

## Part 4 - Zones

## 8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	1215 Broad Street Lot 1 Plan VIP64889	a. Maximum <b>Building Height</b> : 43.0m	
2.	1415 to 1419 Broad Street Lot 666 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
3.	525 Broughton Street Strata Plan VIS730	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
4.	608 Broughton Street Lot 1 Plan EPS1336	a. Maximum <b>Building Height</b> : 34.0m b. <b>Bonus Density of Development</b> : 5.1:1	i. <b>Retail Trade</b> or restaurant provided as the principal ground level uses; and ii. A minimum of 45 motor vehicle parking spaces are provided, of which at least 35 are located underground and two are permitted to be stacked one behind the other.
5.	617 Broughton Street Lot A Plan VIP14044	a. <b>Parkade</b> is a permitted use. b. Maximum <b>Density of Development</b> : 3.9:1	
6.	1 Centennial Square Lot 2 Plan VIP76432	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
7.	629 Chatham Street Lot 633 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
8.	635 Chatham Street Lot 632 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
9.	611 to 623 Chatham Street Lot 634 & 635 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
10.	619 - 625 Courtney Street Lot 4 Plan VIS4624	a. Maximum <b>Building Height</b> : 20.3m b. Maximum <b>Floor Area for Brew Pub (beer, spirits, wine)</b> : 250m <sup>2</sup> c. <b>Bonus Density of Development</b> : 4.6:1	i. A minimum of 630m <sup>2</sup> of the <b>First Storey</b> area of a <b>Building</b> and at least 50% of the <b>Building's</b> interior <b>First Storey</b> area adjacent to <b>Street</b> frontage are devoted to <b>Retail Trade</b> or restaurant use.

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
11.	818 Douglas Street Lot 2 Plan VIP26451	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
12.	850 Douglas Street Lot 1 Plan VIP16810	a. Maximum <b>Building Height</b> : 43.0m	
13.	1150 Douglas Street Lot A Plan VIP48135	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
14.	1200 Douglas Street Lot B Plan VIP48444	a. Maximum <b>Building Height</b> : 43.0m	
15.	1214 Douglas Street Lot A Plan VIP48444	a. Maximum <b>Building Height</b> : 43.0m	
16.	1222 Douglas Street S. Pt. Lot 426 & E. Pt. Lot 427 and Pcl. A of Lots 427/428 City Plan	a. Maximum <b>Building Height</b> : 43.0m	
17.	1280 Douglas Street Lot 426 Plan CITY	a. Maximum <b>Building Height</b> : 43.0m	
18.	1402 Douglas Street The Easterly 60 Feet of Lot 671 Plan CITY	a. <b>Storefront Cannabis Retailer</b> is a permitted use	i. The use does not occupy more than 200m <sup>2</sup> ; ii. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the <b>Lot</b> .
19.	1672 Douglas Street Lot A Plan VIP11299	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
20.	1708 Douglas Street Lot 609 & 610 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
21.	1720 Douglas Street LOT 611 & 612, VICTORIA, CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
22.	1802 Douglas Street  Lot 1 Plan VIP36720	a. Maximum <b>Building Height</b> : 26.0m  b. <b>Bonus Density of Development</b> : 5.0:1	i. At least 270m <sup>2</sup> of <b>First Storey</b> space is provided for <b>Retail Trade</b> or restaurant use; ii. At least 17m of linear <b>Building Floor Area</b> along Herald Street is used for <b>Retail Trade</b> or restaurant use; iii. At least 10% of the <b>Lot Area</b> adjacent to the <b>Street</b> intersection is maintained as a <b>Street</b> level open plaza to a distance of not less than 5.5m above <b>Street level</b> ; and iv. A minimum of 60 underground on-site motor vehicle parking spaces are provided.
23.	1850 Douglas Street  Lot A Plan VIP25475	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
24.	505 Fiskard Street  Lot A Plan VIP42419	a. Maximum <b>Floor Area</b> used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages is the lesser of 190.4m <sup>2</sup> or 46% of the site area.	
25.	517-519 Fiskard Street  Lot 4 Plan EPS1833  524-528 Pandora Ave.  Lot 2 Plan EPS1833  530 Pandora Ave.  Lot 1 Plan EPS1833	a. Maximum <b>Density of Development</b> : 5.5:1 b. <b>Parkade</b> is a permitted use.	
26.	618 Fiskard Street  Lot 604 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
27.	625 Fiskard Street  Lot 1 Plan VIP76432	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
28.	638 Fisdard Street Lot 1 Plan VIP55957	a. <b>Residential</b> uses may be located on the <b>First Storey</b> except within 3m from any <b>Street</b> . b. Maximum <b>Building Height</b> : 22.0m c. <b>Bonus Density of Development</b> : 4.0:1	i. A minimum <b>Density of Development</b> of 2.0:1 is provided for <b>Residential</b> uses.
29.	520 Fort Street Lot A Plan VIP23498	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
30.	623 Fort Street Lot A Plan VIP87839	a. <b>Bicycle Parking, Short-Term</b> stalls are not required. b. <b>Bonus Density of Development</b> : 3.38:1 for all uses	i. At least 75% of the total <b>Floor Area</b> of the <b>Building</b> is provided exclusively for <b>Office</b> uses.
31.	685-695 Fort Street 1060-1080 Government Street Lot 1 Plan VIP16563	a. Maximum <b>Building Height</b> : 43.0m	
32.	816 Government Street Lot Plan VIP219	a. Maximum <b>Floor Area</b> for <b>Brew Pub (beer, spirits, wine)</b> : 175m <sup>2</sup> b. Maximum <b>Building Height</b> : 17.7m c. Maximum <b>Floor Area</b> for <b>Retail Liquor Sale</b> : 50m <sup>2</sup> where provided as an accessory use to <b>Brew Pub (beer, spirits, wine)</b> . d. <b>Bonus Density of Development</b> : 4.0:1	i. Rehabilitation of the façade of the existing Customs House on the westerly portion of the site in accordance with Heritage Revitalization Agreement Bylaw no. 15-057.
33.	900 Government Street Lot Plan VIP918 BL	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
34.	910 Government Street 955 Wharf Street 525 Broughton Street Strata Plan VIS612 Strata Plan VIS730	a. Maximum <b>Density of Development</b> for all uses: 3.0:1 b. A minimum of 220 motor vehicle parking spaces shall be provided c. A minimum of 15% of the total ground <b>Floor Area</b> abutting Wharf Street and Government Street shall be used for <b>Retail Trade</b> . d. A maximum of 85% of the total ground <b>Floor Area</b> abutting Wharf Street and Government Street shall be used for <b>Office</b> .	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
35.	1001 Government Street  Lot 7 & 8 Plan VIP2671	a. Maximum <b>Building Height</b> : 16.0m  b. Maximum <b>Density of Development</b> : <b>4.1:1</b>	i. Where <b>Retail Trade, Offices</b> and financial institutions have direct access to and are located along at least 50% of the <b>Street</b> frontage along Government Street.
36.	<b>1230 Government Street</b>  <b>Lot 1 Plan VIP7696</b>	a. Maximum <b>Density of Development</b> for all uses: <b>3.0:1</b>	
37.	1312 Government Street Lot 1 Plan EPS1881  1314 Government Street  Lot 2 Plan EPS1881 Portion on Roadway Lot Plan EPP37406	a. Maximum <b>Building Height</b> : 18.6m  b. <b>Bonus Density of Development</b> : 3.85:1	i. A conservation covenant of the existing <b>Building</b> is provided ii. A Housing Agreement is established to require that all <b>Residential</b> dwellings in this Zone are provided as rental units.
38.	1411 Government Street  Lot 1 Plan VIS4995	a. Maximum <b>Density of Development</b> : 3.32:1	
39.	1450 Government Street  Lot 1 Plan VIS6012  595 Pandora Ave.  Lot 1 Plan VIP77724  599 Pandora Ave.  Lot 2 Plan VIS6012	a. Maximum <b>Density of Development</b> : 2.2:1 b. Maximum <b>Building Height</b> : 15.2m c. <b>Maximum Lot Coverage</b> : <b>70%</b>	
40.	<b>1701 Government Street</b>  <b>Lot A Plan VIP2779</b>	a. Maximum <b>Density of Development</b> for all uses: <b>3.0:1</b>	
41.	<b>1725 Government Street</b>  <b>Lot 1 Plan EPS569</b>	a. Maximum <b>Density of Development</b> for all uses: <b>3.0:1</b>	
42.	1885 Government Street  Lot A Plan VIP45681	a. <b>Automotive Repair</b> is <b>the only</b> permitted use	
43.	461 Herald Street  Lot A Plan VIP33307  1720 Store Street  Lot A Plan VIP18303	a. <b>Residential</b> uses are prohibited b. Maximum <b>Density of Development</b> for <b>Office</b> and all other uses: 1.5:1  c. <b>Bonus Density of Development</b> : 2.0:1	i. At least 500m <sup>2</sup> of <b>First Storey</b> area is used for <b>Retail Trade</b> or restaurant.

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
44.	601 Herald Street Lot 3 Plan EPS569	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
45.	610 Herald Street LOT 620, 621, AND 622, VICTORIA	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
46.	613 Herald Street Lot 617 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
47.	618 Herald Street Lot 623 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
48.	624 Herald Street Lot 624 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
49.	648 - 652 Herald Street Lot 3 Plan VIS5362	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
50.	655 Herald Street Lot A Plan VIP42094	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
51.	681 Herald Street Lot 613 Plan CITY	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
52.	634 Johnson Street Lot A Plan VIP34894	a. Only the following uses are permitted: <b>Hotel, Retail Trade</b> and restaurant b. Maximum <b>Density of Development</b> : 5.23:1 c. Maximum <b>Building Height</b> : 23.0m	
53.	506 Pandora Ave. Lot 1 Plan EPP35103	a. The maximum <b>Floor Area</b> used for production or manufacturing within a <b>Brew Pub (beer, spirits, wine)</b> is the lesser of 190.4m <sup>2</sup> or 44% of the <b>Lot Area</b> . b. The maximum <b>Floor Area</b> for a <b>Drinking Establishment</b> is 146.2m <sup>2</sup>	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
54.	603 Pandora Ave.  Lot 1 Plan VIP7110	a. Maximum <b>Floor Area</b> : 6793m <sup>2</sup> b. Maximum <b>Building Height</b> : 23.1m c. <b>Maximum Lot Coverage</b> : 89%  d. <b>Bonus Density of Development</b> : 4.57:1	i. Rehabilitation of the existing Plaza <b>Hotel Building</b> in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040; ii. Construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least \$180,000; and iii. Payment to the City of Victoria of \$27,500 to contribute to the long term maintenance of the public water feature to be constructed as part of the public plaza.
55.	625 Pandora Street  Lot 1 Plan VIP32978	a. Maximum <b>Density of Development</b> for all uses: 3.0:1	
56.	1441 Store Street  Lot 1 Plan VIS1580	a. Maximum <b>Density of Development</b> : 4.0:1	
57.	1610 Store Street  Lots 1 to 127 Plan EPS3614  456 Pandora Avenue  Lots 1 to 127 Plan EPS3614	a. The grade of a <b>Building</b> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <b>Street</b> boundaries of the <b>Lot</b> on which the <b>Building</b> is situated.	
58.	1624 Store Street  Lot 1 Plan VIP5617	a. The grade of a <b>Building</b> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <b>Street</b> boundaries of the <b>Lot</b> on which the <b>Building</b> is situated.	
59.	1630 Store Street Parcel A (DD 832051) of Lot 126 City Plan	a. The grade of a <b>Building</b> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <b>Street</b> boundaries of the <b>Lot</b> on which the <b>Building</b> is situated.	

## Part 4 - Zones

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
60.	1705 Store Street  Lot 1 of Lot 451, 452, 467 & 468 Victoria City Plan VIP76332	a. <b>Automotive Repair</b> is the only permitted use on the south half of the <b>Lot</b> . b. Maximum <b>Building Height</b> : 11.0m c. Not more than one <b>Building</b> is permitted on the <b>Lot</b> . d. Minimum setback to any <b>Street</b> on the south half of the <b>Lot</b> : 4.5m	
61.	407-409 Swift Street  Lot 100 Plan VIS4930	a. Docks, public washrooms and showers are permitted uses. b. <b>Maximum Floor Area</b> used for production or manufacturing within a <b>Brew Pub (beer, spirits, wine)</b> : 200m <sup>2</sup>	
62.	440 Swift Street  Lot A Plan VIP85421  450 Swift Street  Lot 1 Plan VIP36884	a. Docks, public washrooms and showers are permitted uses. b. Maximum <b>Density of Development</b> : 1.5:1 c. <b>Maximum Floor Area</b> used for production or manufacturing within a <b>Brew Pub (beer, spirits, wine)</b> : 200m <sup>2</sup>	
63.	467 Swift Street  Lot A Plan VIP49848	a. The grade of a <b>Building</b> means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the <b>Street</b> boundaries of the <b>Lot</b> on which the <b>Building</b> is situated.	
64.	650 View Street  Lot C Plan VIP48444	a. Maximum <b>Building Height</b> : 43.0m	
65.	546 Yates Street  LOT 1 OF LOTS 175, 176, 186, 187, VICTORIA, PLAN 30210	a. <b>Storefront Cannabis Retailer</b> is a permitted use	i. The use does not occupy more than 800m <sup>2</sup> ; ii. The use is restricted to the ground floor; and iii. Only one <b>Storefront Cannabis Retailer</b> at a time is operational on the property.