NO. 17-024

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)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 6 – CENTRAL AREA ZONES</u> by adding the following words:

"6.93 CA-79 Old Town (Cannabis) District"

- 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.
- 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

Schedule 1 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 <u>building</u> <u>height</u> (maximum)

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

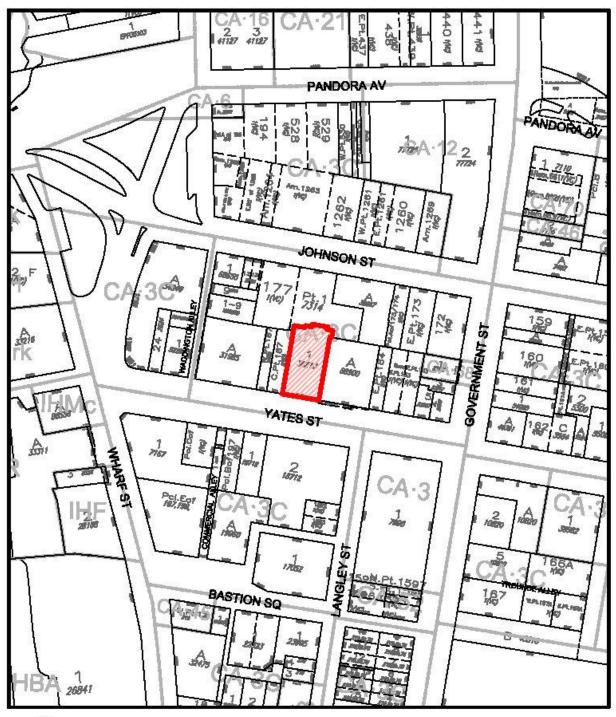
6.93.4 Setbacks

- a. For any <u>corner lot</u>, a <u>building</u> 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 <u>building</u> which is below the elevation of the intersection point or more than 3m above it.

6.93.5 Vehicle Parking

- 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.

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw





546 Yates Street Rezoning No.00530

