VIS3578	a. Maximum Building Height : 37.0m b. Maximum Density of Development : 3.2:1 c. Not more than 140m ² of Floor Area on the 12 th Storey of any Building may be used for Office uses other than medical or dental Offices . d. Off-street motor vehicle parking spaces are not required in respect of any Floor Area on the 12 th Storey of any Building .	
38.	706 Yates Street LOT A, VICTORIA, PLAN 46366	a. Bonus Density of Development : 3.8:1	i. A Building provides at least 1850m ² of Floor Area on the first floor for Retail Trade or restaurant use or for pedestrian circulation uses.
39.	769 Yates Street LOT 105 VICTORIA PLAN 1	a. Maximum Density of Development : 3.9:1 b. Maximum Building Height : 15.0m	
40.	858 Yates Street LOT 376 VICTORIA	a. Residential is not a permitted use b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15m d. Maximum Lot Coverage : 60%	
41.	866 Yates Street LOT 377 VICTORIA	a. Residential is not a permitted use b. Maximum Density of Development : 1.5:1 c. Maximum Building Height : 15m d. Maximum Lot Coverage : 60%	