

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-79 Zone, Old Town (Cannabis) District, and to rezone land known as 546 Yates Street from the CA-3C Zone, Old Town District to the CA-79 Zone, Old Town (Cannabis) 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. 1088)”.
- 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:

“6.93 CA-79 Old Town (Cannabis) District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.92 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 546 Yates Street, legally described as Lot 1 of Lots 175, 176, 186 and 187, Victoria City, Plan 30210 and shown hatched on the attached map, is removed from the CA-3C Zone, Old Town District, and placed in the CA-79 Zone, Old Town (Cannabis) District.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

PART 6.93 – CA-79 ZONE, OLD TOWN CANNABIS DISTRICT**6.93.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the CA-3C Zone, Old Town District;
- b. Storefront cannabis retailer provided that:
 - i. the use does not occupy more than 800m²;
 - ii. the use is restricted to the ground floor; and
 - iii. only one storefront cannabis retailer at a time is operational on the property
- c. Except as provided in this Part 6.93, the regulations in the CA-3C Zone, Old Town District apply in this Zone.

6.93.2 Floor Space Ratio

- a. Floor space ratio (maximum) 3:1

6.93.3 Height

- a. Principal building height (maximum) 15m
- b. For the purpose of this Section, the grade of a building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the street boundaries of the lot on which the building is situated.
- c. Any building wall along any street shall be at least 6m in height.

6.93.4 Setbacks

- a. For any corner lot, a building must not be sited within the triangle formed by connecting a point on one street with a point on the other intersecting street, 3m distant from the intersection of the street boundaries.
- b. Except for corner lots, no setbacks are required.
- c. Section 7, Part 6.7 does not apply to any pillar or to any part of a building which is below the elevation of the intersection point or more than 3m above it.

6.93.5 Vehicle Parking

- a. One parking space shall be provided for each 95m² of office, where the office use exceeds 2850m².
- b. Except as provided in Section 10, Part 6.7, no off-street parking or loading spaces are required.

