

PART 6.81 – CA-70 ZONE, PLAZA DISTRICT

6.81.1 Definitions

In this Zone, “Community Amenities” means all of the following:

- a. rehabilitation of the existing Plaza Hotel building in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040;
- b. construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least \$180,000;
- c. payment to the City of Victoria of \$27,500 to contribute to the long term maintenance of the public water feature to be constructed as part of the public plaza..

6.81.2 Permitted Uses in this Zone

The only permitted uses in this Zone are:

- a. The production and sale of bread, cakes and other bakery products provided that
 - i. the products are offered for sale by retail from the same premises during normal business hours,
 - ii. not less than 10% of the bakery products are in the ordinary course of business sold by retail on the premises, and
 - iii. this use does not occupy more than 650m² of the building in which this use is located;
- b. Offices used for business, charitable, religious, political or other purposes;
- c. Offices, surgeries and other establishments used for professional purposes;
- d. Multiple dwellings;
- e. Transient accommodation and transient accommodation accessory uses;
- f. Retail sales except gasoline and automotive fuel;
- g. Theatres, auditoriums, gymnasiums and other places of recreation or worship;
- h. Restaurants
- i. High tech
- j. Live/work - In this Zone, “Live/work” means a use that has not more than 2 persons engaged in any of the following uses:
 - i. retail;
 - ii. making, processing, and assembly of products on a small scale;
 - iii. artist studio;
 - iv. offices;
 - v. personal and professional services;
 and at least one of those persons resides in the dwelling unit where the use they engage in is carried on.

6.81.3 Location of Permitted Uses

The uses permitted in 6.81.2.b, c, d and i may only be located on the second and higher storeys of a building.

6.81.4 Lot Area, Lot Width

Lot area (minimum) 1488m²

6.81.5 Floor Space Ratio and Additional Density

- a. Generally applicable Floor Space Ratio (maximum) 3:1
- b. If all Community Amenities have been provided, Floor Space Ratio (maximum) 4.57:1
- c. Notwithstanding any other provision of this Part, the total floor area may not be more than 6793m²

6.81.6 Height, Storeys, Roof Decks

- a. Building height (maximum) 23.1m
- b. Storeys (maximum) 7

6.81.7 Setbacks, Projections

- a. Front yard setback Pandora Avenue (minimum) Nil
- b. Rear yard setback South (minimum) Nil
- c. Side yard setback from interior lot line (minimum) Nil
- d. Side yard setback on a flanking street for a corner lot Government Street (minimum) Nil

6.81.8 Site Coverage, Open Site Space

- a. Site coverage (maximum) 89%
- b. Open site space (minimum) 11%

6.81.9 Vehicle and Bicycle Parking

- a. Vehicle and bicycle parking (minimum) Subject to the regulations in Schedule “C”
- b. Visitor Parking Nil