

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-78 Zone, Central Area (Garesche) District, and to rezone land known as 727-729 Johnson Street from the CA-4 Zone, Central Area Commercial Office District to the CA-78 Zone, Central Area (Garesche) 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. 1083)”.
- 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:

“6.92 CA-78 Zone, Central Area (Garesche) District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.91 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 727-729 Johnson Street, legally described as Lot 33, Victoria City, and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the CA-4 Zone, Central Area Commercial Office District, and placed in the CA-78 Zone, Central Area (Garesche) District.

READ A FIRST TIME the	12th	day of	January	2017
READ A SECOND TIME the	12th	day of	January	2017
RESCIND SECOND READING the	23rd	day of	February	2017
REREAD A SECOND TIME the	23rd	day of	February	2017
RESCIND SECOND READING the		day of		2017
REREAD 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 6.92 – CA-78 ZONE, CENTRAL AREA (GARESCHE) DISTRICT**6.92.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the CA-4 Zone, Central Area Commercial District.
- b. Except as provided in this Part 6.92, the regulations in the CA-4 Zone, Central Area Commercial District apply in this Zone.

6.92.2 Community Amenities

The following must be provided as a condition of additional density pursuant to Part 6.92.4:

- a. Rehabilitation of the existing building on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against title to the lands pursuant to section 219 of the Land Title Act; and
- b. 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 only as rental units in perpetuity.

6.92.3 Lot Area

- | | |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 668m ² |
| b. <u>Lot width</u> (minimum) | 18m |

6.92.4 Floor Area and Additional Density

- | | |
|---|--------|
| a. <u>Floor space ratio</u> (maximum) where the community amenity has not been provided, referred to in Part 6.92.2 | 3.0:1 |
| b. <u>Floor Space Ratio</u> (maximum) where the community amenity has been provided, referred to in Part 6.92.2 | 4.35:1 |

6.92.5 Height

- | | |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 43m |
|---|-----|

6.92.6 Setbacks

- a. No side yard setbacks are required

PART 6.92 – CA-78 ZONE, CENTRAL AREA (GARESCHE) DISTRICT

6.92.7 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|--|
| a. Vehicle Parking | Not required |
| b. Bicycle parking Class 1(minimum) | Subject to the regulations in Schedule “C” |
| c. Bicycle parking Class 2(minimum) | Not required |



727 and 729 Johnson Street
 Rezoning No. 00502
 Bylaw No. 17-010

