

NO. 26-072

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend Zoning Bylaw 2018 by:

1. increasing the non-residential density in the CBD-1 and CBD-2 zones; and
2. adding employment generating uses to the CBD-1, CBD-2 and OTD-1 zones.

Contents

- | | |
|-----|--------------|
| 1 | Title |
| 2-4 | Amendments |
| 5 | Commencement |

Under its statutory powers, including Part 14 of the *Local Government Act*, the Council of the Corporation of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 26)”.

Amendments

- 2 Bylaw No. 18-072, the Zoning Bylaw 2018 is amended in Part 4.5, Central Business District-1 Zone (CBD-1), as follows:

- (a) In section 1, the following uses are added as new subsections m. and n. after subsection l., and subsequent subsections are renumbered accordingly:

“m. **Laboratory**

n. **Light Industrial**”;

- (b) In section 1, after newly renumbered subsection u., “**Veterinary Clinic**” is added as a new subsection v.;

- (c) In section 1.1, after subsection c., the following new subsection d. is inserted, and subsequent sections are renumbered accordingly:

“d. i. **Light Industrial** use, including any storage, must be wholly contained within a **Building**.

ii. **Light Industrial** use is not permitted within 6m of the wall at the **First Storey** of a **Building** that abuts a **Street** or pedestrian walkway, except where provided in conjunction with **Retail Trade** or **Food and Beverage Service**.”; and

(d) Repeal and replace section 2 with the following:

2. Density of Development	
a. Density of Development – Maximum	5.5:1
b. Density of Development – Maximum for Residential uses	3.0:1

3 The Zoning Bylaw is further amended in Part 4.6, Central Business District-2 Zone (CBD-2), as follows:

(a) In section 1, the following uses are added as new subsections m. and n. after section l., and subsequent subsections are renumbered accordingly:

“m. **Laboratory**

n. **Light Industrial**”;

(b) In section 1, after newly renumbered subsection u., “**Veterinary Clinic**” is added as a new subsection v.;

(c) In section 1.1, after subsection c., the following new subsection d. is inserted, and subsequent sections are renumbered accordingly:

“d. i. **Light Industrial** use, including any storage, must be wholly contained within a **Building**.

ii. **Light Industrial** use is not permitted within 6m of the wall at the **First Storey** of a **Building** that abuts a **Street** or pedestrian walkway, except where provided in conjunction with **Retail Trade** or **Food and Beverage Service**.”; and

(d) Repeal and replace section 2 with the following:

2. Density of Development	
a. Density of Development – Maximum	5.5:1
b. Density of Development – Maximum for Residential uses	3.0:1

4 The Zoning Bylaw is further amended in Part 4.8, Old Town District-1 Zone (OTD-1), as follows:

- (a) In section 1, the following uses are added as new subsections n. and o. after subsection m., and subsequent subsections are renumbered accordingly:

“n. Laboratory

o. Light Industrial”;

- (b) In section 1, after newly renumbered subsection v., “**Veterinary Clinic**” is added as a new subsection w.; and

- (c) In section 1.1, after subsection c., the following new subsection d. is inserted, and subsequent sections are renumbered accordingly:

- “d. i. **Light Industrial** use, including any storage, must be wholly contained within a **Building**.

ii. **Light Industrial** is not permitted within 6m of the wall at the **First Storey** of a **Building** that abuts a **Street** or pedestrian walkway, except where provided in conjunction with **Retail Trade** or **Food and Beverage Service.**”

Commencement

5 This Bylaw comes into force on adoption.

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