NO. 15-048

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-CH Zone, Central Area Customs House District, and to rezone land with civic address 816 Government Street and 811-813 Wharf Street from the CA-3C Zone, Old Town District to the CA-CH Zone, Central Area Customs House 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. 1044)".

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:

     "6.91   CA-CH   Central Area Customs House District".

3   The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.90 the provisions contained in Schedule 1 of this Bylaw.

4   The land with civic address 816 Government Street and 811-813 Wharf Street, legally described as:

              Lot 1, Block 71, Section 18, Victoria City, Plan 219
              Lot 2, Block 71, Section 18, Victoria City, Plan 219
              Lot 3, Block 71, Section 18, Victoria City, Plan 219
              Lot 4, Block 71, Section 18, Victoria City, Plan 219
              Lot 5, Block 71, Section 18, Victoria City, Plan 219
              Lot 6, Block 71, Section 18, Victoria City, Plan 219
              Lot 7, Block 71, Section 18, Victoria City, Plan 219
              Lot 8, Block 71, Section 18, Victoria City, Plan 219

     and shown hatched on the map that is attached as Schedule 2, is removed from the CA-3C Zone, Old Town District, and placed in the CA-CH Zone, Central Area Customs House District.

READ A FIRST TIME the	**27th**	day of	**August,**		2015
READ A SECOND TIME the	**27th**	day of	**August,**		2015
Public hearing held on the		day of			2015
READ A THIRD TIME the		day of			2015
ADOPTED on the		day of			2015

CORPORATE ADMINISTRATOR   MAYOR

6.91.1 Definitions

In this Zone:

a. "Brewery" means a brewery producing beer for sale on the premises or for distribution beyond the premises.

b. "Distillery" means a distillery producing spirits for sale on the premises or for distribution beyond the premises.

c. "Community Amenity" means rehabilitation of the façade of the existing Customs House on the westerly portion of the lands in accordance with Heritage Revitalization Agreement (816 Government) Bylaw No. 15-057.

6.91.2 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. Liquor Retail Store as an accessory use to a distillery or brewery

c. Brewery

d. Distillery

6.91.3 Location and Siting of Permitted Uses

The following uses are restricted to the second and higher storeys of a building, except for an entrance lobby, elevator and stair access serving the uses:

a. Self-contained dwelling unit

b. Transient accommodation

c. hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities

6.91.4 Lot Area

Lot area (minimum)   2550m^2

6.91.5 Floor Space Ratio

a. Floor space ratio (maximum) where the community amenity has not been provided.   3:1

b. Floor space ratio (maximum) where the community amenity has been provided.   4:1

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

6.91.6 Floor Area

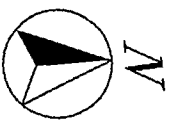|		
a.	Brewery use floor area (maximum)	175m²
b.	Distillery use floor area (maximum)	175m²
c.	Liquor Retail Store use floor area as an accessory use to a distillery or brewery use (maximum)	50m²

6.91.7 Height

Building height (maximum)	17.7m

6.91.8 Vehicle and Bicycle Parking

a.	Offices, up to 4030m² of floor area	Nil
b.	Offices, where the office use exceeds 4030m² of floor area (minimum)	1 parking stall for each 95m² of total floor area in excess of 4030m²
c.	Bicycle parking (minimum)	Subject to the regulations in Schedule "C" for any new or existing building

6.91.9 General Regulations

Except as provided in this Part, the regulations applicable in the CA-3C Zone, Central Area Old Town District, apply in this Zone.

N

CITY OF
VICTORIA

CAUSEWAY

GOVERNMENT ST

WHARF ST

SSHI

Quit Claim
DD 64408

Part of Quit Claim
Plan DD 29283-1

2
46965

S.Pt.14 219

13
2
1
219

1
219

12
1
219

11
1
219

10
9
219

8
219

7
219

6
219

5
219

4
219

HBR
1
46934
Rep.219

CA·3
7
219

CA·3
6
219

CA·3
5
219

CA·3
3
219

CA·3
1
219

CA·3
4
219

8
219

CA·3
1
27974

LANGLEY ST

13
219

A
26978

11
12
219

A
219

4
3
2
1
219

CA·3C
224
1(VC)

CA·3C
227
1(VC)

A
27815

Pt.171
1

HUMBOLDT ST

COURTNEY ST

N.Pt.1268
1(VC)

N.Pt.1268
1(VC)

S.Pt.268
1(VC)

S.Pt.223
1(VC)

1267
1(VC)

BROUGHTON ST

CA·32
8
2671

7
2671

6
2671

5
2671

4
2671

3
2671

2
2671

Pt.
2670

CA·31
EPS1336

CA·3
EPS1336

GORDON ST

CA

CA