

Part 4 - Zones

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	1321 Blanshard Street LOT A OF LOTS 368-370, 385-387 VICTORIA, VIP83640	a. Maximum Density of Development : 3.0:1 b. Maximum Building Height : 43.0m c. Bonus Density of Development for all uses: 5.0:1	i. At least 80% of the Floor Area is used for Office uses; ii. The south and west frontages of any Building on the site are glazed and used for Retail Trade or restaurant uses only; iii. Public art having a value of at least \$100,000 is provided on the site; and iv. At least 160 motor vehicle parking spaces are provided underground on the site and at least 125 of the spaces are made available for general public use after ordinary office hours.
2.	1515 Douglas Street 750 Pandora Ave. LOT 1 OF LOT 1247, 1248 AND 1257 VICTORIA EPP27886 Development Area – A (DA-A) Development Area – B (DA-B)	<p>Note: In this subsection, the "Development Areas" are those depicted in the following sketch as DA-A and DA-B:</p>	

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	Development Area - A	<p>a. Maximum Building Height: 29.0m</p> <p>b. Maximum Density of Development: 2.91:1</p> <p>c. Maximum Floor Area for Residential uses: in Development Area DA-A must not exceed 7,468m².</p> <p>d. Up to 258m² of Floor Area used for mechanical equipment on the uppermost Storey of a Building may be excluded from floor area calculations.</p> <p>e. Motor vehicle parking spaces may be provided on a separate Lot within Development Area DA-A or DA-B, 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 who requires the parking spaces.</p> <p>f. Maximum Lot Coverage: 78%</p> <p>g. Bonus Density of Development: 3.7:1</p>	<p>i. At least 140 motor vehicle parking spaces are provided underground on the site in addition to those otherwise required by Section 7 of this Part;</p> <p>ii. At least 34 Bicycle Parking Long-term spaces and 34 storage lockers for use by cyclists are provided on the site.</p>

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	Development Area - B	<p>h. Maximum Building Height: 56.5m</p> <p>i. Maximum Density of Development 2.86:1</p> <p>j. Up to 400m² of Floor Area used for mechanical equipment on the uppermost Storey of a Building may be excluded from Floor Area calculations.</p> <p>k. Motor vehicle parking spaces may be provided on a separate Lot within Development Area DA-A or DA-B, 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 who requires the motor vehicle parking spaces.</p> <p>l. Maximum Lot Coverage: 61%</p>	
		<p>m. Bonus Density of Development: 5.88:1</p>	<p>i. A public walkway with an average width of 3.7m and a minimum width at all points of 3m is constructed on the site to connect Pandora Avenue and Cormorant Street, and secured by a statutory right of way and covenant in favour of the City.</p>

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3.	<p>1701 Douglas Street/770 Fisgard Street</p> <p>LOT 1 OF LOTS 692 TO 696 INCLUSIVE, AND OF LOTS 707 TO 711 INCLUSIVE, VICTORIA,EPP3862</p> <p>(Development Area 1)</p>	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, 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 who requires the parking spaces.</p> <p>d. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1 cm for each 5cm of building Height that exceeds 10m.</p> <p>e. Bonus Density of Development for all uses: 3.26:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement.</p>

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4.	<p>780 Fisgard Street</p> <p>LOT 2 OF LOTS 696 TO 698 INCLUSIVE, AND OF LOTS 705 TO 707 INCLUSIVE, VICTORIA EPP3862 EXCEPT PART IN AIR SPACE EPP38768</p> <p>(Development Area 2)</p>	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, including an air space parcel, 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 who requires the parking spaces</p> <p>d. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1cm for each 5cm of Building Height that exceeds 10m.</p> <p>e. Bonus Density of Development: 4.88:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all dwelling units on the site be available for occupancy under a residential tenancy agreement.</p>

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5.	<p>1700 Blanshard Street</p> <p>LOT A, OF LOTS 699 TO 700 INCLUSIVE, AND OF LOTS 703 TO 707 INCLUSIVE, VICTORIA, PLAN 13333, EXCEPT PART IN PLAN EPP3862</p> <p>(Development Area 3)</p>	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Motor vehicle parking spaces may be provided on a separate Lot within Development Area 1, 2 or 3, 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 who requires the parking spaces.</p> <p>c. The only Building setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1cm for each 5cm of Building Height that exceeds 10m.</p> <p>d. Bonus Density of Development for all uses: 7.47:1</p>	<p>i. At least 50% of the Floor Area of each development area is Residential;</p> <p>ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the City; and</p> <p>iii. The owner enters into a Housing Agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement.</p>

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6.	1406 Blanshard Street LOT 2 OF LOTS 147 & 148, VICTORIA, VIS6683	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. There are no minimum front, side or rear yard setbacks required</p> <p>d. Bonus Density of Development for all uses: 6.06:1</p>	<p>i. At least 3700m² of Residential Floor Area is provided;</p> <p>ii. Retail Trade and restaurant uses only are operated at grade level;</p> <p>iii. Landscaped open space accessible to the public is provided between the Building on the site and the adjacent Streets; and</p> <p>iv. All motor vehicle parking spaces other than those for visitor use are provided underground.</p>
7.	1810 Blanshard Street LOT A, OF LOTS 717-720, VICTORIA, VIP52793	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit, and for Office uses is 1 space per 170m² of Floor Area.</p> <p>d. Bonus Density of Development for all uses: 5.0:1</p>	<p>i. The site has an area of at least 2,000m²;</p> <p>ii. No fewer than 80 underground motor vehicle parking spaces are provided on the Lot; and</p> <p>iii. At least 10% of the area of the Lot adjacent to the intersection of Blanshard and Herald Streets is an open plaza to a Height of at least 5.5m above grade.</p>

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8.	720 Broughton Street LOT A PLAN VIP59410 VICTORIA OF LOTS 57 58 59 AND 60	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit and for Office uses is 1 space per 95m² of Floor Area, and no other motor vehicle parking or Loading Spaces are required.</p> <p>d. Bonus Density of Development for all uses: 4.6:1</p>	<p>i. The site has an area of at least 2,500m²;</p> <p>ii. All motor vehicle parking spaces are provided underground;</p> <p>iii. At least 425m² of open space is provided on the site; and</p> <p>iv. At least 50% of the site frontage on Douglas and Broughton Streets is in use for Retail Trade, restaurant or Financial Services uses having direct pedestrian access from one of those streets.</p>
9.	732 Cormorant Avenue STRATA PLAN VIS5950	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Residential uses are permitted on the First Storey.</p> <p>d. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.6 spaces per Dwelling Unit.</p> <p>e. Bonus Density of Development for all uses: 4.75:1</p>	<p>i. At least 50% of the Floor Area on the site is Residential.</p>

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10.	809 Douglas Street LOT 1 OF LOTS 95-98 AND 104, VICTORIA VIS6797	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Bonus Density of Development for all uses: 5.5:1</p>	<p>i. At least 10,000m² of Residential Floor Area is provided;</p> <p>ii. Retail Trade and restaurant uses only are operated at grade level;</p> <p>iii. Landscaped open space accessible to the public is provided at grade level;</p> <p>iv. All motor vehicle parking spaces other than those for visitor use are provided underground; and</p> <p>v. Public art having a value of at least \$150,000 is provided on the site.</p>
11.	1405 Douglas Street LOT 1 OF LOTS 139 & 140, VICTORIA, PLAN 21972	<p>a. Maximum Density of Development for all uses: 4:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. Individual Retail Trade and restaurant premises must have a Floor Area of at least 70m².</p> <p>d. Grade level Douglas Street site frontage and Johnson Street site frontage that is within 6m of Douglas Street may be used only for Retail Trade and restaurant uses.</p> <p>e. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit.</p>	

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12.	741 Fisgard Street LOT 684 & LOT 683, VICTORIA, EXCEPT PART SHOWN COLOURED RED ON PLAN 316 BL, THE E 1/2 OF LOT 685 AND THE W 1/2 OF LOT 685, VICTORIA	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 58.0m</p> <p>c. At least 140 motor vehicle parking spaces must be provided underground.</p> <p>d. At least 42 bicycle parking spaces must be provided.</p> <p>e. Bonus Density of Development for all uses: 7.6:1</p>	<p>i. A public walkway at least 3.7m wide is constructed on the site at mid-block to connect Fisgard Street to the southerly Boundary of the site, and secured by a statutory right of way in favour of the City;</p> <p>ii. A statutory right of way is granted to the City for the 2m wide portion of the site adjacent to Blanshard Street for sidewalk, bicycle lane and boulevard improvement uses;</p> <p>iii. A public walkway at least 3.7m wide is constructed on the site at mid-block to connect Fisgard Street to the southerly Boundary of the site, and secured by a statutory right of way in favour of the City;</p> <p>iv. A statutory right of way is granted to the City for the 2 m wide portion of the site adjacent to Blanshard Street for sidewalk, bicycle lane and boulevard improvement uses;</p> <p>v. Public art having a value of at least \$350,000 is provided on the site; and</p> <p>vi. The owner contributes at least \$100,000 to the City's Housing Reserve Trust Fund.</p>

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13.	834 Johnson Street STRATA PLAN EPS522	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 41.0m</p> <p>c. Bonus Density of Development for all uses: 5.76:1</p>	<p>i. The Floor Area of Office uses may not exceed 60% of the area of the site;</p> <p>ii. The Floor Area of non-Residential uses, excluding areas used for underground motor vehicle parking spaces, may not exceed 50% of the Floor Area on the site;</p> <p>iii. Non-Residential uses other than Home Occupations are not permitted above the second Storey;</p> <p>iv. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.65 spaces per Dwelling Unit, and no motor vehicle parking spaces are required for non-Residential uses; and</p> <p>v. At least 15% of the area of the site must be open space.</p>
14.	1250 Quadra Street LOT A PLAN 19445 VICTORIA OF LOTS 311/314 849 Yates LOT 315 VICTORIA	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 37.0m</p> <p>c. Bonus Density of Development for all uses: 4.0:1</p>	<p>i. The owner enters into a housing agreement with the City that requires at least 33 Dwelling Units on the site to be rental units.</p> <p>ii. At least 35% of the area of the site is open space; and</p> <p>iii. All motor vehicle parking spaces are provided underground.</p>

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15.	835 View Street STRATA PLAN VIS3578	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 37.0m</p> <p>c. At least 39% of the area of the site must be open space.</p> <p>d. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.55 spaces per Dwelling Unit.</p> <p>e. Bonus Density of Development for all uses: 4.4:1</p>	<p>i. For any Building with at least 8000m² of Floor Area used for Residential uses, and the proportion of Residential use of the site is unrestricted.</p>
16.	728 Yates Street STRATA PLAN EPS2516	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 48.0m</p> <p>c. Bonus Density of Development for all uses: 6.4:1</p>	<p>i. The façade of the Building at 738-740 Yates Street is conserved, including restoration of the brick Parapet and upper façade brick;</p> <p>ii. Grade level Yates Street site frontage and the site frontage on the walkway is used only for Retail Trade and restaurant uses; and</p> <p>iii. A landscaped area of at least 50m² is provided for public use between any Building on the site and Yates Street.</p>

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17.	743 Yates Street STRATA PLAN VIS4308	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 46.5m</p> <p>c. Bonus Density of Development for all uses: 5.4:1</p> <p>d. Bonus Density of Development for all uses: 5.6:1</p>	<p>i. At least 150m² of Floor Area is in use for child care services;</p> <p>ii. At least 50m² of open space is provided along each Lot Line that abuts a Street;</p> <p>iii. At least 43 motor vehicle parking spaces are provided in addition to those otherwise required by Section 7 of this Part; and</p> <p>iv. At least 50% of the site frontage on View and Yates Streets is in use for Retail Trade, Office or Financial Services uses having direct pedestrian access from one of those streets.</p> <p>i. The conditions described above in sub sections (i.) thru (iv.) are met and an area equal to at least 20% of the site area is in use for an enclosed public arcade or mall.</p>

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18.	819 Yates Street LOT A, DISTRICT LOTS 306, 307, 324 & 325, VICTORIA, PLAN 33016	<p>a. Maximum Density of Development: 3.0:1</p> <p>b. Maximum Building Height: 55.0m</p> <p>c. Residential uses may be located on the First Storey.</p> <p>d. Buildings with frontage on Yates Street must be sited at least 1.4m from the Street to the 10m Height level and 3.5m from the Street above that level.</p> <p>e. Buildings with frontage on View Street must be sited at least 1.5m from the Street to the 10m Height level and 5.3m from the Street above that level.</p> <p>f. Buildings must be sited at least 3.0m from the easterly Boundary of the site.</p> <p>g. Bonus Density of Development for all uses: 5.83:1</p>	<p>i. A public walkway at least 3.0m wide is constructed on the site to connect Yates Street to View Street along the easterly Boundary of the site, and secured by a statutory right of way in favour of the City.</p> <p>ii. At least 80% of the Floor Area is Residential</p> <p>iii. The owner enters into a housing agreement with the City that requires at least 10% of Dwelling Units on the site to be adaptable units and that all Dwelling Units on the site be available for occupancy under a residential tenancy agreement for at least 10 years following issuance of an occupancy permit for any Dwelling Unit;</p> <p>iv. Public art having a value of at least \$100,000 is provided on the site; and</p> <p>v. The owner contributes at least \$100,000 to the City's Housing Reserve Trust Fund.</p>
19.	836 Yates LOT A OF LOTS 373 & 382, VICTORIA, PLAN 60321	<p>a. Maximum Density of Development for all uses: 4.0:1</p> <p>b. Maximum Building Height: 43.0m</p> <p>c. The minimum number of off-street motor vehicle parking spaces for Residential uses is 0.25 spaces per Dwelling Unit.</p>	