

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	day of	2015
READ A SECOND TIME the	day of	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

PART 6.91 – CA-CH ZONE, CENTRAL AREA CUSTOMS HOUSE DISTRICT**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)

2550m²

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

PART 6.91 – CA-CH ZONE, CENTRAL AREA CUSTOMS HOUSE DISTRICT**6.91.6 Floor Area**

- | | |
|--|-------------------|
| a. Brewery use floor <u>area</u> (maximum) | 175m ² |
| b. Distillery use floor <u>area</u> (maximum) | 175m ² |
| c. <u>Liquor Retail Store</u> use floor <u>area</u> as an accessory use to a distillery or brewery use (maximum) | 50m ² |

6.91.7 Height

<u>Building height</u> (maximum)	17.7m
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6.91.8 Vehicle and Bicycle Parking

- | | |
|--|--|
| a. Offices, up to 4030m ² of floor <u>area</u> | Nil |
| b. Offices, where the office use exceeds 4030m ² of floor <u>area</u> (minimum) | 1 parking stall for each 95m ² of <u>total floor area</u> in excess of 4030m ² |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" for any new or existing <u>building</u> |

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.

