

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-120 Zone, 1101 Yates Street District, and to rezone land known as 1101 Yates Street from the S-1 Zone – Limited Service District to the R-120 Zone, 1101 Yates Street District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1365)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – Multiple Dwelling Zones by adding the following words:

“3.162 R-120 1101 Yates Street District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.161 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1101 Yates Street, legally described as PID: 003-642-895 LOT A, OF LOTS 1073,1074,1075,1081,1082,1083,1084 AND 1085, VICTORIA CITY, PLAN 43478 and shown hatched on the attached map, is removed from the S-1 Zone – Limited Service District, and placed in the R-120 Zone, 1101 Yates Street District.

READ A FIRST TIME the	day of	2026
READ A SECOND TIME the	day of	2026
READ A THIRD TIME the	day of	2026
ADOPTED on the	day of	2026

CITY CLERK

MAYOR

PART 3.162 – R-120 ZONE, 1101 YATES STREET DISTRICT

3.162.1 General Regulations

- a. Notwithstanding section 19 of this Bylaw, more than one building is permitted on a lot.

3.162.2 Definitions

In this Zone:

- a. “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, but excludes a rooftop greenhouse.
- b. “Studio” means a purpose-designed work space for an artist or artisan engaged in an art or craft that is compatible with residential uses, which may include an associated dwelling unit and in which works produced in the studio may be sold.

3.162.3 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. brew pub (beer, spirits, wine)
- b. child care facility
- c. club
- d. commercial exhibit
- e. cultural facility
- f. equipment rental
- g. financial service
- h. home occupation
- i. kindergarten
- j. liquor retail store
- k. multiple dwelling
- l. nursing home
- m. office
- n. personal service
- o. preschool
- p. public building
- q. restaurant
- r. rest home class B
- s. retail
- t. studio

PART 3.162 – R-120 ZONE, 1101 YATES STREET DISTRICT

3.162.4 Lot Area

(Intentionally left blank)

3.162.5 Location, Siting, Size and Dimensions of Uses and Structures

- a. Rooftop structures must comply with the following:
 - i. A rooftop structure must not occupy more than 20% of the roof area of the building; and
 - ii. A rooftop structure must be set back a minimum of 3m from the outer edge of the roof.
- b.
 - i. The production and manufacturing area for a brew pub (beer, spirits, wine) must not be located above the first storey and is not permitted within 6m of the wall of any building that abuts a street or pedestrian walkway, except where the brew pub (beer, spirits, wine) is provided in conjunction with retail or restaurant use.
 - ii. Not more than 35% of the first storey floor area of a brew pub (beer, spirits, wine) may be used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages.
- c. Areas used for the storage of garbage or recyclable materials must be enclosed within a building or screened by a fence or masonry wall that provides a complete visual barrier.

3.162.6 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 4.85:1

3.162.7 Height

- a. Principal building height (maximum) 45.0m
- b. Projections into height (maximum)
 - i. Parapets 1.0m
 - ii. Rooftop structures: 5.0m

PART 3.162 – R-120 ZONE, 1101 YATES STREET DISTRICT

3.162.8 Setbacks, Projections

- a. Side lot line setbacks - Minimum
 - i. Buildings up to 23.0m in height: 0.0m
 - ii. Buildings greater than 23.0m in height - for any portion of a building supporting or sheltering a residential use with an exterior wall greater than 23.0m in height: 10.0m
 - iii. Buildings greater than 23.0m in height - for any portion of a building supporting or sheltering a non-residential use with an exterior wall greater than 23.0m in height: 6.0m
- b. Rear lot line setbacks – Minimum
 - i. Buildings up to 23.0m in height - for any portion of a building supporting or sheltering a residential use with an exterior wall greater than 5.0m in height: 8.0m
 - ii. Buildings greater than 23.0m in height - for any portion of a building supporting or sheltering a residential use with an exterior wall greater than 5.0m and up to 18.0m in height: 8.0m
 - iii. Buildings greater than 23.0m in height - for any portion of a building supporting or sheltering a residential use with an exterior wall greater than 18.0m in height: 10.0m
 - iv. Any portion of a building supporting or sheltering a non-residential use with an exterior wall greater than 5.0m in height: 6.0m
 - v. Any portion of a building supporting or sheltering a residential or non-residential use with an exterior wall up to 5.0m in height: 0.0m
- c. Projections into setbacks – Maximum
 - i. Balconies, cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens: 2.0m
 - ii. Exterior wall treatments, insulation and rainscreen systems: 0.13m

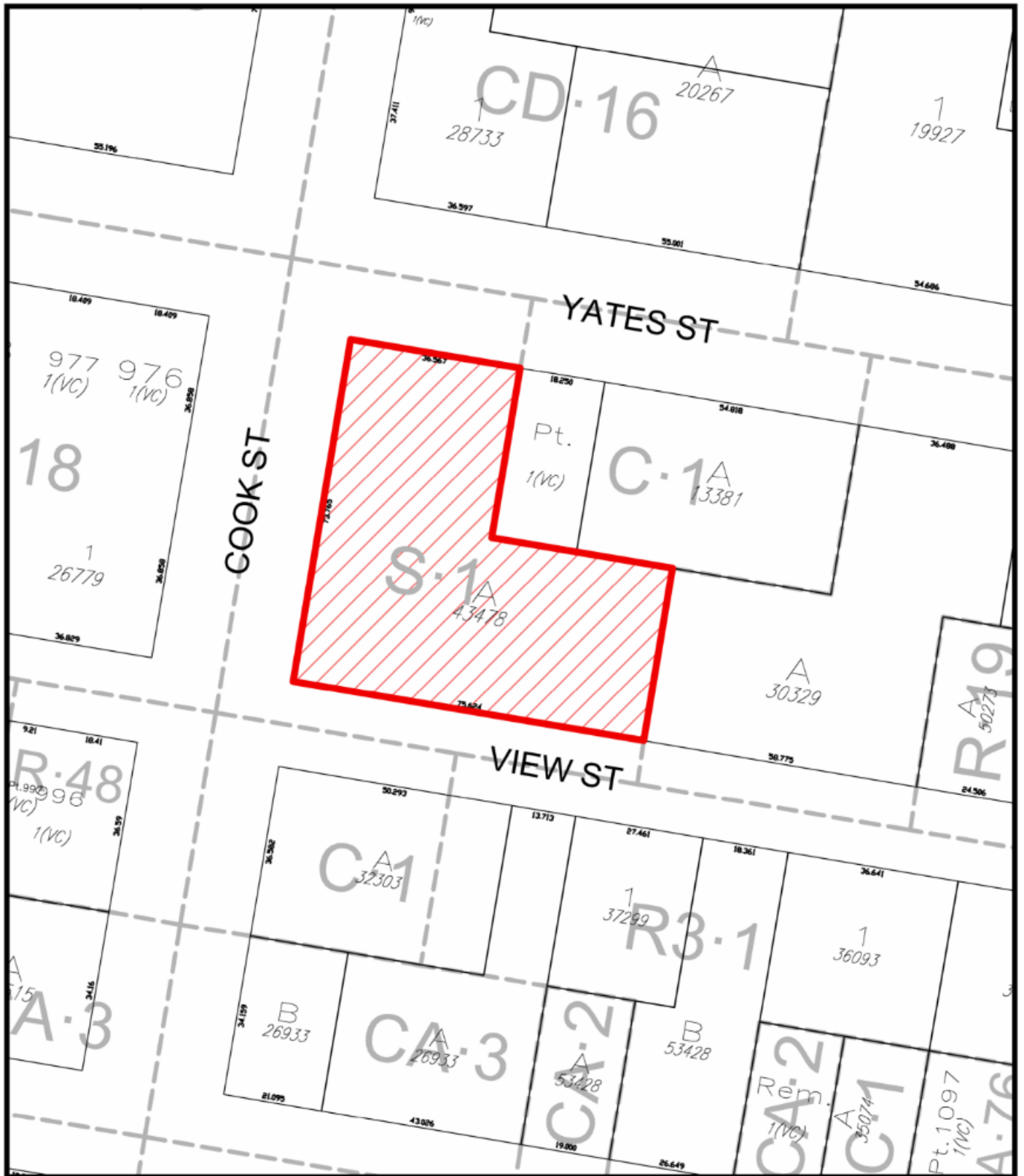
3.162.9 Site Coverage, Open Site Space

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PART 3.162 – R-120 ZONE, 1101 YATES STREET DISTRICT

3.162.10 Vehicle and Bicycle Parking

- | | |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



1101 Yates Street
Rezoning No.00904

