

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw for the lands known as 1314 and 1318 Wharf Street in the IHH Zone, Inner Harbour Heritage District, to increase the maximum density.

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. 1256)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in PART 8.22 as follows:
 - i. in section 2, by renumbering section 2 as section 2(a);
 - ii. by inserting the following new section immediately after section 2(a):

“(b) Where all of the following community amenities are provided, additional density may be achieved and the floor space ratio may not exceed 3.39 to 1:
 - (i) a monetary contribution of \$72,000 to be provided to the City’s Local Amenities Reserve Fund for the planting of trees.
 - (ii) a monetary contribution of \$2,500 to be provided to the City’s Downtown Core Area Public Realm Improvement Reserve Fund for the installation of short term bike racks.
 - (iii) a monetary contribution of \$16,000 to be provided to the City’s Downtown Core Area Public Realm Improvement for the construction of a future vehicle turn-around.”
 - iii. in section 3, by renumbering section 3 as section 3(a);
 - iv. by inserting the following new section immediately after section 3(a):

“(b) Projections into Height maximum:
 - (i) Rooftop Structures: 5.0m.”
 - v. In section 5, by renumbering section 5 as section 5(a);
 - vi. by inserting the following new section immediately after section 5(a):

“(b) Bicycle parking (minimum): Subject to the regulations in Schedule “C”.”
 - vii. by inserting the following new section after section 5(b):

“Definitions 6: (a) In this Zone, “Rooftop Structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.

(b) In this zone, “Projections into Height maximum” means the maximum Height that Rooftop Structures may project beyond the maximum Height in the zone.”

