

MS-2 ZONE, HURON RESIDENTIAL & MARINE SERVICE DISTRICT

- Definition 1 In this Part, “live/work” means a use that includes
- (a) not more than 3 people engaged in any of the following uses that involve the making, servicing, or selling of goods, or the providing of services:
 - (i) artist studio;
 - (ii) making, processing, and assembly of products in an area that does not exceed 280m²;
 - (iii) personal and professional services, including barber, hairdresser, bookkeeper, medical therapy;
 - (iv) testing, servicing, and repairing of goods, and
- Uses 2 The following uses are the only uses permitted in this zone:
- (a) marine commercial uses, including
 - (i) maintenance and repair of marine vessels;
 - (ii) retail and service businesses associated with marine activities;
 - (iii) storage and repair of marine equipment;
 - (b) restaurants;
 - (c) environmental or information technology;
 - (d) research facilities where the study or investigation of natural, physical, and social phenomena is undertaken by way of experiment or by thorough examination of sources;
 - (e) live/work;
 - (f) multiple dwellings and their accessory uses;
 - (g) retail;
 - (h) offices
- Lot Area 3 A lot must have an area of at least 8,000m².
- Size of Use 4
- (1) The area of a building that is occupied by uses specified in sections 2(a) to (d) and 2(g) and 2(h) must be at least 4500m² in size.
 - (2) A dwelling unit must not contain more than one of the types of live/work uses specified in section 1(a).

- Height 5 The height of a building must not exceed 37m nor 11 storeys.
- Floor Space Ratio 6 (1) The floor space ratio must not exceed 2 to 1.
- (2) The floor space ratio may be increased:
- (a) by 0.95 to 1 if all of the following public amenities are provided in accordance with the details of a master development agreement relating to the lands in this zone:
- (i) the acquisition and display of public art that has a value of at least \$200,000.00 and that is located on lands on which residential use is located in this zone,
- (ii) the provision of security or cash in the amount of \$115,000.00 for the construction of marine facilities fronting Victoria Harbour and abutting the lands located in this zone,
- (iii) the provision of security or cash in the amount of \$190,000.00 for upgrading of the lands, not located in this zone, that abut the land known as Fishermen's Wharf, and
- (iv) the provision of security or cash in the amount of \$425,000.00 to the Capital Region Housing Corporation for the provision of affordable housing in the James Bay neighbourhood; and in the event that the Capital Region Housing Corporation declines the offer by Huron Street Management Limited that the \$425,000.00 be provided to the City of Victoria, in trust, for the provision of affordable housing in the James Bay neighbourhood by a nonprofit housing society selected by Victoria City Council.
- (b) by 0.1 to 1 if a greenhouse is located on the rooftop of a building used for residential use in this zone, or
- (c) by 0.2 to 1 if a residential use includes an enclosed balcony for every dwelling unit in this zone.
- Lot Coverage 7 (1) A building must not cover more than 90% of that part of a lot that is located below the first storey of the building.
- (2) A building must not cover more than 55% of that part of a lot that is located at or above the first storey of the building.

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| Siting | 8 | (1) A live/work use must be located |
| | | (a) on a <u>lot</u> that contains a use specified in section 2(a) to (d),
and |
| | | (b) in the <u>basement</u> or on the first <u>storey</u> of a <u>building</u> . |
| | | (2) Office use must not be located on the lowest floor level. |
| Setbacks | 9 | No <u>setbacks</u> are required. |
| Loading
Area | 10 | A loading space must be provided on a <u>lot</u> in this zone. |