CITY OF VICTORIA

Zoning Bylaw 2018



CITY OF VICTORIA

Publishing Information

Title:	Zoning Bylaw 2018
Prepared By:	City of Victoria Planning and Development Department
Status:	Adopted July 26, 2018
Contact Details:	City of Victoria Planning and Development Department 1 Centennial Square Victoria, BC V8W 1P6 E: planning@victoria.ca W: victoria.ca

This consolidation is a copy of a bylaw consolidated under the authority of section 139 of the *Community Charter*. (Consolidated on June 9, 2022 up to Bylaw No. 22-048)

This bylaw is printed under and by authority of the Corporate Administrator of the Corporation of the City of Victoria.

Zoning Bylaw 2018 – Summary of Amendments

Date	Bylaw Number	Description
January 17, 2019	18-115	1400 Quadra Street rezone from the CBD-1 and MRD-1 zones to the CBD-2 zone
March 18, 2019	19-029	Add administrative definition for Residential Rental Tenure
September 3, 2020	20-078	To amend the CBD-2 zone permit a Storefront Cannabis Retailer at 1400 Quadra Street and to remove Storefront Cannabis Retailer as a permitted use at 851 Johnson Street.
October 1, 2020	20-075	Add administrative definition for Energized Electric Vehicle Outlet and Electric Vehicle Energy Management System and establish electric vehicle charging design standards
January 14, 2021	20-117	901 Gordon Street rezone from OTD-1 zone to OTD-1 - Site Specific zone
January 14, 2021	20-125	1150 Douglas Street rezone from OTD-1 zone to OTD-1 - Site Specific zone
July 29, 2021	21-071	The purposes of this Bylaw are to amend the Zoning Bylaw 2018 to permit a Storefront Cannabis Retailer at 566-568 Yates Street and to remove Storefront Cannabis Retailer as a permitted use at 546 Yates Street.
September 23, 2021	21-075	1306,1312, 1314, 1316, 1318, 1320, 1322 and 1324 Broad Street, 615, 617, 619, 621, 623 and 625 Johnson Street and Parts of 622 and 630 Yates Street rezone from OTD-1 zone to OTD-1 - Site Specific zone
November 4, 2021	21-083	780-798 Fort Street & 1106-1126 Blanshard Street rezone from CBD-1 zone to CBD-1 Site Specific zone
April 14, 2022	22-019	Amended affordable housing developments maximum FSR
June 9, 2022	22-048	Deleting the Administrative Definition of 'Front Setback Plane' as well as the related reference within the Administration regulations. The CBD-1 and CBD-2 zones are also amended with updated Setback regulations.
June 23, 2022	22-025	Amended to include accessible parking regulations
October 6, 2022	22-083	To amend CBD-1, Central Business District 1 Zone to increase density and to add site specific regulations for 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street
July 27, 2023	23-025	Amended to include fence regulations
September 7, 2023	23-049	Amended affordable housing developments maximum FSR
July 25, 2024	24-052	Amended to provide for Social Services Centre
August 1, 2024	24-060	Better regulate short-term rentals and similar uses
June 12, 2025	25-002	To amend OTD-1 Old Town District 1 Zone to increase the permitted density and to remove site specific land use restrictions for 1885 Government Street

October 2, 2025	25-038	To move lots within residential zones, villages and town centres and the Industry, Arts & Innovation District from the Zoning Regulation Bylaw into Zoning Bylaw 2018; to establish new zones and associated regulations in Zoning Bylaw 2018 to accommodate the uses and densities associated with residential zones, villages and town centres and the Industry, Arts & Innovation District; and to comply with section 481.7 of the Local Government Act by permitting use and density necessary to accommodate anticipated future housing needs.
November 14, 2025	25-039	Rezoned land known as 1312-1314 Broad Street and 615-625 Johnson Street in order to increase density and to amend site specific land use restrictions.
May 7, 2026	26-042	Rezoned land known as 19 Menzies Street from GRD-1 zone to GRD-1 - Site Specific zone
May 28, 2026	26-049	Amend bylaw to include lands known as 1314-1318 Wharf St placed in the OTD-1 zone, 930 Fort St placed in the MRD-1 zone and Fisherman's Wharf placed in the MI-1 zone with site-specific provisions.
July 9, 2026	26-001	Rezoned the lands known as 1933 Davie Street to the Town Centre District – 1 Zone (TCD-1) in Zoning Bylaw 2018 and add site specific regulations to permit increased density.
July 30, 2026	26-060	Move lots within the Urban Industrial Reserve from the Zoning Regulation Bylaw into Zoning Bylaw 2018; and establish new zones and associated regulations in Zoning Bylaw 2018 to accommodate the uses and densities associated with Urban Industrial Reserve lands.
October 1, 2026	26-072	Increase to the non-residential density in the CBD-1 and CBD-2 zones; and addition of employment generating uses to the CBD-1, CBD-2 and OTD-1 zones.

BYLAW NO. 18-072
ZONING BYLAW 2018
A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to divide the City into zones and to regulate and control the use of land and buildings within those zones.

Click the title of any table of contents entry (e.g., 1.1, “Interpretation”) to jump to that section.

Table of Contents

Part 1 - Administration

1.1 Interpretation 1

Part 2 - Definitions

2.1 Administrative Definitions 6
2.2 Use Definitions 15

Part 3 - Use of Land, Buildings and Structures

3.1 General Regulations 19

Part 4 - Zones

4.1 General Residential District – 1 Zone (GRD-1) 25
4.2 Local Village District – 1 Zone (LVD-1) 39
4.3 Community Village District – 1 Zone (CVD-1) 42
4.4 Town Centre District – 1 (TCD-1) 47
4.5 Central Business District – 1 Zone (CBD-1) 54
4.6 Central Business District – 2 Zone (CBD-2) 62
4.7 Mixed Use Residential District – 1 Zone (MRD-1) 75
4.8 Old Town District – 1 Zone (OTD-1) 77
4.9 Industry, Arts & Innovation – 1 Zone (IAI-1) 89
4.10 Marine Industrial – 1 Zone (MI-1) 95
4.11 Light Industrial – 1 Zone (LI-1) 99
4.12 Heavy Industrial – 1 Zone (HI-1) 103

Part 5 - Requirements for Motor Vehicle and Bicycle Parking

5.1.1 Required Vehicle and Bicycle Parking Spaces 105
5.1.2 Vehicle Parking Appearance 110
5.1.3 Vehicle Parking Location and Dimensions 110
5.1.4 Electric Vehicle Charging Infrastructure Requirements 112
5.1.5 Bicycle Parking Specifications 113
5.1.6 Bicycle Parking Exemptions 115
5.1.7 Accessible Parking 116

Part 6 - Schedules

Schedule A – CBD-2 Zone Height Areas Map 121
Schedule B – Small-Scale Commercial Urban Agriculture 122
Schedule C – Density Benefits 124
Schedule D – Priority Growth Areas 125
Schedule E – Transit Oriented Areas 126
Schedule F – Transit Priority Network 127

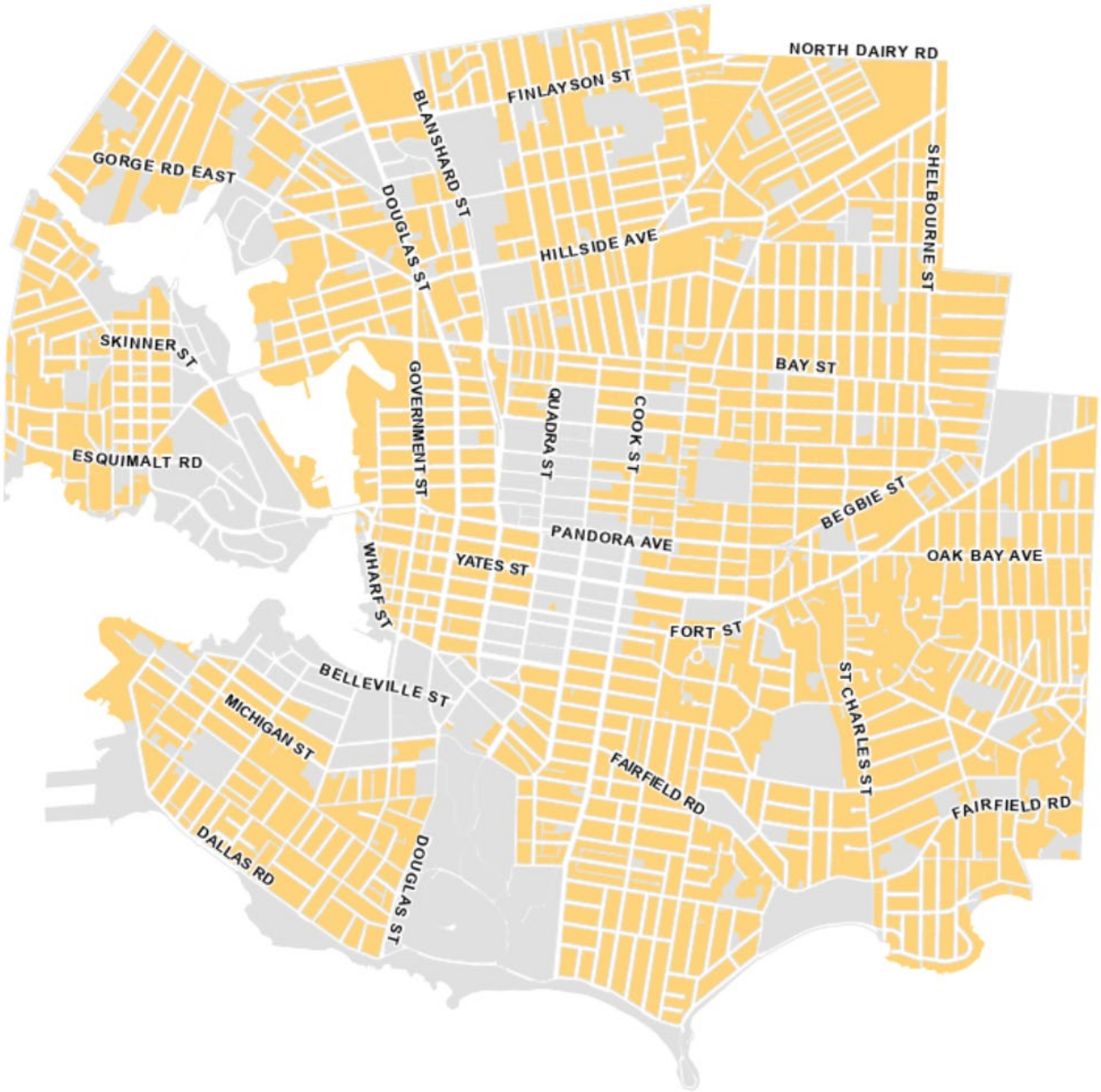
Pursuant to its statutory powers, including sections 479, 482, and 525 of the Local Government Act, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

1.1 Interpretation

1. This bylaw may be cited as the “Zoning Bylaw 2018”

2. This bylaw applies to the area indicated in orange in Map 1.

Map 1: Area subject to Zoning Bylaw 2018



3. The Zoning Regulation Bylaw No. 80-159 is inapplicable to the area indicated in orange in Map 1.

4. The area to which this bylaw applies is divided into the zones indicated on the **Zoning Map**, being the zoning information layer in **VicMap**.

4.1 In all civil and criminal judicial proceedings a printout of the **Zoning Map**, purporting to be certified as such, shall be prima facie evidence of the location of each zone and of the lands included therein as at and since the date of the certificate, without proof of the signature or approval of the **Director**.

4.2 Whenever any land is removed from one zone into another by a rezoning bylaw the **Director** shall, forthwith after the adoption of the such bylaw, cause the **Zoning Map** to be updated to reflect the changes.

5. The regulations, requirements and definitions in Parts 1 through 6 of this bylaw apply to land in the area to which this bylaw applies in accordance with the zoning designations indicated on the **Zoning Map**, and if Parts 3 through 6 specify regulations and requirements for a particular location within a zone that is identified by civic address, legal description or both, then the specific regulations and requirements take precedence over the general regulations and requirements for the zone.

5.1 Without limiting the scope of section 5, where a property is specifically identified in column A of the “Site Specific Regulations” table in the zone regulations applicable to thatproperty, the specific regulations and requirements set out in column B of that table apply,subject to the conditions or requirements to provide amenities set out in column C, if any.

5.2 Where a property is divided into two or more development areas (DA) as shown in a plan included in the applicable “Site Specific Regulations” table, section 5.1 applies to each development area as if that development area was a separate property.

5.3 Where a zone is divided into Sub Areas, in addition to the general regulations applicable within the zone, the specific regulations applicable within each Sub Area apply to all Lots within that Sub Area, subject to any site specific regulations.

5.4 In the event of a conflict, the regulations or requirements applicable pursuant to section

5.1 apply despite any other provisions of this bylaw.

5.5 Where a property to which section 5.1 applies is subdivided, section 5.1 applies to all properties that had formerly formed part of that property as if they were individually listed in the table.

5.6 Where a property to which section 5.1 applies is consolidated or otherwise merged with another property, section 5.1 applies only to that part of the new property to which section

5.1 applied before consolidation or merger.

5.7 Where a property is identified in this bylaw by reference to a civic address and a legal description, the legal description shall be deemed to be the correct description in the event of any conflict or inconsistency.

6. For certainty, if the **Zoning Map** indicates that a **Lot** lies within two or more zones, each portion of the **Lot** may be used and built upon only in accordance with the regulations and requirements applicable to that portion under Part 3 or 4.

7. Unless otherwise indicated on the **Zoning Map**:

7.1 **Streets** and lanes are deemed to have the same zoning designation as the abutting land, and any zone boundary that coincides with a **Street** or lane is deemed to be located at the centerline of the **Street** or lane;

7.2 Any zone boundary that coincides with a railway right of way is deemed to be located at the centreline of the right of way;

7.3 The surface of all water is within the same zone as the nearest land to it within the **City** boundaries unless zoned otherwise; and

7.4 Whenever any land, fronting on a **Street**, railway, or water, is removed from one zone and placed into another that portion of the **Street**, railway, or water to which this section applies shall also be so removed and rezoned.

8. For the purposes of this bylaw, an airspace parcel is deemed to be part of the same **Lot** as the parcel at ground level.

9. In the event of any inconsistency between the text of this bylaw and an illustration or diagram that relates to the text, the text takes precedence over the illustration or diagram.

10. The figure indicated in a column of Part 4 of this bylaw adjacent to the heading "**Height** – Maximum" is the maximum **Height** of any **Building** that may be constructed or erected:

10.1 in the relevant Height Area of the relevant zone shown on Schedule A to Part 6, for the Central BusinessDistrict 2 zone and Industry, Arts and Innovation - 1 zone, or

10.2 in the relevant zone, for all other zones subject to any restrictions in the zone.

11. The **Building** elements identified in a column of Part 4 of this bylaw adjacent to theheading "Projections into **Height** - Maximum" may project beyond the maximum **Height** to theextent indicated in the table.

12. The figure indicated in a column of Part 4 of this bylaw adjacent to a heading "**Setbacks**" is the minimum horizontal distance between any portion of a **Building** and the specified **Lot Line** of the **Lot** on which the **Building** is located, provided that **Building** features indicated in the relevant table with the heading "Projections into **Setbacks** - Maximum" in Part 4 may project into the minimum **Setback** to the extent indicated in the table, subject to any restrictions in the zone.

13. The figure indicated in a column of Part 4 of this bylaw adjacent to any of the following headings is the minimum requirement of that measure for the **Lot**, subject to any restrictions in the zone: "**Open Lot Space**", "**Street Frontage**", "**Lot Area**", "**Landscape Area**".".

14. The figure indicated in a column of Part 4 of this bylaw adjacent to any of the following headings is the maximum requirement of that measure for the **Lot**, subject to any restrictions in the zone: "**Lot Coverage**", "**Floor Area**".

15. Unless a regulation expressly provides otherwise, none of the regulations in a column of Part 4 of this bylaw adjacent to the heading "Location and Siting of Uses and Structures" are conditions of the corresponding use.

16. Where land has been dedicated from a **Lot** for public highway pursuant to section 107 of the *Land Title Act*, either after September 30, 2025, or as a condition of Schedule P of Zoning Regulation Bylaw No. 80-159, the following provisions apply to that **Lot**:

16.1 Notwithstanding the definitions in Part 2.1 with respect to the definitions of **Lot** and **Lot Area**, for the purposes of calculation of **Floor Space Ratio**, the land that has been dedicated from the **Lot** for public highway shall be included within the area of the **Lot**;

16.2 Notwithstanding the definitions in Part 2.1 with respect to the definitions of **Open Lot Space** and **Lot**, for the purposes of calculation of **Open Lot Space**, the land that has been dedicated from the **Lot** for public highway shall be included within the **Open Lot Space** of the **Lot**; and

16.3 Sections 16.1 and 16.2. do not apply if the **Lot** has been subdivided to create a new **Lot** after the highway dedication.

17. The figure indicated in a column of Part 4 of this bylaw adjacent to the heading "**Density of Development** – Maximum" is the maximum **Floor Space Ratio** of all **Buildings** on a **Lot** that may be constructed or erected in the relevant zone, subject to any restrictions in the zone.

18. In the GRD-1 Zone, where the **Density of Development** varies for different forms of **Residential** development and more than one applicable form of development is situated on a **Lot,** then the highest **Density of Development** applicable to the forms on the **Lot** applies.

19. When a zone refers to Schedule C for the maximum **Density of Development**, the following rules apply for **Lots** within that zone:

19.1 For **Lots** with no "Site Specific Regulations" or "Site Specific Regulations" that do not specify a maximum **Density of Development**, the maximum **Density of Development**, is that detailed for the applicable location and type of development in Schedule C, subject to any applicable conditions within Schedule C being met.

19.2 For **Lots** with "Site Specific Regulations" that specify a maximum **Density of Development**,, the maximum **Density of Development**, is that detailed in the "Site Specific Regulations" pertaining to that **Lot**, subject to any applicable conditions being met.

20. Notwithstanding sections 17-19, if the existing **Density of Development** of a **Lot** was constructed to a **Density of Development** that meets the following requirements, then that same existing **Density of Development** is permitted until the existing **Building** is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the building inspector, at which time the Maximum **Density of Development** is that which is found in the relevant zone, in accordance with sections 17-19:

20.1 the **Building** was legally permitted at the time of construction, and

20.2 the **Building** was completed either prior to adoption of Zoning Bylaw 2018, Amendment Bylaw (No. 17), or pursuant to the transition provisions in section 21.

21. The following transition provisions are effective as of the date of adoption of Zoning Bylaw 2018, Amendment Bylaw (No. 17) (the "**Amendment Bylaw**"):

21.1 A **Permit**, board of variance order, and any other agreement authorized by the Local Government Act that varies or supplements the Zoning Regulation Bylaw No. 80-159 **(**the **"Old Zoning Bylaw")** issued within two years prior to the adoption of the Amendment Bylaw, continues to apply as if varying or supplementing this bylaw, with the necessary changes and so far as applicable.

21.2 A development permit issued under the Old Zoning Bylaw within two years prior to the adoption of the Amendment Bylaw continues to apply, with the necessary changes and so far as applicable, as if the development authorized by it had been authorized under this bylaw and, without limiting the generality of the foregoing, a building permit or a business license that is consistent with such development permit may be issued as if it complied with this bylaw, provided that it is applied for within two years of the date of the adoption of the Amendment Bylaw.

21.3 If prior to the adoption of the Amendment Bylaw, Council, or the **Director**, has authorized the issuance of a **Permit** under the Old Zoning Bylaw, but the **Permit** had not been issued prior to the adoption of the Amendment Bylaw, the **Permit** may be issued, with all the necessary changes and as applicable, as if it had been authorized under this bylaw, provided that:

a) all terms and conditions of the Council or **Director** authorization are met;

b) it is issued within two years of the date of the Council or **Director** authorization; and

c) it does not conflict with the density or use provisions of this bylaw.

21.4 If prior to the adoption of the Amendment Bylaw, Council has moved an application for a **Permit** under the Old Zoning Bylaw forward for consideration of approval at a future Council meeting and such meeting is not held prior to the adoption of the Amendment Bylaw, the Council motion is deemed to be amended to reflect the requirements of this bylaw and the Director is authorized to bring forward an amended motion for Council's consideration at the Council meeting considering approval, provided that:

a) the Council meeting considering approval takes place no later than one year after the date of the adoption of the Amendment Bylaw;

b) there are no significant alterations or differences in the development from that considered by Council at the time of the motion to advance it to the Council meeting considering approval, with the exception of an increase in the number of vehicle orbicycle parking spaces being provided;

c) it does not conflict with the density or use provisions of this bylaw; and

d) the intent of the Council motion remains unchanged.

21.5 For certainty, nothing in this section 21 is intended to modify or extend the validity of any **Permit** beyond the time that it would lapse or expire but for this section.

22. If any provision or part of this bylaw is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, it shall be severed from the bylaw and the balance of the bylaw, or its application in any circumstances, shall not be affected and shall continue to be in full force and effect.

23. The **Director** is charged with the responsibility of administering this bylaw.

2.1 Administrative Definitions

1. In this bylaw,

Accessory Landscape Structure means structures constructed or placed on a **Lot** related to landscape design, whether attached or detached from a **Building**, including but not limited to swimming pools, patio, decks and stairs, and excluding:

a) **Buildings**;

b) raised gardens bed;

c) **Dock, Pier or Wharf**;

d) cistern;

e) stormwater retention and water quality facility;

f) retaining walls;

g) fences.

Accessible Parking Space means a parking space designed and installed in accordance with the specifications and dimensions in section 7.2 and Figure 2 of Part 5 – Requirements for Motor Vehicle and Bicycle Parking. [1]

Affordable Housing Development means a housing development that is

a) subject to a legal agreement securing affordability and rental tenure for a minimum period of 60 years, and is either:

i) wholly owned and operated by a public housing body as prescribed in the *Residential Tenancy Act,* or

ii) operated by a public housing body as prescribed in the Residential Tenancy Act pursuant to a legally binding arrangement with the property owner; or

b) subject to a legal agreement securing affordability for a minimum period of 60 years and is either wholly owned and operated by a housing cooperative meeting the below requirements, or operated by a housing cooperative that meets the below requirements and operates the development pursuant to a legally binding arrangement with the property owner:

i) the housing cooperative must:

A) be a housing cooperative pursuant to the *Cooperative Association Act*,

B) have purposes including the provision of affordable housing to low- or moderate-income **Households**, and

C) have constating documents preventing the remuneration of directors and providing for the disposition of assets on dissolution or wind-up to an organization with similar purposes and restrictions. [2]

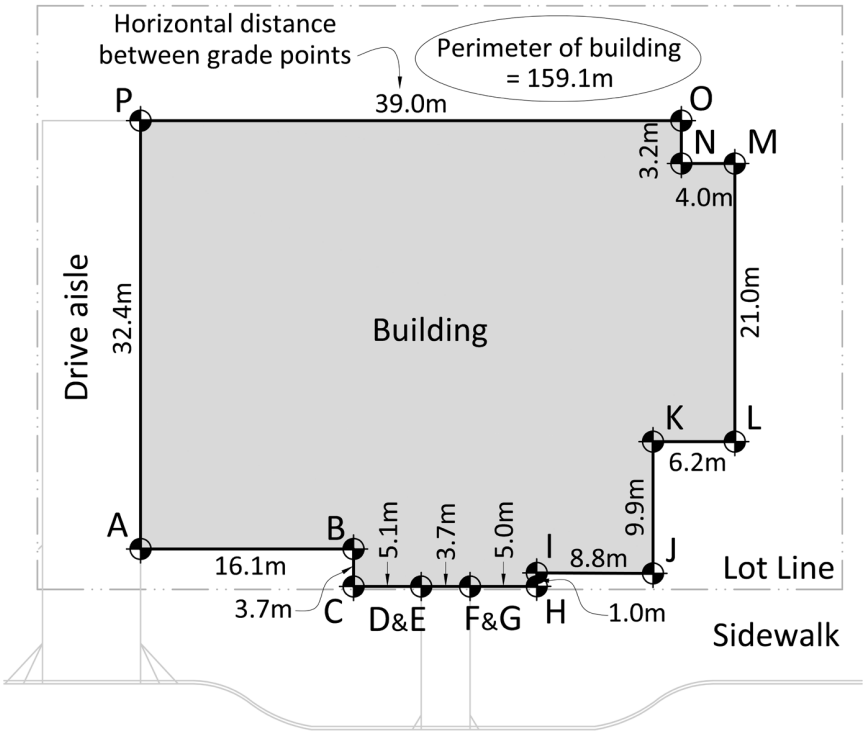
[1] Bylaw 22-025 adopted June 23, 2022
[2] Bylaw 22-019 adopted April 14, 2022

Return to **Table of Contents**

Average Grade means the elevation calculated by averaging the elevation of **Natural Grade** or **Finished Grade**, whichever is lower at any points where a **Building** comes into contact with the surface of the **Lot**, excluding any artificial mounds of earth or rocks placed at or near the wall of a **Building**, any portion of an exterior wall that is in a window well, calculated in the methodindicated in the following example:

Grade Points:

Grade point A: 15.7
Grade point B: 16.0
Grade point C: 16.1
Grade point D: 16.0
Grade point E: 14.5
Grade point F: 14.5
Grade point G: 15.8
Grade point H: 16.0
Grade point I: 16.1
Grade point J: 15.9
Grade point K: 15.8
Grade point L: 15.7
Grade point M: 16.0
Grade point N: 15.9
Grade point O: 15.9
Grade point P: 16.0

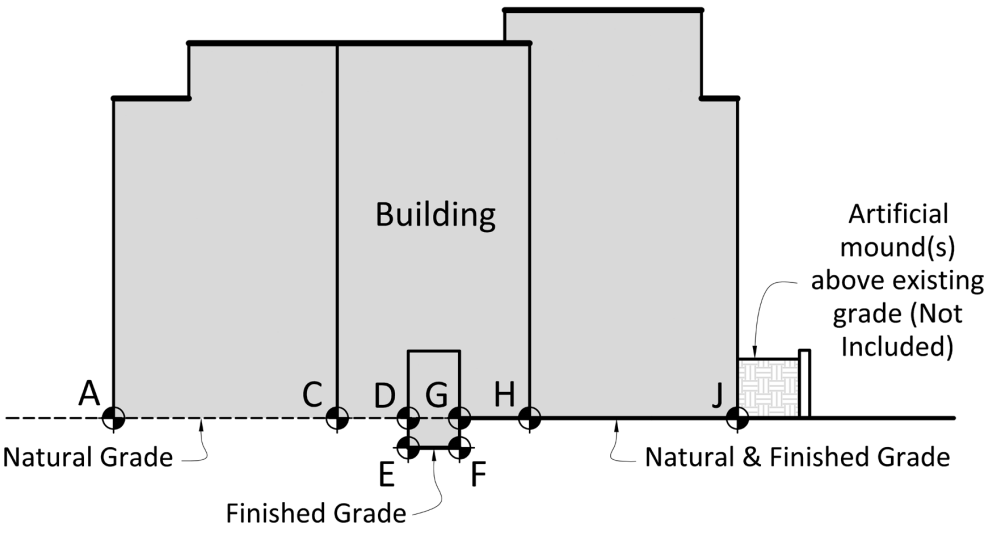


Calculation Example:

Grade Points	Average of Points	Distance Between Grade points		Totals
Points A & B:	((15.7 + 16.0) ÷ 2)	x	16.1m	= 255.19
Points B & C:	((16.0 + 16.1) ÷ 2)	x	3.7m	= 59.39
Points C & D:	((16.1 + 16.0) ÷ 2)	x	5.1m	= 81.86
Points E & F:	((14.5 + 14.5) ÷ 2)	x	3.7m	= 53.65
Points G & H:	((15.8 + 16.0) ÷ 2)	x	5.0m	= 79.50
Points H & I:	((16.0 + 16.1) ÷ 2)	x	1.0m	= 16.05
Points I & J:	((16.1 + 15.9) ÷ 2)	x	8.8m	= 140.80
Points J & K:	((15.9 + 15.8) ÷ 2)	x	9.9m	= 156.92
Points K & L:	((15.8 + 15.7) ÷ 2)	x	6.2m	= 97.65
Points L & M:	((15.7 + 16.0) ÷ 2)	x	21.0m	= 332.85
Points M & N:	((16.0 + 15.9) ÷ 2)	x	4.0m	= 63.80
Points N & O:	((15.9 + 15.9) ÷ 2)	x	3.2m	= 50.88
Points O & P:	((15.7 + 16.0) ÷ 2)	x	39.0m	= 618.15
Points P & A:	((16.0 + 15.7) ÷ 2)	x	32.4m	= 513.54
				= 2520.23

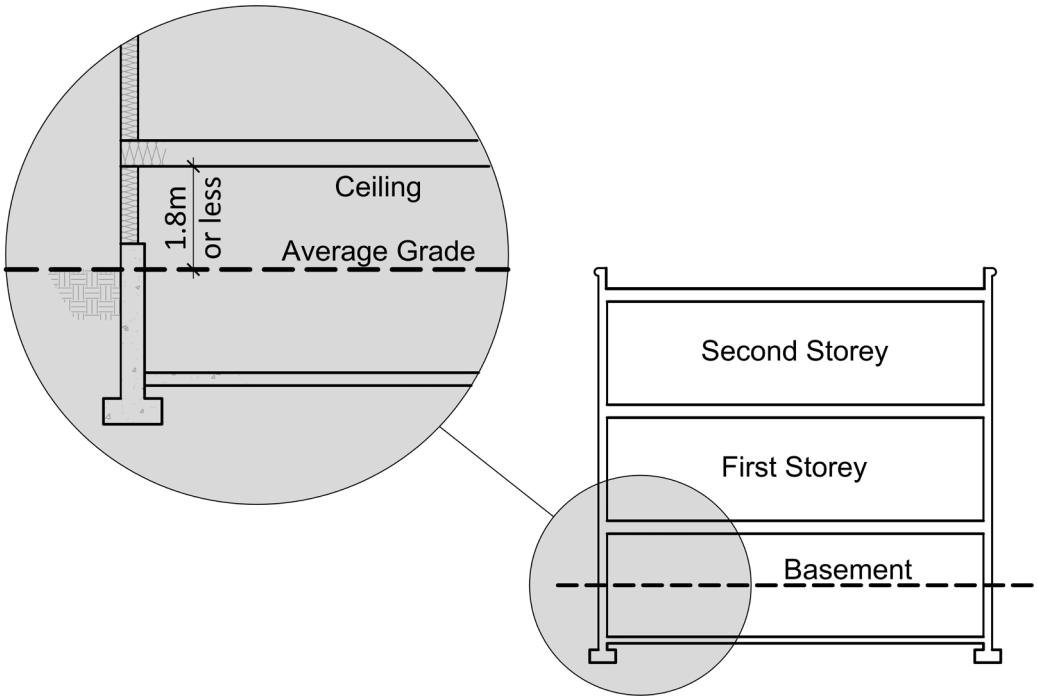
Grade Calculation:

2520.23 ÷ 159.10m (perimeter of building) = 15.84



Balcony means a projecting portion of a **Building** above the **First Storey**, unsupported from the ground, the perimeter of which is, on at least one side, wholly unenclosed except by a guard of the minimum height required by the BC Building Code.

Basement means a **Storey** of a **Building** any portion of which is below **Average Grade** and thathas a ceiling that is not more than 1.8m above **Average Grade**.



Bedroom means a room within a **Dwelling Unit** which is used, designed, or intended for sleeping.

Below-market Homeownership Unit means a **Dwelling Unit** that is:

a) available for sale at a minimum of 15% less than market value to households that do not exceed the income limit established by the Affordable Housing Standards Bylaw for that type of **Below-market Homeownership Unit**, and

b) subject to an arrangement with BC Housing or any other public entity securing it as a **Below-market Homeownership Unit**.

Bicycle Parking, Long-Term is intended for long-term users of a **Building**, such as employees or residents, and will consist of a secure space dedicated for bicycle parking within a structure or **Building** on the same **Lot**.

Bicycle Parking, Short-Term is intended for short-term use by visitors and customers and will consist of bicycle racks located in a publicly accessible location at or near a **Building** entrance.

Bonus Density of Development means the **Density of Development** that applies in accordance with section 482 of the Local Government Act if applicable conditions entitling an owner to a higher density are satisfied.

Boundary in reference to a **Lot**, extends throughout its length both upwards and downwards ad infinitum from the surface of the **Lot**.

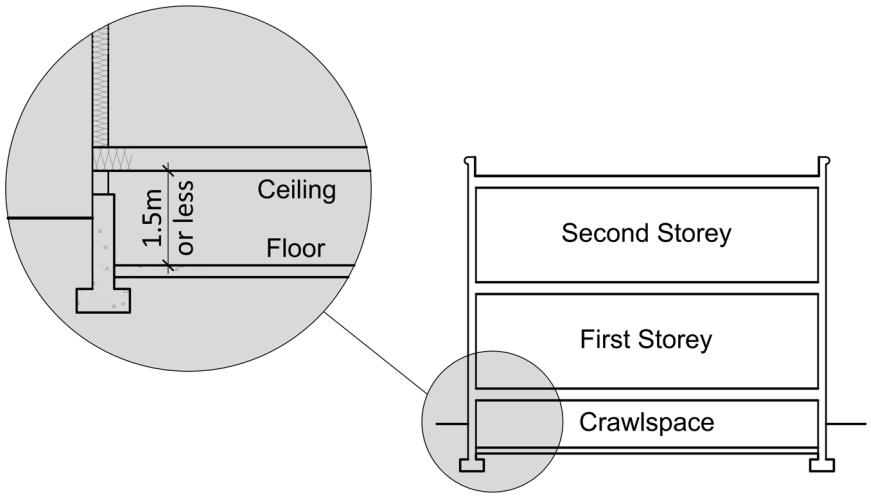
Building means anything constructed or placed on a **Lot** and used or intended for supporting or sheltering any use, excluding landscaping, **Accessory Landscape Structures,** heat pumps, **Dock, Wharf and Piers**.

Cistern means a rainwater storage tank that is at least 1200 litres in capacity and that forms part of a **Stormwater Retention and Water Quality Facility**.

City means the Corporation of the City of Victoria.

Corner Lot means a **Lot** at the intersection or junction of two or more **Streets**.

Crawlspace means an area beneath the lowest habitable **Storey** of a **Building**, with clearance of 1.5m or less.



Density of Development is the maximum **Floor Space Ratio** that isconstructed or erected in the zone for which that maximum **Floor Space Ratio** is indicated.

Director means the person employed by the City of Victoria to perform the duties and functions ofthe position of the Director of Planning and Development, as that positiontitle is amended from time to time, and includes persons acting under their authority.

Driveway means that portion of a **Lot** that provides access to parking, **Loading Space** or the **Drive Aisle** within the **Lot** and is considered to be the extension of the **Lot's Driveway** crossing.For certainty, a ramp provided to access parking stalls is considered a **Driveway**.

Drive Aisle means a vehicle passageway or maneuvering space by which vehicles enter and depart parking stalls.

Dwelling Unit means a self-contained unit comprised of one or more rooms designed as a residence for a single **Household** with a sleeping area, a **Kitchen** and aseparate bathroom facility.

Energized Electric Vehicle Outlet means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment for the specific purpose of charging an electric vehicle.

Electric Vehicle Energy Management System means a system consisting of monitors, communications equipment, controllers, timers, and other applicable devices used to controlelectric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads.

Fence means a constructed vertical barrier which marks the boundary of, prevents access to, or provides enclosure of all or part of a **Lot**.

Finished Grade means the finished elevation of the ground surface of land following construction or land altering activities.

First Storey means the **Storey** immediately above the basement of a **Building**, and in the caseof a **Building** without a **Basement**, means the lowest **Storey**.

Flanking Street Lot Line means a **Lot Line**, not being a **Front Lot Line** or **Rear Lot Line** that is common to a **Lot** and a **Street**.

Floor Area is measured to the interior surface of the exterior walls of **Buildings** and includes the area of any mezzanine, exterior hallway, exterior staircase, loft or partial **Storey**, and excludes the following:

a) the area of any **Balcony**, veranda, exposed deck, patio or roof;

b) the area of any **Crawlspace** or **Basement**;

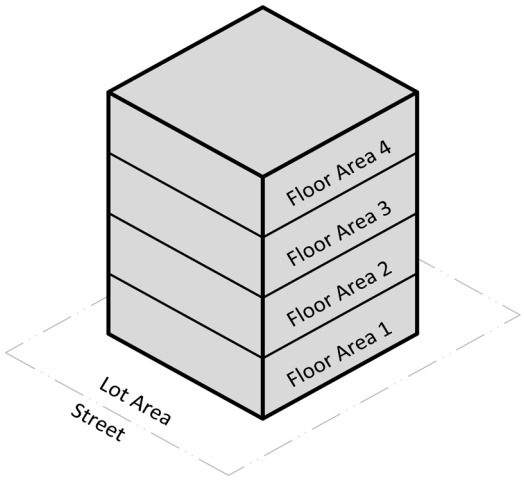
c) the area of **Rooftop Structures**;

d) the area used or intended to be used for required parking or movement of motor vehicles, which is calculated starting from the lowest level of the **Building**;

e) the area that is used to provide bicycle parking required by this bylaw; and

f) the area of any exterior hallway or exterior staircase, for **Buildings** existing priorto August 1, 2018.

Floor Space Ratio means the ratio of the total **Floor Area** of all **Storeys** of all **Buildings** and structures on a **Lot** to the area of the **Lot** on which the **Buildings** are located. The **Floor SpaceRatio** of a **Lot** with a water boundary is determined according to the location of the natural boundary at the time the maximum **Floor Space Ratio** regulation is being applied, and not according to any survey previously filed in the Land Title Office.



Floor Space Ratio Calculation:
(Example)

Floor Area 1:	345m²	+
Floor Area 2:	345m²	+
Floor Area 3:	345m²	+
Floor Area 3:	345m²	+
Total (Structure):	1380m²	
Lot Area:	460m²	
Total (Structure)	1380m²	÷
Lot Area	460m²	
	3.00	=

3:1

Front Lot Line means

a) the **Lot Line** abutting a **Street**;

b) in the case of a **Lot** which does not have a boundary with a **Street**, the **Lot Line** between such **Lot** and any right-of-way easement giving access to the **Lot**, or in the case of a **Lot** which is not connected to a **Street** by way of an easement, the **Lot Line** nearest to a **Street**;

c) in the case of a **Corner Lot** where all the **Residential Units** have individual direct access to the ground, the **Lot Line** with the majority of **Residential Units** fronting onto the **Street**;

d) in the case of any other **Corner Lot**, the **Lot Line** having the shortest length abutting one **Street**; or

e) in the case of a **Lot** abutting two or more **Street**s that is not a **Corner Lot**, the **Lot Line** fronting the wider **Street**.

Front Yard means a yard located between the principal **Building** and the **Front Lot Line**,extending the full width of the **Lot**.

Guest Bedroom means a room typically used for the purposes of transient lodging or sleeping.

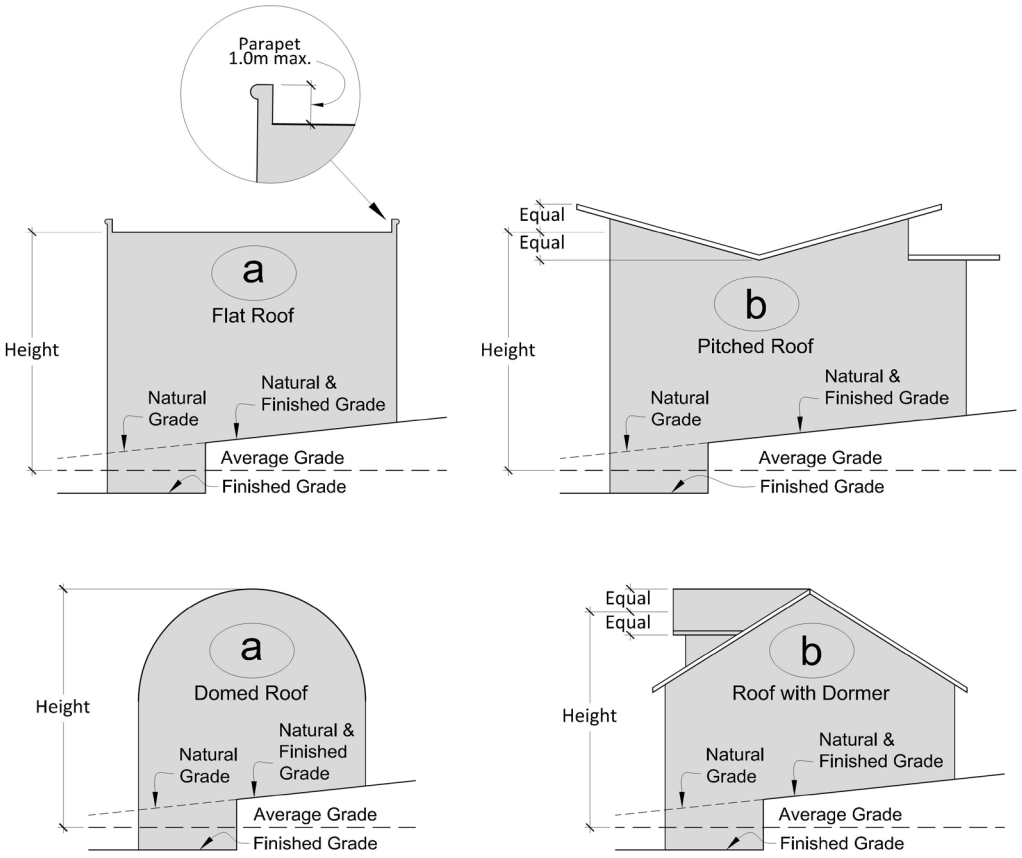
Height means the distance measured in a vertical straight line between the highest point of a **Building** and the **Average Grade** directly below the highest point; and is determined as follows:

a) for **Buildings** with a flat or domed roof, the highest point is the highest part of the roof;

b) for **Buildings** with a pitched roof, the highest point is the midpoint between the highest ridge and the highest eave of the roof; and

c) for **Buildings** with a gambrel roof, the highest point is the midpoint between the ridge and the hip line of the roof.

d) the highest point excludes any mast, rainwater **Cistern**, **Rooftop Structure**, rooftop greenhouse, **Stormwater Retention or Water Quality Facilities** together with their supporting structures.



Heritage Designated Building means a **Building** that is designated pursuant to section 611 of the *Local Government Act*.

Household means one person or a group of persons who through marriage, blood relationship or other circumstances normally live together.

Kitchen means a space used, designed, or intended for cooking or preparing of food, which contains a:

a) sink;

b) fridge; and

c) stove, hotplate, microwave, air fryer, toaster oven, or other heating or cooking appliance.

Landscape Area means a single contiguous area:

a) with no underground structures, such as an underground parkade, directly below or within 1.0m of any part of the area,

b) with no above ground structures, such as a balcony, directly above any part of the area,

c) with soft natural ground cover, no paving, and sufficient soil volume to accommodate mature trees, and

d) set back at least 1.0m from all Lot Lines.

Landscape Screen means a visual barrier formed by shrubs, trees, fences or masonry walls, or any combination of these or like materials.

Loading Space means a parking space associated with a commercial or industrial use that is used temporarily for the loading or unloading of products or materials.

Lot means an area of land, designated and registered at the Victoria Land Title Office as not more than one parcel of land, and:

a) includes a strata lot in a bare land strata plan but does not include any other strata lot or an air space parcel, and

b) if a parcel of land is divided by a highway or another **Lot**, each division thereof constituting a single area of land shall be deemed to be a separate **Lot**.

Lot Area means the area of land within the boundaries of a **Lot**.

Lot Coverage means the horizontal area of all **Buildings** and outdoor covered areas on a **Lot**, expressed as a percentage of the **Lot Area**.

Lot Depth means the average distance between the **Front Lot Line** and the **Rear Lot Line** of a **Lot**.

Lot Line means the **Boundary** line of a **Lot**, commonly referred to as the property line, as indicated in a plan registered at the Victoria Land Title Office.

Lot Width means the lesser of the horizontal dimensions of the smallest rectangle within which a **Lot** can be contained.

Natural Grade means the elevation of the ground surface of land prior to any land alteration, including, but not limited to, disturbance, excavation, filling, or construction. Where land alteration has occurred, the **Natural Grade** shall be determined by a building inspector on the basis of historical records or by interpolation from adjacent **Natural Grades**.

Open Lot Space means the portion of a **Lot** that is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot, of which:

a) a minimum of 50% is made up of soft landscaping, including open natural areas and **Landscape Areas**, and

b) A maximum of 50% is made up of hard landscaping, such as pathways and patios, and areas covered by balconies or roof projections.

Parapet means a vertical projection of a wall at the outer edge of a roof.

Parking Area means all parking spaces, Driveways and Drive Aisles on a Lot.

Permeable means hard surfacing specifically designed to allow water to flow through the surface, but does not include unconsolidated materials such as crushed rock, gravel, grass, earth or other loose materials.

Permit means a development permit, heritage alteration permit, development variance permit or temporary use permit.

Primary Façade means any **Building** façade with a window or exterior door directly into a living or dining room of a **Dwelling Unit** situated within or partially within the façade.

Principal Residence means the usual **Dwelling Unit** where an individual makes their home.

Priority Growth Area means a **Lot** identified in pink in Schedule D, and, if a **Lot** is partially within

the **Priority Growth Area** then the whole **Lot** is considered within the **Priority Growth Area**.

Rear Lot Line means a **Lot Line** opposite to the **Front Lot Line** that spans the width of the **Lot**, provided that in the case of triangular shaped lots with no **Rear Lot Line**, the point of intersection between two **Side Lot Lines** or a **Side Lot Line** and a **Flanking Street Lot Line** shall be deemed the **Rear Lot Line**.

Rear Yard means a yard located between the principal **Building** and the **Rear Lot Line** extending the full width of the **Lot**.

Residential Rental Tenure means occupancy of a dwelling unit under a rental agreement that is subject to the *Residential Tenancy Act*. [3]

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.

Setback means the shortest horizontal distance between a **Lot Line** and the face of a **Building** and excludes:

a) cornices, retaining walls, and fences; and,

b) exterior wall treatments, insulation and rainscreen systems up to a maximum of 0.13m in depth.

Side Lot Line means a **Lot Line**, not being a **Rear Lot Line** **or** **Front Lot Line** that separates two **Lots**.

Side Yard means a yard located between the principal **Building** and the **Side Lot Line**,extending from the front wall to the rear wall of the **Building**.

Storey means the space between two floors of a **Building** or between any floor and the roof next above, but does not include a **Basement**, **Crawlspace** or a **Rooftop Structure**.

Stormwater Retention and Water Quality Facility has the same meaning as under the Sanitary Sewer and Stormwater Utilities Bylaw, as amended or replaced from time to time.

Street includes a lane, road, sidewalk and other public highway, and does not include a driveway or drive aisle.

Street Frontage means the horizontal distance of a **Front Lot Line**.

Transit Oriented Area means those areas captured within the largest Tier shown in Schedule E.

Transit Priority Network means a **Street** that accommodates existing or planned frequent or rapid transit corridors, and is identified by a solid blue line in Schedule F.

Unobstructed Access means the ability of the intended user of the parking space to access and egress to the **Street** at the time that the parking space is required.

Van Accessible Parking Space means a parking space designed and installed in accordance with the specifications and dimensions in section 7.2 and Figure 3 of Part 5 – Requirements for Motor Vehicle and Bicycle Parking. [4]

VicMap means the electronic geographic information system database maintained by the City of Victoria and made available to the public through the City's internet website.

Waterfront Lot means a lot that abuts a tidal water body along any portion of the **Lot's** boundary.

Yard means a part of a site which is unoccupied and unobstructed by any **Building** from the ground upward, except for chimneys, fire escapes and the ordinary projections of sills, belt courses, cornices and eaves.

Zoning Map means the zoning information layer in **VicMap** as amended from time to time.

[3] Bylaw No. 19-029. Adopted March 18, 2019.
[4] Bylaw No. 22-025. Adopted June 23, 2022.

2.2 Use Definitions

1. In this bylaw,

Accessory Building means a **Building** that is subordinate to the principal use on a **Lot**.

Art and Cultural Facility means facilities used for artistic performances or the display and production of art or cultural artifacts, including but not limited to art galleries, museums and theatres excluding cinemas.

Assembly means facilities used for a place of worship, cemeteries, convention facilities, cinemas, commercial recreation facilities, social and recreational clubs and facilities, and education and training facilities, and does not include commercial casinos.

Assisted Living Facility means premises in which housing is provided:

a) with services – such as meal services, laundry services, social and recreational opportunities, and a 24 hour emergency response system – and at least one of the prescribed "assisted living services" from the *Community Care and Assisted Living Act,* and

b) to three or more adults who are not related by blood or marriage to the operator of the premises.

Automotive Repair means facilities used for mechanical or body repairs, inspections or cleaning of motorvehicles, but does not include the sale of automotive fuel.

Bed and Breakfast means a commercial use that provides transient lodging for the general public in a **Dwelling Unit** that is shared with the operator and includes a breakfast served to all guests on the premises by the operator in a common area used, designed, or intended for eating.

Brew Pub (beer, spirits, wine) means facilities used for the consumption of beer, spirits, wine or other alcoholic beverages which are produced and manufactured on the premises and which may be provided in combination with **Food and Beverage Service** or **Retail Trade**.

Cannabis means cannabis as defined in the Controlled Drugs and Substances Act and includes any products containing cannabis.

Care Facility means an adult day care facility or residential care facility, in each case licensed under the *Community Care and Assisted Living Act*.

Child Care Facility means a facility licensed under the *Community Care and Assisted Living Act* to provide day care to children under 13 years of age.

Civic Facility means premises used for government operations or services, including but not limited to a legislature, municipal hall, law court, hospital, fire hall, library, ambulance or police station.

Dock, Pier and Wharf means a structure with a level surface, which may include an access ramp, that is raised above or floating on the surface of the water to which an aircraft, boat, ship or other vessel may be moored or tied, or which may be used as a walkway or viewing platform, but does not include any **Buildings** or structures placed or erected thereon.

Drinking Establishment means facilities that are licensed through the Liquor Control and Licensing Act for the sale and consumption of liquor within the facilities and where entertainmentmay be provided in the form of recorded music, live performances or a dance floor including but not limited to nightclubs, bars and pubs.

Equipment Rental means facilities used for the rental of home, **Office**, medical, garden, sports, industrial or constructionequipment.

Financial Service means facilities providing financial services including but not limited to chartered banks, credit unions, trust companies, insurance brokers or mortgage brokers, and excludes payday loan and pawn shops.

Floating Commercial Unit means a structure, incorporating a flotation system or a converted vessel that can accommodate a commercial use, other than a **Home Occupation** within a **Float Home** and one **Dwelling Unit** is permitted above the **First Storey**.

Float Home means a structure, incorporating a flotation system or a converted vessel that is

used as a **Dwelling Unit** but is not intended for navigational purposes.

Food and Beverage Service includes the operation of catering establishments, portable food vendors, cafes and restaurants.

Foodstand means a container or structure which holds, shelves or otherwise displays products of **Small-scale Commercial Urban Agriculture** for retail purposes outdoors.

Garden Suite means a **Building** attached to a foundation, used or designed as a **Dwelling Unit** located on a **Lot** with a single-detached dwelling or duplex.

Heavy Industrial means fabricating, assembling, disassembling, processing, cleaning, servicing, testing or storing goods and materials.

Heritage Conserving Infill means:

a) one or more **Residential Buildings** that are on a **Lot** with a **Heritage Designated Building** that is used for **Residential** purposes, and

b) an addition to a **Heritage Designated Building** that results in one or more **Dwelling Units** being added to the **Lot**.

Home Occupation means the use of a **Residential Dwelling Unit** or **Float Home** for the practice of a profession, trade, art or craft, by one or more residents of the premises.

Hotel means a commercial use that provides transient lodging to the general public accessed by contiguous common space, all, including the contiguous common space, under single ownership, which includes:

a) an entrance lobby that is open to the public,

b) a service desk or office with a guest register,

c) an attendant on duty at all times, and

d) daily housekeeping services,

and may provide accessory amenities such as **Food and Beverage Service**, meeting rooms and recreational facilities, and includes **Motels** and hostels but does not include **Strata Hotels**.

Laboratory means use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies.

Light Industrial means facilities used for fabricating, assembling, processing, cleaning, servicing, testing or storing goods and materials that generally do not cause undue or excessive impacts on the wider neighbourhood through noise, odour, vibration or otherwise.

Live-aboard means a vessel that is primarily used as a **Dwelling Unit** and is designed or intended to be used for navigational purposes.

Marine Industrial means the assembly, production, or storage of finished or semi-finished materials or components into a finished or semi-finished marine product and includes the production or sale of fishing equipment and supplies, boat maintenance and construction and dry land boat storage, ship breaking, ship and marine vessel recycling, sales of fisheries products and commercial fishing operations.

Medical Services Access means use of a **Building** by a public or registered non-profit agency or authority to provide accommodation for any number of nights, exclusively to those persons who do not normally reside in Victoria but require access to specialized medical services located in Victoria and to accompanying support persons, and for **Office** use that is accessory to **Medical Services Access**.

Motel means a **Hotel** where each **Guest Bedroom** has independent access from the outside and is directly accessible from an outdoor parking lot.

Neighbourhood Hotel means a type of hotel that is a commercial use that provides small-scale transient lodging to the general public within a **Building** under single ownership that was constructed prior to 1925, which has occupancy for no less than five **Guest Rooms** and no more than eighteen **Guest Rooms**, and which includes:

a) a guest register,

b) an attendant available at all times, and

c) housekeeping services available with no fee.

Office means facilities used for the provision of administrative, clerical, management, professionalor technical services.

Parkade means parking that is regularly available to the general public whether located above or below grade.

Personal Service means services provided to a person including but not limited to barbering, hairstyling, optometry, spa, medical and dental care, and services provided to the apparel of a customer including laundry and dry cleaning services, tailoring, and shoe, jewellery and watchrepair.

Residential means a self-contained **Dwelling Unit** of any type, including **Studio** use containing dwelling use, a **Dwelling Unit** associatedwith an artist's or artisan's **Studio**, a **Garden Suite**, and any uses normally associated with the primary **Residential** use such as but not limited to parking facilities, amenity spaces and accessory structures.

Retail Liquor Sale means facilities used for the retail sale of packaged liquor.

Retail Trade means the retail sale, repair, servicing, or refurbishment of consumer goods other than automobiles or automotive fuels, but does not include **Retail Liquor Sale** or **Storefront Cannabis Retailer**.

Self-Storage means the use of buildings or structures for the storage of goods, materials or equipment in self-contained storage units that are rented to the public.

Service Station means facilities that are used for the retail sale and dispensing of automotive fuels and may also include the retail sale of vehicle accessories, foods, drinks and other convenience goods.

Short-term Rental means the renting of a **Dwelling Unit**, or any portion of it, for a period of lessthan 30 nights and includes **Strata Hotel** and vacation rental but does not include a **Time-Share** when occupied by a time-share owner.

Small-scale Commercial Urban Agriculture means:

a. Cultivating and harvesting plants or fungi;

b. Beekeeping and harvesting honey;

c. Keeping poultry to collect eggs; or

d. Sorting, cleaning, packaging , selling or storing for retail purposes the items listed in a. through c. above that had been harvested on the premises.

Social Service Centre means a use of a **Building** by a public or non-profit agency or authority to provide support and assistance to those whose mental or physical well-being are at risk, including persons experiencing homelessness or persons at risk of homelessness, and may include the provision of food services, counselling, group meetings, and short-term day or night shelter not exceeding 40 shelter spaces, but does not include permanent residency, health care facilities or supervised consumption sites.

Storefront Cannabis Retailer means premises where **Cannabis** is sold or otherwise provided toa person who attends at the premises.

Strata Hotel is a commercial use that provides transient lodging to the general public on premises in respect of which:

a) a strata plan is filed under the Strata Property Act, and

b) different owners own different strata lots.

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 inwhich works produced in the **Studio** may be sold.

Time-Share means a residential property where individual **Dwelling Units** are owned, directly or indirectly, by multiple owners each of whom is entitled to annual use of it in proportion to their ownership share.

Utility means infrastructure that is used to provide water, sewer, drainage, district heat, gas, electrical, or telecommunications service whether located on, above or below ground and includes pump stations and service vaults and kiosks but does not include sewage treatment plants.

Vehicle Sales and Rental means the use of a **Lot** to sell, rent, or lease motor vehicles, recreational vehicles, boats or trailers, and that contains a related office.

Veterinary Clinic means the care, treatment and accommodation of animals by or under the supervision of a veterinarian, provided that such treatment and all activities, including the storage of supplies and the accommodation and exercise of animals all occur within one **Building** on the **Lot**.

3.1 General Regulations

1. Unless a contrary intention appears in another Part of this bylaw, the following regulations apply to all land to which this bylaw applies.
2. No person shall use land or a **Building** or structure, or allow or permit another person to do so, except in accordance with this bylaw.
3. No person shall place, erect, construct or alter a **Building** or structure, or allow or permit another person to do so, except in accordance with this bylaw.
4. Not more than one **Building** other than an **Accessory Building** shall be erected or used on one **Lot**, unless the regulations applicable in a particular zone expressly permit otherwise, and no **Building** shall be erected partly on one **Lot** and partly on another.
5. No person shall use land or a **Building** or structure, or allow or permit another person to do so, except in accordance with the requirements of this bylaw in respect of the provision of motor vehicle and bicycle parking spaces, the provision of **Loading Spaces** or the provision of screening or landscaping.
6. No building permit shall be issued for any construction unless such proposed construction conforms to the applicable provisions of this bylaw.
7. No person shall fail to comply with the conditions of a **Permit**.
8. A person who contravenes this bylaw is liable to a maximum fine of $50,000 and, in the case of a continuing offence, each day on which the contravention continues constitutes a separate offence that is subject to that maximum fine.
9. An officer or employee of the **City** appointed to administer this bylaw may enter on land including any place that is occupied as a private dwelling, to inspect and determine whether the regulations and requirements in this bylaw are being met, and in the case of a private dwelling may enter only in accordance with s. 16(5) of the Community Charter.
10. A person who contravenes this bylaw commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw, the Bylaw Notice Adjudication Bylaw, and the *Offence Act*.
11. Each use that is listed in Part 4 of this bylaw with the heading “Permitted Uses” is permitted in the relevant zone, and all other uses are prohibited in that zone subject to the following:
    a) if a use is permitted under a Sub Area, then that use is permitted on the applicable properties within the Sub Area but is not permitted anywhere else in that zone, subject to subsection b; and
    b) if a use is permitted under the site specific regulations, then that use is permitted on the applicable property but is not permitted anywhere else in that zone.
12. The uses permitted in Part 4 of this bylaw include uses that are normally incidental to and associated with the use.
13. Land may be used for park in all zones .
14. Subject to section 13, where a particular use of land or buildings is expressly authorized in one zone, such use is prohibited in all zones where it is not also expressly authorized.
15. Drive through businesses of any kind, including drive through restaurants and **Financial Service** institutions are prohibited in all zones.
16. Storage of rental equipment in an **Equipment Rental** use must be enclosed in a **Building**, except when located within the IAI-1 and MI-1 Zones.
17. The top surface of a **Cistern** must not exceed 15m^2 in area.
18. A **Dwelling Unit** or premises in a **Building** may be used as a display unit or sales centre for **Residential Dwelling Units** located in the **Building**.

19. A **Studio** use may include an associated **Residential Dwelling Unit** only if at least one artist or artisan engaged in their art or craft on the premises resides in the **Dwelling Unit**.

20. **Home Occupations** must comply with the following:

    a) A **City** business license is required;

    b) The sale of goods on the premises is not permitted, except as accessory to the primary business; and

    c) The provision of escort and dating services within a multi-residential **Building** is not permitted; and

    d) The operation of any cannabis-related business is not permitted

    e) The operation of **Short-term Rental** or **Bed and Breakfast** is not permitted, except as provided in subsection20(i)

    f) A **Home Occupation** may not create noise, electronic interference, dust, odour, smokeor any other nuisance detectable beyond the premises in which it is being conducted, including in any common areas or other **Dwelling Units** in a multi-residential **Building**.

    g) No more than three **Home Occupations** shall be carried on in any one **Dwelling Unit**, provided that only one of the **Home Occupations** has customers that attend the **Dwelling Unit.**

    h) Except as expressly permitted in this bylaw, or in the Sign By-law, no sign or other advertising device or advertising matter may be exhibited or displayed on any **Lot** onwhich a **Home Occupation** is being carried on.

    i) Subject to the following requirements, a **Short-term Rental** or **Bed and Breakfast** is permitted as a **HomeOccupation** in a **Principal Residence**.

        i) subject to subparagraph (ii), no more than two **Guest Bedrooms** may be used for **Short-term Rental** or **Bed and Breakfast** and the **Short-term Rental** or **Bed and Breakfast** cannot occupy an entire **Dwelling Unit**;

        ii) the entire **Principal Residence** may be used for a **Short-term Rental** while the operator is temporarily away provided that it is so used no more than 160 nights in a calendar year; and

        iii) no liquor may be provided to **Short-term Rental** or **Bed and Breakfast** guest.

21. **Rooftop Structures** must comply with the following:

    a) A **Rooftop Structure** must not occupy more than 20% of the roof area of the **Building**; and

    b) A **Rooftop Structure** must be set back a minimum of 3m from the outer edge of the roof.

22. **Small-scale Commercial Urban Agriculture** and sales are permitted in all zones, provided that the use is not noxious or offensive to neighbours or the general public by reason of emitting odor, noise or artificial lighting, and subject to compliance with Part 6, Schedule B of this bylaw, subject to section 23.

23. In the IAI-1 and MI-1 Zones, **Small-scale Commercial Urban Agriculture** is exempt from the requirements of sections 2 and 3 in Part 6, Schedule B, and must otherwise comply with the regulations in the applicable zone.

24. Rooftop greenhouses must comply with the following:

    a) A rooftop greenhouse must not exceed 3.65m in height;

    b) A rooftop greenhouse must be set back a minimum of 3m from the outer edge of the roof; and

    c) A rooftop greenhouse must not exceed the lesser of 28m^2 or 50% of the building roof area.

25. **Fences** must comply with the following:

a) The owner and the occupier of property must not, on or around the property, construct, keep or permit the construction or keeping of a **Fence** of barbed wire, razor wire, razor sharp stainless steel strips or a similar material, or electrified in any manner.

b) Subject to c. and d., the height of a **Fence** is measured in a vertical straight line between the **Natural Grade** and the highest point of the **Fence**.

c) The height of a **Fence** located on a retaining wall is measured in a vertical straight line from **Natural Grade** on the highest side of the retaining wall to the top of the **Fence**.

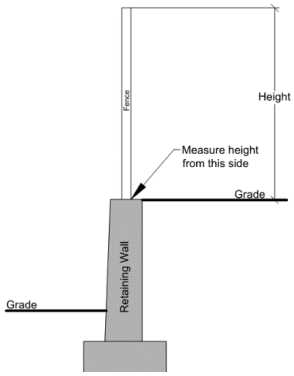


Figure 1: Measuring the height of a fence on a retaining wall

d) For sloping sites the height of a **Fence** is measured adjacent to the corner or edge at the highest **Natural Grade**, and at intervals of a maximum horizontal distance of 2.5 metres thereafter.

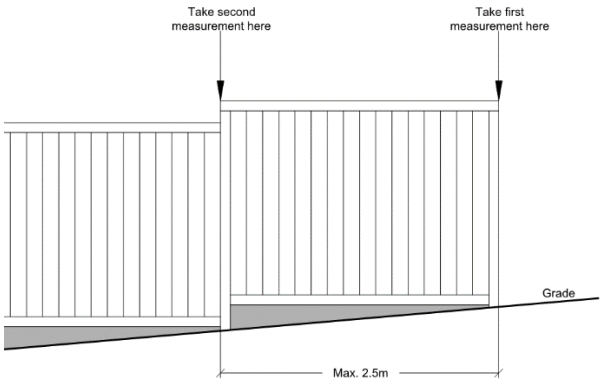


Figure 2: Measuring the height of a fence on a slope

e) The maximum height of a **Fence** for a **Lot** with an existing residential use is 1.22m in the **Front Yard Setback** and 1.83m in all other **Setbacks**.

f) The maximum height of a **Fence** for a **Lot** without an existing residential use is 2.13m.

g) The maximum height of a **Fence** adjacent to a park, playing field or industrial use is 3.05m.

h) Where two **Lots** of differing uses abut each other, the greater height shall apply on the adjoining property line.

i) **Fence** posts are permitted to project up to 0.30m above the maximum permitted height of the **Fence**.

j) Gate posts, gates and decorative features as part of or immediately above a gate in a **Front**

Yard are permitted up to 2.6m in height and 1.5m in width.

k) Notwithstanding b. through j., **Fences** must comply with section 28 of the *Highway Access Bylaw* regarding sight triangles near **Driveway** crossings.

l) On **Corner Lots**, to secure sight lines, no **Fence** over 1.0m shall be sited closer to the corner of the **Lot** adjacent to the intersection of two **Streets** than the diagonal line connecting two points:

i. 6.0m distant from the corner of the **Lot** when one of the **Streets** is an arterial.

ii. 3.0m distance from the corner of the **Lot** in all other circumstances.

26. A **Social Service Centre** is permitted in all zones provided that,

a) its operation does not, directly or indirectly, cause a nuisance or otherwise negatively impact the neighbouring community;

b) is not within 100m of another **Social Service Centre**; and

c) the operator enters into an agreement with the City requiring that the property is well kept and maintained at all times to reduce any negative impacts on the neighbouring community.

27. **Accessory Buildings** must be in compliance with the following:

a) **Accessory Buildings** are deemed to have been constructed on the date an occupancy permit was issued for the **Accessory Building**;

b) **Accessory Buildings** must be located in the **Rear Yard**;

c) The **Floor Area** of an **Accessory Building** must not exceed 37m^2;

d) The **Height** of an **Accessory Building** must not exceed 3.5m;

e) The **Side Lot Line** and **Rear Lot Line Setbacks** for **Accessory Buildings** must be at least 0.6m;

f) The **Flanking Street Lot Line Setback** for **Accessory Buildings** must be at least 3.5m;

g) Separation space between an **Accessory Building** and the principal **Building** must be at least 2.4m;

h) The **Accessory Building** must not occupy more than 25% of the area of the rear yard;

i) An **Accessory Building** intended for the use of parking or storage of a vehicle is also subject to the regulations in Part 5 of this bylaw; and.

j) An **Accessory Building** must not:

i) be used as a **Dwelling Unit**;

ii) contain shower, bath or toilet facilities; or

iii) have more than one plumbing fixture that requires drainage.

28. **Garden Suites** must be in compliance with the following:

a) **Garden Suites** must be located in the **Rear Yard**;

b) Only one **Garden Suite** is permitted on a **Lot**;

c) An **Accessory Building** is not permitted to be converted to a **Garden Suite** unless it was constructed prior to July 11, 2019 or a minimum of 5 years before the proposed conversion;

d) The **Floor Area** of a **Garden Suite** must not exceed 56m^2;

e) The **Height** of a **Garden Suite** must not exceed 4.2m;

f) The **Side Lot Line** and **Rear Lot Line Setbacks** for **Garden Suites** must be at least 0.6m;

g) The **Flanking Street Lot Line Setback** for **Garden Suites** must be at least 3.5m;

h) The separation space between a **Garden Suite** and the principal **Building** must be at least 2.4m; and

i) The **Garden Suite** must not occupy more than 25% of the rear yard.

29. **Child Care Facilities** are permitted in all zones with the following exceptions and restrictions:

a) **Child Care Facilities** are not permitted in the MI-1 Zone or IAI-1 Zone, unless expressly permitted;

b) **Child Care Facilities** are not permitted in a **Garden Suite**, unless all or part of the principal **Building** is used as a **Child Care Facility**;

c) Within **Residential Buildings** with three or more **Dwelling Units**, the indoor component of a **Child Care Facility** is permitted only on the **First Storey**;

d) Where **Child Care Facilities** are permitted on a **Lot**, associated outdoor play space may be accommodated anywhere on the **Lot**; and

e) A single-detached dwelling or duplex **Building** may not be converted in whole or in part to a **Child Care Facility** unless the **Building** was constructed as a single-detached dwelling or duplex dwelling prior to September 14, 2023 or a minimum of 5 years before a **Child Care Facility** use is to commence.

30. **Buildings** with a **Residential** use must be in compliance with the following:

a) The minimum size of a **Dwelling Unit** in a **Residential Building** is 33m^2;

b) For **Buildings** 3 **Storeys** or less, at least 30% of the **Dwelling Units** must have three **Bedrooms** or more;

c) For **Buildings** greater than 3 **Storeys**,

i) at least 10% of the **Dwelling Units** must have three **Bedrooms** or more, and

ii) an additional 20% of the **Dwelling Units** must have two **Bedrooms** or more;

d) Notwithstanding 30.c.ii., for **Lots** utilizing the **Density of Development** provided under Schedule C, section e., the minimum number of two **Bedroom Dwelling Units** is reduced to 15%;

e) A **Bedroom** must include at least one operable window to the outside, providing occupant-controlled access to daylight and air; and

f) Subsections a., b. and c. do not apply to **Assisted Living Facilities** or **Affordable Housing Developments**.

31. In all zones that permit **Residential** use, residential facilities with the primary goal of ensuring safety and protection of individuals from violence are also permitted.

32. Unless expressly stated otherwise in Part 4, the maximum **Floor Area** of any **Retail Liquor Sale** is 275m^2, and for greater certainty the maximum **Floor Area** is not considered a condition of use.

33. Unless regulations applicable to a particular zone expressly provide otherwise with respect to **Accessory Landscape Structures**, the regulations applicable to **Lot Coverage**, **Setback** and **Height** of **Accessory Buildings** within that zone apply to **Accessory Landscape Structures** above 0.6m in **Height** from **Average Grade** as though they are **Accessory Buildings**.

34. Unless regulations applicable to a particular zone expressly provide otherwise, regulations applicable to **Lot Coverage** and **Setback** of **Accessory Buildings** do not apply to **Accessory Landscape Structures** which are 0.6m or lower in **Height** from **Average Grade**.

35. On **Waterfront Lots** occupied by residential uses in the GRD-1, LVD-1 and CVD-1 zones, **Setback** regulations that apply to principal **Buildings** also apply to **Garden Suites**, **Accessory Buildings**, **Accessory Landscape Structures**, and retaining walls that are located between the principal **Building** and the property **Boundary** with the waterfront.

36. For the purpose of section 63.2(2)(c)(ii) of the *Community Charter* and the Tenant Protection During

Redevelopment Bylaw, the rental rates are those detailed in section 5.a. of the Affordable Housing Standards Bylaw, for the corresponding type of dwelling unit.

37. For a **Corner Lot** located in the Marine Industrial-1 Zone, Light Industrial-1 Zone or Heavy Industrial-1 Zone:

a) no **Building** shall be sited closer to a **Street** than the diagonal line across the **Lot** that connects two points that are each 3m distance along the **Lot Line** in opposite directions from the intersection point on the **Lot** where the two **Streets** intersect.

b) Subsection a. does not apply to any part of a **Building** 3m below or 3m above Average Grade.

4.1 General Residential District – 1 Zone (GRD-1)

1. Permitted Uses	
a. **Accessory Building** b. **Assembly** c. **Civic Facility** d. **Food and Beverage Service** e. **Heritage Conserving Infill** f. **Home Occupation**	g. **Personal Service** h. **Residential** i. **Retail Trade** j. **Utility**

1.1 Location and Siting of Uses and Structures

a. Non-residential uses are only permitted in the **First Storey** of **Buildings** where more than 50% of the **Building Floor Area** is occupied by **Dwelling Units,** and
   i. on **Lots** located directly adjacent to a **Street** designated as a **Transit Priority Network**;
   ii. on a **Lot** directly adjacent to a **Lot** zoned Local Village District – 1 Zone (LVD-1), Community Village District – 1 Zone (CVD-1) or Town Centre District – 1 Zone (TDC-1); or,
   iii. on a **Corner Lot**.

b. More than one **Building** is permitted on a **Lot**.

c. On a **Waterfront Lot,** no **Building** or portion of a **Building**, shall be placed or erected more than 36.5m from the **Front Lot Line** of that **Lot**.

2. Density of Development

	Lots with less than three **Dwelling Units**	**Lots** with **Heritage Conserving Infill**	**Lots** where the principal **Building** is 3 **Storeys** or less with three or more **Dwelling Units**	**Lots** where the principal **Building** is greater than 3 **Storeys** with three or more **Dwelling Units**
a. **Density of Development** – Maximum	0.5:1	1.6:1	1.6:1, subject to Schedule C – **Density Benefits**	1.6:1, subject to Schedule C – **Density Benefits**

3. Height

	Buildings with less than three **Dwelling Units**	**Heritage Conserving Infill**	For **Buildings** 3 **Storeys** or less with three or more **Dwelling Units**	For **Buildings** greater than 3 **Storeys** with three or more **Dwelling Units**
a. **Height** – Maximum – subject to subsection c.	7.6m	Greater of 7.6m or 80% of the **Height** of the **Heritage Designated Building**	12.0m	i. 14m for **Buildings** up to 4 **Storeys** ii. 17m for **Buildings** over 4 **Storeys** and up to 5 **Storeys** iii. 20.5m and 6 **Storeys** for

				iv. all other **Buildings** not located in the 200m Tier of a **Transit Oriented Area** iv. 32m and 10 **Storeys** for **Buildings** located in the 200m Tier of a **Transit Oriented Area**
b. Projections into **Height**: i. **Rooftop Structures**	1.0m	3.0m	3.0m	3.0m
c. **Buildings** greater than four **Storeys** are only permitted on: **Lots** located within a **Priority Growth Area** or a **Transit Oriented Area**.				

4. Setbacks and Projections				
	Buildings with less than three **Dwelling Units**	**Heritage Conserving Infill**	For **Buildings** 3 **Storeys** or less with three or more **Dwelling Units**	For **Buildings** greater than 3 **Storeys** with three or more **Dwelling Units**
a. **Front Lot Line Setback** – Minimum	4.0m	4.0m	i. For **Corner Lots**: A. 2.0m to a maximum distance of 15.0m from the **Flanking Street Lot Line** B. 4.0m after the first 15.0m from the **Flanking Street Lot Line** ii. 4.0m for all other **Lots**	4.0m
b. **Flanking Street Lot Line Setback** – Minimum	4.0m	4.0m	2.0m	4.0m
c. **Side Lot Line Setback** – Minimum	1.5m	i. 2.0m for one **Side Yard** when there is no flanking street ii. 3.0m for all	i. 4.0m to a **Primary Façade** ii. 1.5m to all other façades	i. 7.5m to a **Primary Façade** up to 4 **Storeys** ii. 9.0m to a **Primary**

		other **Side Lot Lines**		**Façade** above 4 **Storeys** iii. 1.5m to all other facades up to 4 **Storeys** iv. 3.0m to all other façades above 4 **Storeys**
d. **Rear Lot Line Setback** – Minimum	6.0m	5.0m	i. 5.0m for **Corner Lots** ii. 8.0m for all other **Lots**	8.0m or 25% of **Lot Depth,** whichever is greater
e. Projections into **Setbacks** – Maximum:				
i. **Balconies**, porches, cornices, guardrails, fin walls, slab edges, window overhangs, entry canopies and sunscreens associated with a **Building** containing **Dwelling Units**.	2.0m			
ii. Steps associated with a **Building** containing **Dwelling Units**.	4.0m			
iii. Eaves	0.75m			
f. Underground parkades cannot project more than 1.0m into the **Front Lot Line Setback** and no more than 2.1m into the **Rear Lot Line Setback**.				

5. Motor Vehicle and Bicycle Parking
a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage and Open Space				
	Buildings with less than three **Dwelling Units**	**Heritage Conserving Infill**	For **Buildings** 3 **Storeys** or less with three or more **Dwelling Units**	For **Buildings** greater than 3 **Storeys** with three or more **Dwelling Units**
a. **Lot Coverage** – Maximum	40%	50%	45%	55%
b. **Open Lot Space** – Minimum	30%	30%	30%	30%
c. **Landscape Area** – Minimum	35m^2	35m^2	i. 6% of **Lot Area** or 35m^2, whichever is greater, for **Lot** sizes up to 612m^2 ii. 10% of **Lot Area** for all other **Lots**	10% of **Lot Area**

7. Lot Dimension and Area				
	Buildings with less than three **Dwelling Units**	**Heritage Conserving Infill**	For **Buildings** 3 **Storeys** or less with three or more **Dwelling Units**	For **Buildings** greater than 3 **Storeys** with three or more **Dwelling Units**
a. **Lot Area** – Minimum	460m^2	N/A	360m^2	540m^2
b. **Street Frontage** – Minimum	10.0m	10.0m	10.0m	i. 15.0m for **Buildings** up to 4 **Storeys** ii. 30.0m for **Buildings** up to 5 **Storeys** iii. 36.0m for **Buildings** greater than 5 **Storeys**

8. Site Specific Regulations			
	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	968 Balmoral Road 1708 Vancouver Street Lot 1, Suburban Lot 9, Victoria, Plan 36186	a. **Financial Service** is a permitted use	

2.	670 Battery Street Lot 3, Beckley Farm, Victoria, Plan 228	a. **Bed and Breakfast** is a permitted use	i. Not more than three **Guest Bedrooms** on one **Lot** may be used for **Bed and Breakfast**
3.	335 Beechwood Avenue Lot A Section 68 Victoria District Plan EPP137919	a. Maximum **Density of Development**: 1.79:1	
4.	2800 Blanshard Street 2811 Nanaimo Street Common Property Of Strata Plan SP1714	a. **Assisted Living Facility** and **Care Facility** are permitted uses	
5.	913 Burdett Avenue Lot 1 Christ Church Trust Estate Victoria City Plan VIP85236 917, 923 and 929 Burdett Avenue and 924 McClure Street Lot 2 Christ Church Trust Estate Victoria City Plan VIP85236 914 McClure Street Lot 22 Block 6 Christ Church Trust Estate Victoria City Plan 35	a. **Assisted Living Facility** is a permitted use b. Maximum **Density of Development**: 0.6:1	
		a. **Bonus Density of Development**: 1.96:1	i. Registration of a covenant providing that none of the buildings will be used or occupied until the existing buildings in the Zone are rehabilitated in accordance with the heritage conservation measures stated in Heritage Alteration Permit with Variance Application No. 00214.
6.	367 Burnside Road East Amended Lot 2 (DD 225226-I) Section 10 Victoria District Plan 1267	a. **Office** is a permitted use	
7.	1120 Burdett Avenue Lot A Fairfield Farm Estate Victoria City District Plan EPP120565	a. **Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure**	
8.	1139 Burdett Avenue Lot A, Fairfield Farm Estate, Victoria City, Plan VIP62357	a. **Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure**	
9.	973 Caledonia Avenue Lot 1, Suburban Lot 12, Victoria City, Plan 31799	a. A hostel or similar centre for the relief of the poor, aged, or infirm is a permitted use	i. It is not carried on for profit or gain, and ii. The **Building** is held or occupied by a charitable or philanthropic organization that is supported in whole or in part by public funds

10.	332 Catherine Street Lot 3, Section 31, Esquimalt District, Plan 26496	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	
11.	5, 9 & 11 Chown Place Lot A Sections 10 and 11 Victoria District Plan EPP139927 Lot 1 Sections 10 and 11 Victoria District Plan EPP128536 Lot A (DD 270373I) Sections 10 and 11 Victoria District Plan 11749 Except Plan EPP128536 and EPP139927	a. **Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure**	
12.	1 Cook Street Lot B (DD 306613I), Fairfield Farm Estate, Victoria District, Plan 834	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	
13.	2652 Cook Street Lot 24, Section 4, Victoria District, Plan 1167, Except Parcel A (DD M23855)	a. Housing for single parents who are socially or economically disadvantaged, the aged and or the infirm is a permitted use	
14.	1037 Craigdarroch Road Lot 120, Section 74, Victoria District And Fairfield Farm Estate, Victoria City, Plan 985	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	
15.	138 Dallas Road Lot 5, Section 27, Beckley Farm, Victoria City, Plan 71	a. **Assisted Living Facility** is a permitted use	
16.	152 Dallas Road Parcel A (DD 58129I) Of Lot 3, Section 27, Beckley Farm, Victoria City, Plan 71, Except Part In Plan 186 BI	a. **Veterinary Clinic** is a permitted use	
17.	841-861 Fairfield Road Lot 3 Of Lots 284, 285, 330, 331, 332, 334, 335, 336, 1235, 1236, 1237, 1238, 1353, Victoria City Plan VIP72384	a. **Care Facility** is a permitted use	

18.	1780 Fairfield Road Lot A, Section 68, Victoria District, Plan 28780	a. **Care Facility** is a permitted use	
19.	1961 Fairfield Place Lot 3, Section 68, Victoria District, Plan 20564 Except Part In Plan 37828	a. **Care Facility** is a permitted use	
20.	1202 Fort Street Parcel C (DD 90036I) Of Lots 8 And 9, Spring Ridge, Victoria City, Plan 38	a. **Office** is a permitted use	
21.	1501 Fort Street Lot 1 Section 74 Victoria District Plan VIP67266	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	i. Not more than 16 **Guest Bedrooms** may be used for **Neighbourhood Hotel** or **Bed and Breakfast**, and ii. Not more than three of the **Guest Bedrooms** used for **Neighbourhood Hotel** or **Bed and Breakfast** may be located in an **Accessory Building** that is located in a **Rear Yard**.
22.	515 Foul Bay Road Lot A Section 68 Victoria District Plan EPP139722	a. Maximum **Density of Development**: 0.89:1 b. Maximum **Height**: 11.70m c. Maximum **Lot Coverage**: 33.00% d. Minimum **Open Lot Space**: 58.00% e. Minimum **Open Lot Space** in the **Front Yard**: 41.00%	
23.	517, 521 Foul Bay Road Lot B Section 68 Victoria District Plan EPP139722	a. Maximum **Density of Development**: 0.37:1 b. Maximum **Height**: 10.30m c. Maximum **Lot Coverage**: 18.00% d. Minimum **Open Lot Space**: 59.00%	
24.	550 Foul Bay Road Lot A Plan 42793 Section 68 Victoria Except Plan VIP60853	a. **Assisted Living Facility** is a permitted use	
25.	1211 Gladstone Avenue Lot A Sections 50 And 53 Spring Ridge EPP88786	a. **Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure**	
26.	136 Gorge Road East Lot A, Section 10, Victoria District, Plan 27111	a. **Hotel** is a permitted use	
27.	210 Gorge Road East Shared Common Property Of Strata Plan EPS8628	a. **Assisted Living Facility** is a permitted use	

28.	229 Gorge Road East Lot A, Section 7A, Victoria District, Plan 23991	a. **Hotel** is a permitted use	
29.	246 Gorge Road East Lot A Plan 14062 Section 4 Victoria	a. **Assisted Living Facility** is a permitted use	
30.	626 Gorge Road East Lot 3, Block T, Section 4, Victoria District, Plan 33-A	a. **Motel** and **Office** are permitted uses b. At least 25% of the **Building Street Frontage** on Gorge Road East must be occupied by **Office** and/or **Retail Trade** uses	i. **Motel** must be in a **Building** constructed before 1970
31.	250 Government Street Lot 2, Beckley Farm, Victoria City, Plan 887, Except The Easterly 6 Feet Thereof Taken For Road Purposes, As Shown On Said Plan	a. **Hotel** is a permitted use	i. Not more than four **Guest Bedrooms** may be used for **Hotel** ii. Must be used as an extension of **Hotel** use in a **Building** located no further than 30 metres away from the **Building** on the **Lot**, and where the two **Buildings** are linked by a contiguous common space used for the **Hotel**.
32.	270 Government Street Lot 3, Beckley Farm, Victoria City, Plan 887, Except The Easterly 6' Taken For Road Purposes	a. **Hotel** is a permitted use	
33.	290 Government Street Lot 5, Beckley Farm, Victoria City, Plan 887, Except The Easterly 6' Taken For Road Purposes	a. **Hotel** is a permitted use	
34.	902, 904, 906, 908 Hillside Avenue Common Property Of Strata Plan SP13	a. **Financial Service** is a permitted use	
35.	1450 Hillside Avenue Lot 1 Sections 29 And 30 Victoria District Plan VIP77235	a. **Care Facility** is a permitted use	
36.	1454, 1460 Hillside Avenue Lot 2 Sections 29 And 30 Victoria District Plan VIP77235	a. **Assisted Living Facility** is a permitted use	
37.	867 Humboldt Street Lot 1, District Lot 1698, Victoria City, Plan 2632	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	

38.	903, 905 Humboldt Street 531, 533 Quadra Street Lot 1, District Lot 1695, Victoria City, Plan 898	a. **Office** is a permitted use	
39.	920 Humboldt Street Lot A, Of Lots 338, 339, 340, 341, 342, 343, 1231, 1232, 1233 And 1234, Victoria City, Plan 27547 Except Part In Plan 42102	a. **Care Facility** is a permitted use	
40.	950 Humboldt Street Lot 1 Of Lots 343, 344, 345 And 1226, Victoria City, Plan 11913	a. **Assisted Living Facility** is a permitted use	
41.	1700 Kings Road Lot 18, Block 1, Section 8A, Victoria District, Plan 881A	a. **Veterinary Clinic** is a permitted use	
42.	1190 Kings Road 1305, 1307, 1309 Hillside Road Lot 28, Section 4, Victoria District, Plan 263, Except Those Parts Thereof Shown Colored Red On Plans Deposited Under DD 26177I And DD 25332I And Except That Part In Plans 10551 And 41022	a. **Assisted Living Facility**, **Care Facility** and **Child Care Facility** are permitted uses	
43.	243 Kingston Street Lot 1927, Victoria City	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	
44.	540 Manchester Road Lot 9, Block 3, Section 4, Victoria District, Plan 1134	a. A hostel or centre for the relief of the poor, aged, or the infirm or a home for the care of children or young persons is a permitted use	i. Such use is exclusive of all other uses and is not carried on for profit or gain, and ii. Such **Building** is held or occupied by a charitable or philanthropic organization, supported in whole or in part by public funds.
45.	590 Marifield Avenue Lot 15, Beckley Farm, Victoria City, Plan 887	a. **Hotel** is a permitted use	i. Not more than three **Guest Bedrooms** may be used for **Hotel** ii. Must be used as an extension of **Hotel** use in a **Building** located no further than 30 metres away from the **Building** on the **Lot**, and where the two **Buildings** are linked by a contiguous common

			space used for the **Hotel**.
46.	213-215 Mary Street Common Property of Strata Plan SP1635	a. **Bed and Breakfast** is a permitted use	i. A **Dwelling Unit** that is used or intended to be used for **Bed and Breakfast** must not contain more than two **Guest Bedrooms**, and ii. Not more than four **Guest Bedrooms** may be used for **Bed and Breakfast**
47.	902, 906, 910 McClure Street Lot A Section 88 Victoria District Plan EPP93909	a. **Hotel** is a permitted use	
48.	1038 McClure Street Lot A, EPP84033	a. **Bonus Density of Development**: 1.85:1	i. A monetary contribution to the Parks and Greenways Acquisition Fund in the amount of $48,489 as adjusted pursuant to iii. below; and ii. A monetary contribution to the Victoria Housing Reserve Fund in the amount of $48,489 as adjusted pursuant to iii. below iii. The total amenity contribution in the amount of $96,978 (the "Base Contribution") shall be adjusted annually commencing January 1, 2017 and each year thereafter, by an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period iv. For the purposes of this part, "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function
49.	19 Menzies Street Lot 10, Beckley Farm, Victoria City, Plan 237	a. **Hotel** is a permitted use b. Maximum **Density of Development** for Hotel use: 0.87:1 c. Section 4.1.1.1(a) does not apply to **Hotel** use	
50.	110 Menzies Street Lot A Beckley Farm Victoria City District Plan EPP131828	a. **Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure**	
51.	415-435 Michigan Street Lot A of Lots 1817, 1818, 1819, 1820, 1821, 1822	a. **Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure**	

	and 1823, Victoria City Plan EPP76927		
52.	595 Michigan Street Lot B, Lots 1768, 1769 And 1770, Victoria City, Plan VIP53808	a. **Hotel** and **Time-Share** are permitted uses	
53.	520 Niagara Street Lot 29 Section 11 Beckley Farm Victoria City Plan 753	a. Maximum **Density of Development**: 0.5:1	
		b. **Bonus Density of Development**: 1.6:1	i. Heritage designation of the existing Cathedral School Building on the lands civically known as 520 Niagara Street (the "Protected Property") under Section 967 of the *Local Government Act* as protected heritage property and the agreement of the owner to release the City from any obligation to compensate the owner in any form for any reduction in the market value of the Protected Property
54.	408 Parry Street Lot A Of Lots 1786, 1787 And 1788 Victoria City Plan VIP82325	a. **Assisted Living Facility** is a permitted use	
55.	1580 Pembroke Street Amended Lot 1 (DD 278800I), Block 1, Section 75, Victoria District, Plan 514	a. **Medical Services Access** is a permitted use	i. Not more than six **Guest Bedrooms** may be used for **Medical Services Access**
56.	811 Princess Avenue Lot 21, Block 1, Section 3, Victoria, Plan 62, Except The Southerly 10 Feet Thereof	a. **Office** is a permitted use	
57.	730 Quadra Street 857 Rupert Terrace Lot A Of Lots 1195, 1196, 1197, 1198, 1199, 1200, 1217 And 1218 Victoria City, Plan 27502	b. **Assisted Living Facility** is a permitted use	

58.	864 Queens Avenue The East 1/2 Of Lot 9, Block 6, Section 3, Victoria District, Plan 804	a. **Office** is a permitted use	
59.	937 Redfern Street Lot 2, Section 68, Victoria District, Plan 27476	a. The relief of the poor, aged, or the infirm or a home for the care of children or a hostel or centre for young persons is a permitted use	i. Such use is not carried on for profit or gain
60.	1114 Rockland Avenue Lot 1576, Victoria City	a. Maximum **Density of Development**: 1:1	
		b. **Bonus Density of Development**: 2:1	i. A monetary contribution of $144,021.20 to the Victoria Housing Reserve Fund (70%) and Local Amenities Reserve Fund (30%) prior to issuance of a Building Permit, ii. Registration of a legal agreement securing that two one-**Bedroom** units will be sold for no more than 90% of fair market value for a term that ends on the earlier of 99 years after the registration of the agreement and the date of destruction of the building, and iii. Registration of a legal agreement that in perpetuity prevents any strata corporation from passing bylaws that would prohibit or restrict the rental of any of the dwelling units, with the exception of those secured pursuant to subsection (ii), to non-owners. iv. Until the amenity contribution identified in subsection (i) is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #21- 025 is adopted and each year thereafter, by adding to the base contribution amount in subsection (a) an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period. v. For the purposes of subsection (iv), “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

61.	1470 Rockland Avenue Lot 11, Section 68, Victoria District, Plan 1365	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	i. Not more than seven **Guest Bedrooms** may be used for **Neighbourhood Hotel** or **Bed and Breakfast**
62.	638 Rockland Place Lot 1, Section 68, Victoria District, Plan 4371	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	i. Not more than six **Guest Bedrooms** may be used for **Bed and Breakfast** or **Neighbourhood Hotel**
63.	120-122 Simcoe Street Common Property of Strata Plan VIS3591	a. **Bed and Breakfast** is a permitted use	i. Not more than two **Guest Bedrooms** may be used for **Bed and Breakfast** at 120 Simcoe Street, and ii. Not more than three **Guest Bedrooms** may be used for **Bed and Breakfast** at 122 Simcoe Street
64.	333 Simcoe Street Parcel A (DD 201133I), Lot 6, Beckley Farm, Victoria City, Plan 134	a. **Bed and Breakfast** is a permitted use	i. Not more than three **Guest Bedrooms** may be used for **Bed and Breakfast**
65.	620 St Charles Street Lot 2, Section 68, Victoria District, Plan 34983	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	i. **Guest Bedrooms** must be in a **Building** that is used as the principal residence of the operator of the **Neighbourhood Hotel**, and ii. Not more than six **Guest Bedrooms** may be used for **Neighbourhood Hotel** or **Bed and Breakfast**
66.	1006 St Charles Street 1020 St Charles Street Lot 1 Section 74 Victoria District Plan VIP80270	a. **Care Facility** is a permitted use	
67.	1230 Styles Street Lot A (DD 280876I), Block 9, Section 10, Esquimalt District, Plan 1165	a. **Care Facility** is a permitted use	
68.	621 Su'it Street The Westerly 164 Feet Of Lot 29, Fairfield Farm Estate, Victoria City, Plan 826A	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	i. **Guest Bedrooms** are located in a **Building** that is used as the principal residence of the operator of the **Neighbourhood Hotel**, and ii. Not more than six **Guest Bedrooms** may be used for **Neighbourhood Hotel** or **Bed and Breakfast**
69.	239 Superior Street Lot 1955, Victoria City	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	

70.	495 Superior Street Lot 1, Of Lot 1854, Victoria City, Plan 3292	a. **Office** is a permitted use	
71.	601-603 Superior Street The Northerly 120 Feet Of Lot 1717, Victoria City Except Part In Plan 41305 The Northerly 120 Feet Of Lot 1716, Victoria City Except Part In Plan 41305	a. **Office** is a permitted use	
72.	635 Superior Street Lot A, Of Lots 1710, 1711, And 1712, Victoria City, Plan VIP52165	a. **Assisted Living Facility** is a permitted use	
73.	649 Superior Street 675 Superior Street Common Property Of Strata Plan VIS6805	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	i. **Neighbourhood Hotel** or **Bed and Breakfast** use must be located in a **Heritage Designated Building**, and ii. Not more than six **Guest Bedrooms** may be used for **Neighbourhood Hotel** or **Bed and Breakfast**
74.	534 Vancouver Street 998 Humboldt Street Lot 1, Of Lots 1219, 1220 And 1221, Victoria City, Plan 9672	a. **Neighbourhood Hotel** and **Bed and Breakfast** are permitted uses	
75.	731 Vancouver Street Lot D, Of Lots 1135 And 1149, Victoria City, Plan 2552	a. **Bed and Breakfast** is a permitted use	i. Not more than three **Guest Bedrooms** may be used for **Bed and Breakfast**
76.	2117 Vancouver Street Lot 21, Block 3, Section 3, Victoria District, Plan 62	a. A hostel or centre for young persons is a permitted use	i. Such use is not carried on for profit or gain
77.	1172, 1176 Yates Street Lot A Section 14 Spring Ridge Victoria City District Plan EPP112161	a. **Assisted Living Facility** is a permitted use	
78.	1321 Yates Street Lot A, Section 74, Victoria District, Plan 21955	a. **Service Station** is a permitted use b. Maximum **Floor Area** for **Retail Trade** accessory to a **Service Station** is 110m^2	

4.2 Local Village District – 1 Zone (LVD-1)

1. Permitted Uses	
a. **Accessory Building**	i. **Home Occupation**
b. **Art and Cultural Facility**	j. **Office**
c. **Assembly**	k. **Personal Service**
d. **Assisted Living Facility**	l. **Residential**
e. **Care Facility**	m. **Retail Trade**
f. **Civic Facility**	n. **Studio**
g. **Financial Service**	o. **Utility**
h. **Food and Beverage Service**	p. **Veterinary Clinic**

1.1 Location and Siting of Uses and Structures
a. **Dwelling Units** are not permitted on the **First Storey** of a **Building** except when located adjacent to a **Flanking Street Lot Line**.
b. **First Storey Office** use is not permitted within 6m of the wall of any **Building** that abuts a **Street** or pedestrian walkway.

2. Density of Development	
a. **Density of Development** - Maximum	1.6:1

3. Height	
a. **Height** - Maximum	14.0m
b. Projections into **Height** - Maximum	
i. **Parapets**	1.2m
ii. **Rooftop Structures**	3.6m

4. Setbacks and Projections		
a. **Front Lot Line Setback** - Minimum	0.0m	
b. **Side Lot Line Setback** – Minimum	0.0m	
c. **Rear Lot Line Setback** – Minimum	i.	6.0m for the **First Storey** and any **Storeys** without a **Residential** use
	ii.	8.0m or 25% of **Lot Depth**, whichever is greater, for any part of a **Building** above the **First Storey** with a **Residential** use
d. **Flanking Street Lot Line Setback** – Minimum	0.0m	
e. Projections into **Setback** – Maximum		
i. **Balconies**	2.0m	
ii. Cornices, guardrails, fin walls, slab edges,	0.6m	

eaves, window overhangs and sunscreens associated with the principal **Building**	
iii. Steps and porch associated with the principal **Building**	2.0m

f. Notwithstanding Part 3.1.27, the maximum **Setback** for the **Flanking Street Lot Line** for **Accessory Buildings** is 3.5m or the minimum **Front Lot Line Setback** of the adjoining **Lots,** whichever is greater

5. Motor Vehicle and Bicycle Parking
a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage and Open Space	
a. **Lot Coverage** – Maximum	80%
b. **Landscape Area** – Minimum	6% of **Lot Area**

7. Lot Dimension and Area	
a. **Lot Area** – Minimum	540m^2
b. **Lot Width** – Minimum	15.0m

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	308 Catherine Street Lot A, Section 31, Esquimalt, Plan 46940	a. **Brew Pub (beer, spirits, wine)** is a permitted use	
2.	822 Catherine Street Lot C (DD 338654I), Block N, Section 31, Esquimalt District, Plan 549	a. **Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure**	
3.	1303 Fairfield Road Lot A Victoria Plan VIP1456 (DD286440I) Fairfield Farm Estate	a. Maximum **Density of Development**: 1.7:1	
4.	2320 Fernwood Road Lot 50, Spring Ridge, Victoria City, Plan 140	a. **Service Station** is a permitted use	
5.	1121 Fort Street STRATA PLAN EPS523	a. Maximum **Density of Development**: 2.5:1	
6.	1124 Fort Street Lot A, Of Lots 1101 and 1102, Victoria City, Plan VIP53428	a. Maximum **Density of Development**: 2.5:1	

7.	1125 Fort Street The Easterly 20 Feet Of Lot 1112, Victoria City Except The Northerly 8 Feet Thereof The Westerly 20 Feet Of Lot 1111, Victoria City Except The Northerly 8 Feet Thereof	a. Maximum **Density of Development**: 1.92:1	
8.	1140 Fort Street Lot 1099, Victoria City, Except The South 8 Feet Thereof	a. Maximum **Density of Development**: 2.5:1	
9.	1155 Fort Street	a. Funeral undertaking is a permitted use	
10.	1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road Lot A, Spring Ridge, Victoria City, Plan 24752	a. **Office** and **Retail Trade** and **Personal Service** are permitted within a **Studio** b. **Studio** is only permitted on the ground floor	
11.	3175 Harriet Road Lot A (DD A53003), Sections 10 And 11, Victoria District, Plan 1218	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 97m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
12.	2100 Quadra Street Lot A, Section 3, Victoria District, Plan 29274	a. **Service Station** is a permitted use	
13.	3198 Quadra Street Lot A Section 4 Victoria District Plan VIP74124	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 160m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.

4.3 Community Village District – 1 Zone (CVD-1)

1. Permitted Uses	
a. **Accessory Building** b. **Art and Cultural Facility** c. **Assembly** d. **Assisted Living Facility** e. **Care Facility** f. **Civic Facility** g. **Drinking Establishment**, excluding nightclubs h. **Equipment Rental** i. **Financial Service** j. **Food and Beverage Service**	k. **Home Occupation** l. **Hotel** m. **Office** n. **Personal Service** o. **Residential** p. **Retail Liquor Sale** q. **Retail Trade** r. **Studio** s. **Utility** t. **Veterinary Clinic**
1.1 Location and Siting of Uses and Structures	
a. **Dwelling Units** are not permitted on the **First Storey** of a **Building** except when located adjacent to a **Flanking Street Lot Line**. b. **First Storey Office** use is not permitted within 6m of the wall of any **Building** that abuts a **Street** or pedestrian walkway.	

2. Density of Development	
a. **Density of Development** - Maximum	1.6:1

3. Height	
a. **Height** - Maximum	14.0m
b. Projections into **Height** - Maximum	
i. **Parapets**	1.2m
ii. **Rooftop Structures**	5.0m

4. Setbacks and Projections		
a. **Front Lot Line Setback** - Minimum	0.0m	
b. **Side Lot Line Setback** – Minimum	0.0m	
c. **Rear Lot Line Setback** – Minimum	i.	6.0m for the **First Storey** and any **Storeys** without a **Residential** use
	ii.	8.0m or 25% of **Lot Depth**, whichever is greater, for any part of a **Building** above the **First Storey** with a **Residential** use
d. **Flanking Street Lot Line Setback** – Minimum	0.0m	
e. Projections into **Setback** – Maximum		

i. **Balconies**	2.0m
ii. Cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens associated with the principal **Building**	0.6m
iii. Steps and porch associated with the principal **Building**	2.0m

f. Notwithstanding Part 3.1.27, the maximum **Setback** for the **Flanking Street Lot Line** for **Accessory Buildings** is 3.5m or the minimum **Front Lot Line Setback** of the adjoining **Lots,** whichever is greater

5. Motor Vehicle and Bicycle Parking
a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage and Open Space	
a. **Lot Coverage** – Maximum	80%
b. **Landscape Area** – Minimum	6% of **Lot Area**

7. Lot Dimension and Area	
a. **Lot Area** – Minimum	540m^2
b. **Lot Width** – Minimum	15.0m

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	496 Cecelia Road Lot A Section 4 Victoria District Plan EPP115594 Except Plan EPP115595	a. Maximum **Height**: 18.6m	
2.	220 Cook Street STRATA PLAN EPS6394	a. Maximum **Density of Development**: 2.2:1 b. Maximum **Height**: 16.5m c. **Office** and **Personal Service** are permitted within a **Studio** d. **Studio** is only permitted on the **First Storey** of a **Building** fronting a **Street**	
3.	230 Cook Street Lot 1, Fairfield Farm Estate, Victoria City, Plan 13651	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 77m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.

4.	328 Cook Street Lot A Fairfield Farm Estate Victoria City District Plan EPP103917	a. **Bonus Density of Development**: 2.19:1	i. A monetary contribution of $161,356.80 must be provided to the Victoria Housing Reserve Fund prior to issuance of a Building Permit. ii. a monetary contribution of $136,163.47 must be provided to the Local Amenities Reserve Fund prior to issuance of a Building Permit. iii. Until the amenity contributions identified above are paid in full, they shall be adjusted annually on January 1 commencing the second calendar year following 2021 and each year thereafter, by adding to the base contribution amounts identified above by an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period. iv. For the purposes of subsection iv., "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.
5.	1725 Cook Street Lot B, Suburban Lot 18, Victoria City, Plan 47830	a. **Storefront Cannabis Retailer** is a permitted use	i. **Storefront Cannabis Retailer** does not occupy more than 303m^2; ii. **Storefront Cannabis Retailer** is restricted to the ground floor
6.	1516-1594 Fairfield Road Lot A, Section 19, Victoria District, Plan 12772	a. **Storefront Cannabis Retailer** is a permitted use	i. **Storefront Cannabis Retailer** does not occupy more than 104m^2; ii. **Storefront Cannabis Retailer** is restricted to the ground floor; iii. **Storefront Cannabis Retailer** does not occupy more than 8.7m in length of a **Building** facing Fairfield Road iv. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
7.	45 Gorge Road East Lot 1 Section 10 Victoria District Plan EPP100446	a. Maximum **Density of Development**: 2.43:1 b. Maximum **Height**: 18.15m	i. A minimum of 290m^2 of commercial floor area must be provided on the **First Storey** of a **Residential Building**

8.	131, 135 and 139 Menzies Street LOT 24, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753 LOT 23, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753 LOT 22, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753	a. Maximum **Density of Development**: 2.0:1 b. Maximum **Height**: 14.1m c. Minimum **Open Lot Space**: 50%	
9.	225 Menzies Street Common Property Of Strata Plan VIS6403	a. Maximum **Height**: 14.6m b. Maximum floor area of a **Retail Liquor Sale** use is 442m^2	
		c. **Bonus Density of Development**: 2.0:1	i. Provision of public art, consisting of mosaic tile work and a cast statue, and on and off site streetscaping and street furnishings, that have a combined value of at least $40,000, as calculated above the City's standard broom finish.
10.	1765 Oak Bay Avenue Strata Plan EPS4153	a. Maximum **Density of Development**: 2.0:1 b. Maximum **Height**: 15.0m	
11.	1916 Oak Bay Avenue Shared Common Property Of Strata Plan EPS10257	a. Maximum **Density of Development**: 1.95:1 b. Maximum **Height**: 15.0m	
12.	1965-1971 Oak Bay Avenue and 1070-1072 Foul Bay Road STRATA PLAN EPS2135	a. Maximum **Density of Development**: 2.33:1 b. Maximum **Height**: 15.0m	
13.	2558 Quadra Street Lot A, Section 4, Victoria District, Plan 11029	a. Maximum **Density of Development**: 2.28:1 b. Maximum **Height**: 18.15m	
14.	2625-2635 Quadra Street, 2670 Fifth Street Lot 1, Section 4, Victoria District, Plan 27199	a. Maximum floor area of a **Retail Liquor Sale** use is 594m^2	

15.	2637-2641 Quadra Street Lot 9, Block 16, Section 4, Victoria District, Plan 240	a. **Storefront Cannabis Retailer** is a permitted use provided:	i. The use does not occupy morethan 140m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
16.	425-475 Simcoe Street Lot 1, Beckley Farm, Victoria City, Plan 26705	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 53m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
17.	170-184 Wilson Street Lot A District Lot 119 Esquimalt District Plan VIP67363	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 141m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.

4.4 Town Centre District – 1 Zone (TCD-1)

1. Permitted Uses	
a. **Accessory Building**	m. **Home Occupation**
b. **Art and Cultural Facility**	n. **Hotel**
c. **Assembly**	o. **Laboratory**
d. **Assisted Living Facility**	p. **Light Industrial**
e. **Automotive Repair**	q. **Office**
f. **Brew Pub (beer, spirits, wine)**	r. **Personal Service**
g. **Care Facility**	s. **Residential**
h. **Civic Facility**	t. **Retail Liquor Sale**
i. **Drinking Establishment**	u. **Retail Trade**
j. **Equipment Rental**	v. **Studio**
k. **Financial Service**	w. **Utility**
l. **Food and Beverage Service**	x. **Veterinary Clinic**

1.1 Location and Siting of Uses and Structures
a. **Dwelling Units** are not permitted on the **First Storey** of a **Building** except when located adjacent to a **Flanking Street Lot Line**.
b. **First Storey Office** use is not permitted within 6m of the wall of any **Building** that abuts a **Street** or pedestrian walkway.
c. **Light Industrial** and **Automotive Repair** are only permitted within the area bound by Bay Street on the south, Blanshard Street on the east, Market Street on the north and Government Street on the west.

2. Density of Development	
a. **Density of Development** - Maximum	1.6:1

3. Height	
a. **Height** - Maximum	14.0m
b. Projections into **Height** - Maximum	
i. **Parapets**	1.2m
ii. **Rooftop Structures**	5.0m

4. Setbacks and Projections	
a. **Front Lot Line Setback** - Minimum	0.0m
b. **Side Lot Line Setback** – 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	10.0m

sheltering a **Residential** use with an exterior wall greater than 18.0m in **Height**:	
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
c. **Rear Lot Line Setback** – Minimum	
i. For the **First Storey** and any **Storeys** without a **Residential** use	6.0m
ii. For any part of a **Building** above the **First Storey** with a **Residential** use up to 18.0m in **Height**	8.0m or 25% of **Lot Depth**, whichever is greater
iii. **Buildings** greater than 23.0m in **Height**	10.0m for any portion of a **Building** supporting or sheltering a **Residential** use with an exterior wall greater than 18.0m in **Height**
iv. **Buildings** greater than 23.0m in **Height**	6.0m for any portion of a **Building** supporting or sheltering a non-**Residential** use with an exterior wall greater than 23.0m in **Height**
d. **Flanking Street Lot Line Setback** – Minimum	0.0m
e. Projections into **Setback** – Maximum	
i. **Balconies**	2.0m
ii. Cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens associated with the principal **Building**	0.6m
iii. Steps and porch associated with the principal **Building**	2.0m
f. Notwithstanding Part 3.1.27, the maximum **Setback** for the **Flanking Street Lot Line** for **Accessory Buildings** is 3.5m or the minimum **Front Lot Line Setback** of the adjoining **Lots,** whichever is greater	

5. Motor Vehicle and Bicycle Parking
a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage and Open Space	
a. **Lot Coverage** – Maximum	80%
b. **Landscape Area** – Minimum	6% of **Lot Area**

7. Lot Dimension and Area	
a. **Lot Area** – Minimum	540m^2
b. **Lot Width** – Minimum	15m

8. Site Specific Regulations			
	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	695 Alpha Street Amended Lot 3 (DD 174908I), Block 2, Section 4, Victoria District, Plan 865	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 300m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
2.	2500 Douglas Street LOT 1 SECTION 4 VICTORIA DISTRICT PLAN 162 LOT 2 SECTION 4 VICTORIA DISTRICT PLAN 162 LOT 3 SECTION 4 VICTORIA DISTRICT PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
3.	2514 Douglas Street LOT 4, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
4.	2524 Douglas Street LOT B, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
5.	2606 Douglas Street LOT 8, SECTION 4, VICTORIA DISTRICT, PLAN 162 THE SOUTHERLY 2 FEET 6 INCHES OF LOT 9, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
6.	2610 Douglas Street LOT 1, SECTION 4, VICTORIA DISTRICT,	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted.	

	PLAN 25065	b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
7.	2615-2629 Douglas Street LOT 2, SECTION 4, VICTORIA DISTRICT, PLAN 23740	a. **Light Industrial** and **Brew Pub (beer, spirits, wine)** are permitted uses.	
8.	2616, 2622-2626 Douglas Street PARCEL A (DD 86701I) OF LOTS 11 AND 12, SECTION 4, VICTORIA DISTRICT, PLAN 162 The Northerly 25.5 Feet Of Lot 12, Section 4, Victoria District, Plan 162 Lot 13, Section 4, Victoria District, Plan 162	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 128m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
		b. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. c. Maximum **Density of Development** is 3.0:1 d. Maximum **Height** is 30m	
9.	2631-2659 Douglas Street and 2630-2638 Ross Lane Lot 1 Section 4 Victoria District Plan VIP72652 Lot 2 Section 4 Victoria District Plan VIP72652	a. Maximum **Density of Development**: 2.0:1 b. Maximum **Height**: 19.5m	
10.	2634 Douglas Street & 2555 Government Street LOT A, SECTION 4, VICTORIA DISTRICT, PLAN 44082	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
11.	2640 Douglas Street LOT A (DD 286589I), SECTION 4, VICTORIA DISTRICT, PLAN 162, EXCEPT PART IN PLAN 16233	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
12.	2649-2659 Douglas Street and 735 Hillside Avenue Lot 1 Section 4, Victoria District, Plan EPP102394	a. Maximum **Density of Development** is 2.5:1	

13.	2670 Douglas Street Lot 1, Section 4, Victoria District, Plan 16233	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
14.	1541-1545 Fort Street Parcel A (DD 378259I) Of Lot 23 Section 74 Victoria District Plan 737	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 156m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
15.	1609 Fort Street	a. Maximum floor area of **Retail Liquor Sale** use is 454m^2	
16.	1669 Fort Street Lot A, Section 75, Victoria District, Plan 20877	a. **Service Station** is a permitted use	
17.	1693 Fort Street Lot A Section 75 Victoria District Plan EPP133715	a. Maximum **Density of Development**: 2.75:1 b. **Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure** c. No commercial uses, except **Home Occupation**, are permitted above the **First Storey** of a **Building**.	
18.	1881-1885 Fort Street Lot 1, Section 76, Victoria District, Plan 26670	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 88m^2; ii. The use is restricted to the ground floor; iii. Not occupy more than 6.0m in length of a **Building** facing Fort Street; iv. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
19.	1990 Fort Street and 2014 Foul Bay Road Lot A Section 76 Victoria District Plan VIP62527	a. **Bonus Density of Development** for all uses: 1.69:1 b. Maximum **Height**: 17m	i. Public art that is located in a public place and that has a value of at least $53,000.00
20.	2507 Government Street LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 18140	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. **Vehicle Sales and Rental** is a permitted use. c. Maximum **Density of Development** is 3.0:1 d. Maximum **Height** is 30m	

21.	2515 Government Street THE NORTH 1/2 OF LOT 30, SECTION 4, VICTORIA DISTRICT, PLAN 162 LOT 29, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
22.	2519, 2523 & 2525 Government Street LOT A, SECTION 4, VICTORIA DISTRICT, PLAN 45793	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
23.	2527 Government Street LOT 26, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
24.	2531 Government Street LOT 25, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
25.	2535 Government Street LOT 24, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
26.	2541 Government Street LOT 23, SECTION 4, VICTORIA DISTRICT, PLAN 162	a. **Assisted Living Facility**, **Care Facility**, **Home Occupation**, **Residential** and **Studio** are not permitted. b. Maximum **Density of Development** is 3.0:1 c. Maximum **Height** is 30m	
27.	740 Hillside Avenue Lot 1 Section 4 Victoria District Plan EPP21077	a. Maximum **Density of Development**: 2.6:1 b. Maximum **Height**: 38m	i. At least 80% of the **First Storey** of a **Building** located on Hillside Avenue must be occupied by **Retail Trade** or **Food and Beverage Service** uses, with their main entrances located in the Hillside Avenue street wall of the **Building**.

28.	1610, 1644 Hillside Avenue and 3190 Shelbourne Street Lot A Section 8A And 29-30 Victoria District Plan VIP85871	a. **Retail Liquor Sale** must be located in that part of a **Building** that fronts Hillside Avenue b. Only one **Retail Liquor Sale** permitted per lot c. Maximum floor area of a **Retail Liquor Sale** use is 785m^2	
29.	1696 Hillside Avenue Lot A, Sections 8A and 27, Victoria District, Plan 23040	a. **Service Station** is a permitted use	
30.	1700 Hillside Avenue Lot A, Section 8A, Victoria District, Plan 27803	a. **Service Station** is a permitted use	
31.	1900 Richmond Avenue Lot 1 Section 76 Victoria District Plan EPP144068	a. Maximum **Density of Development**: 2.55:1 b. Maximum **Height**: 20.64m	
32.	3095 Shelbourne Street Lot 1 Section 8-A Victoria District Plan 24342	a. **Service Station** is a permitted use	
33.	611 Speed Avenue Lot A Section 4 Victoria District Plan EPP100259 Except Phase 1 Strata 629 Speed Avenue Shared Common Property Of Strata Plan EPS6601	a. Maximum **Density of Development**: 3.08:1 b. Maximum **Height**: 37m	
34.	1933 Davie Street LOT A SECTION 76 VICTORIA DISTRICT PLAN EPP149211	a. Maximum **Density of Development**: 3.11:1	

4.5 Central Business District – 1 Zone (CBD-1)

1. Permitted Uses	
a. **Art and Cultural Facility**	l. **Hotel**
b. **Assembly**	m. **Laboratory**
c. **Assisted Living Facility**	n. **Light Industrial**
d. **Brew Pub (beer, spirits, wine)**	o. **Office**
e. **Care Facility**	p. **Personal Service**
f. **Civic Facility**	q. **Residential**
g. **Drinking Establishment**	r. **Retail Liquor Sale**
h. **Equipment Rental**	s. **Retail Trade**
i. **Financial Service**	t. **Studio**
j. **Food and Beverage Service**	u. **Utility**
k. **Home Occupation**	v. **Veterinary Clinic**

1.1 Location and Siting of Uses and Structures

a. No **First Storey Office** use is permitted within 6m of the wall of any **Building** that abuts a **Street** or pedestrian walkway.

b. The display of rental sports equipment and rental motorized vehicles, other than automobiles is permitted outside of a **Building** for the use of **Equipment Rental**.

c. 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 Trade** or **Food and Beverage Service**.

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.

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**.

e. **Residential** uses and **Hotel Guest Bedrooms** are not permitted on the **First Storey** of a **Building**.

f. 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.

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

3. Height	
a. **Height** - Maximum**:**	43.0m
b. Projections into **Height** - Maximum:	
i. **Parapets**:	1.0m
ii. **Rooftop Structures**:	5.0m

4. Setbacks and 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 18.0m 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 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

5. Motor Vehicle and Bicycle Parking

a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

b. Notwithstanding the requirements in Part 5 of this bylaw, all motor vehicle parking must be located within a **Building**.

6. Lot Coverage and Open Space

(Intentionally left blank)

7. Lot Dimension and Area

(Intentionally left blank)

8. Site Specific Regulations			
	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	940 Blanshard Street 735 Broughton Street LOTS 1 & 2 OF LOTS 79-85, 89-92, VICTORIA, VIS4516	a. Maximum **Density of Development**: 3.08:1	
2.	980 Blanshard Street LOT 1 PLAN 39153 VICTORIA OF LOTS 86/87/88	a. Maximum **Density of Development**: 3.6:1	
3.	1107 Blanshard Street LOT 281, VICTORIA CITY	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
4.	1115 Blanshard Street PARCEL A (DD 189158I) OF LOTS 302 & 303, VICTORIA	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
5.	1125 Blanshard Street LOT A PLAN VIP73975 VICTORIA OF LOTS 302& 303	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
6.	1461 Blanshard Street LOT A PLAN VIP73786 VICTORIA OF LOTS 432& 433 SEC 339 LGA	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
7.	1520 Blanshard Street LOT B OF LOT 1257, VICTORIA, VIP60943	a. Maximum **Density of Development**: 0.8:1 b. At least 60% of the area of the **Lot** must be open space. c. No **Building** or structure, other than a public plaza or **Driveway** providing access to underground parking, may be located within 18.0m of the western **Boundary** of the site. The **Height** of a structure that is within 18m of the western **Boundary** of the site must not exceed the **Height** of Pandora Avenue or Cormorant Street,whichever is nearer the structure.	

8.	734 Broughton Street LOT 63, VICTORIA	a. Maximum **Density of Development**: 3.3:1	i. At least 15 bicycle parking spaces are provided on the site; and; ii. The Broughton Street frontage of any Building on the site is glazed and used for **Retail Trade** or restaurant uses only.
9.	740 Burdett Avenue LOT A PLAN 26090 SECTION 88 VICTORIA& OF LOT 100	a. a. Maximum **Density of Development**:3.6:1	
10.	905 Douglas Street LOT A (DD 18381W) OF LOTS 75, 76, 77 AND 94, VICTORIA, PLAN 1061	a. Motor vehicle parking spaces may be provided on a separate **Lot** within 125m of the use for which they are provided, if the parking site is charged by a covenant in favour of the City restricting the use of the **Parking Area** and an easement in favour of the owner of 905 Douglas Street.	
11.	777 Fort Street STRATA PLAN VIS700	a. Maximum **Density of Development**: 3.52:1 b. Maximum **Floor Area**:1,095m^2 c. Maximum **Building Height**: 15.0m	
12.	778 Fort Street THE W 1/2 OF LOT 28, VICTORIA, EXCEPT THE S 8 FT	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 100m^2; ii. The use is restricted to the ground floor; iii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
13.	810 Fort Street LOT 282, VICTORIA, EXCEPT THE S 8 FEET OF SAID LOT TAKEN FOR ROAD PURPOSES	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
14.	814 Fort Street LOT 286 VICTORIA	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
15.	822 Fort Street THE W 30 FT OF LOT 287, VICTORIA, EXCEPT THE S 8 FT THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	

16.	824 Fort Street EASTERLY 1/2 OF LOT 287, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF TAKEN FOR ROAD PURPOSES	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
17.	826 Fort Street LOT 288, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum **Density of Development**: 2.5:1 b. Maximum **Building Height**: 15.5m c. Off-street motor vehicle parking is not required for a **Lot** that has an area of 650m^2 or less, or a width of 18.5m or less.	
18.	838 Fort Street LOT 289, VICTORIA, EXCEPT THE SOUTHERLY8 FEET THEREOF	a. Maximum **Density of Development**: 2.8:1 b. Maximum **Building Height**: 15.5m c. Off-street motor vehicle parking is not required for a **Lot** that has an area of 650m^2 or less, or a width of 18.5m or less.	
19.	840 Fort Street LOT 290, VICTORIA, EXCEPT THE SOUTHERLY 8 FEET THEREOF	a. Maximum **Density of Development**: 3.7:1 b. Maximum **Building Height**: 21.5m c. Maximum **Lot Area**: 630m^2 d. Maximum **Lot Coverage**: 84%	
20.	848 Fort Street LOT 1 PLAN 27779 VICTORIA LOT 1 OF 291/2	a. Maximum **Building Height**: 15.0m	
21.	880 Fort Street LOT 293 VICTORIA	a. Maximum **Density of Development**: 2.5:1 b. Maximum **Building Height**: 15.5m c. Off-street motor vehicle parking is not required for a **Lot** that has an area of 650m^2 or less, or a width of 18.5m or less.	
22.	722 Johnson Street LOT 142 VICTORIA	a. **Parkade** is a permitted use	
		b. **Bonus Density of Development**: 4.0:1	i. A **Parkade** is provided within any **Building**.
23.	727 Johnson Street LOT 33 VICTORIA	a. **Hotel** is not a permitted use. b. Off-street motor vehicle and **Bicycle Parking, Short-term** parking spaces are not required.	

		c. **Bonus Density of Development**: 4.35:1	i. Rehabilitation of the existing **Building** on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against the title to the lands pursuant to section 219 of the land Title Act; and ii. Provision of a housing agreement pursuant to section 483 of the Local Government Act to require that all **Residential** dwellings are to be used and occupied as rental units in perpetuity.
24.	818 Johnson Street THE N 60 FT OF LOT 378, VICTORIA	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
25.	844 Johnson Street LOT 1 PLAN 32453 VICTORIA OF LOTS 394/395 & 400/401	a. Maximum **Density of Development**: 2.5:1	i. **Lot Coverage** does not exceed 50%
		b. Maximum **Building Height**: 37.0m c. The minimum number of off-street motor vehicle parking spaces for **Residential** uses is 0.55 spaces per **Dwelling Unit**	
		d. **Bonus Density of Development**: 3.0:1	i. **Lot Coverage** does not exceed 30%
26.	851 Johnson Street	a. **Residential** is not a permitted use b. Maximum **Density of Development**: 1.5:1 c. Maximum **Building Height**: 15.0m d. Maximum **Lot Coverage**: 60%	
27.	881 Johnson Street THE N 60 FT OF LOT 378, VICTORIA	a. **Residential** is not a permitted use b. Maximum **Density of Development**: 1.5:1 c. Maximum **Building Height**: 15.0m d. Maximum **Lot Coverage**: 60%	
28.	823 Pandora Avenue LOT A PLAN VIP63518 VICTORIA OF LOTS 402 407 408 AND 409 SEC 339 LGA	a. **Parkade** is a permitted use on the west half of the **Lot**, provided that no motor vehicle parking spaces are located within 6m of a **Street**. b. Maximum **Density of Development** for **Office** and **Retail Trade** on the west half of the **Lot**: 2.0:1 c. Maximum **Density of Development** on the east half of the **Lot**: 2.0:1 d. Maximum **Density of Development** for **Office** on the east half of the **Lot**: 1.0:1 e. Maximum **Building Height** on the east half of the **Lot**: 15.5m	

		f. **Bonus Density of Development** on the west half of the **Lot**: 3.5:1	i. At least 200 motor vehicle parking spaces are provided within a **Building**.
29.	1126 Quadra Street LOT 294 VICTORIA PARCEL A	a. **Residential** is not a permitted use b. Maximum **Density of Development**: 1.5:1 c. Maximum **Building Height**: 15.0m d. Maximum **Lot Coverage**: 60%	
30.	1314 Quadra Street LOT 378 VICTORIA S PT	a. **Residential** is not a permitted use b. Maximum **Density of Development**: 1.5:1 c. Maximum **Building Height**: 15.0m d. Maximum **Lot Coverage**: 60%	
31.	1420 Quadra Street LOT 1, OF LOTS 398 & 399, VICTORIA, PLAN 41744	a. Maximum **Density of Development**: 2.0:1 b. Maximum **Density of Development** for **Office**: 1.0:1 c. Maximum **Building Height**: 15.5m	
32.	812 View Street Lot 1 of Lots 304, 305, 326, and 327, Victoria City, Plan 27731	a. Maximum **Density of Development**: 5.89:1 b. Maximum **Building Height**: 45m c. **Setbacks** minimum: i. 4.6m for portions of the building above 30m on the east property line, ii. 3.9m for portions of the building above 30m on the west property line, iii. 4.0m for portions of the building above 20m on the north property line.	
33.	815 View Street LOT 301, VICTORIA	a. Maximum **Density of Development** for **Office** and **Retail Trade**: 2.0:1	
34.	865 View Street STRATA PLAN VIS3578	a. Maximum **Building Height**: 37.0m b. Maximum **Density of Development**: 3.2:1 c. Not more than 140m^2 of **Floor Area** on the 12th **Storey** of any **Building** may be used for **Office** uses other than medical or dental **Offices**. d. Off-street motor vehicle parking spaces are not required in respect of any **Floor Area** on the 12th **Storey** of any **Building**.	
35.	706 Yates Street LOT A, VICTORIA, PLAN 46366	a. **Bonus Density of Development**: 3.8:1	i. A **Building** provides at least 1850m^2 of **Floor Area** on the first floor for **Retail Trade** or restaurant use or for pedestrian circulation uses.

36.	769 Yates Street LOT 105 VICTORIA PLAN 1	a. Maximum **Density of Development**: 3.9:1 b. Maximum **Building Height**: 15.0m	
37.	858 Yates Street LOT 376 VICTORIA	a. **Residential** is not a permitted use b. Maximum **Density of Development**: 1.5:1 c. Maximum **Building Height**: 15m d. Maximum **Lot Coverage**: 60%	
38.	866 Yates Street LOT 377 VICTORIA	a. **Residential** is not a permitted use b. Maximum **Density of Development**: 1.5:1 c. Maximum **Building Height**: 15m d. Maximum **Lot Coverage**: 60%	
39.	780/84 Fort Street, 1106-1108 Blanshard Street, and 1114-1126 Blanshard Street [5] LOTS 1 AND 2 OF DISTRICT LOTS 28 AND 66 VICTORIA CITY PLAN 4755 LOT 61, VICTORIA CITY Development Area A - LOTS 1 AND 2 OF DISTRICT LOTS 28 AND 66 VICTORIA CITY PLAN 4755 Development Area B - LOT 61, VICTORIA CITY	a. **Setbacks** minimum: i. 3.44m above 18m on Blanshard Street, ii. 2.0m above 17m on Fort Street, and iii. no **Setbacks** are required on the north and west property lines.	
		b. **Bonus Density of Development** for Development Areas A and B: 6.39:1	i. Provision of a housing agreement to require that 21 **Residential Dwelling Units** are to be used and occupied as rental for 60 years in Development Area B; and ii. Provision of a legal agreement preventing subdivision by strata plan in Development Areas A and B.
	Development Area A	a. Maximum **Floor Area**: 8,593m^2 , of which the maximum **Residential Floor Area** cannot exceed 2,824m^2	
	Development Area B	a. Maximum **Floor Area**: 1,696m^2	

[5] Bylaw No. 21-083. Adopted Nov. 4, 2021.

4.6 Central Business District – 2 Zone (CBD-2)

1. Permitted Uses	
a. **Art and Cultural Facility**	l. **Hotel**
b. **Assembly**	m. **Laboratory**
c. **Assisted Living Facility**	n. **Light Industrial**
d. **Brew Pub (beer, spirits, wine)**	o. **Office**
e. **Care Facility**	p. **Personal Service**
f. **Civic Facility**	q. **Residential**
g. **Drinking Establishment**	r. **Retail Liquor Sale**
h. **Equipment Rental**	s. **Retail Trade**
i. **Financial Service**	t. **Studio**
j. **Food and Beverage Service**	u. **Utility**
k. **Home Occupation**	v. **Veterinary Clinic**

1.1 Location and Siting of Uses and Structures

a. No **First Storey Office** use is permitted within 6m of the wall of any **Building** that abuts a **Street** or pedestrian walkway.

b. The display of rental sports equipment and rental motorized vehicles, other than automobiles is permitted outside of a **Building** for the use of **Equipment Rental**.

c. 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 Trade** or **Food and Beverage Service**.

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.

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**.

e. **Residential** uses and **Hotel Guest Bedrooms** are not permitted on the **First Storey** of a **Building**.

f. 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.

2. Density of Development	
a. **Density of Development** – Maximum	5.5:1
b. **Density of Development** - Maximum for **Residential** Uses	3.0:1

3. Height				
a. **Height** - Maximum:	HA-1	HA-2	HA-3	HA-4
	72.0m	60.0m	50.0m	45.0m

b. Not withstanding sub section (a), maximum **Height** for **Buildings** or any portion located within 40m from the **Lot Line** abutting the east side of Douglas Street:	45.0m
c. Projections into **Height** - Maximum:	
i. **Parapets**:	1.0m
ii. **Rooftop Structures**:	5.0m

4. Setbacks and 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 18.0m 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 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

5. Motor Vehicle and Bicycle Parking

a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

b. Notwithstanding the requirements in Part 5 of this bylaw, all motor vehicle parking must be located within a **Building**.

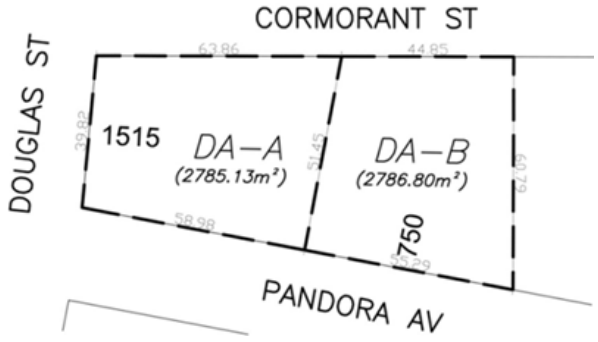
6. Lot Coverage and Open Space

(Intentionally left blank)

7. Lot Dimension and Area

(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	1321 Blanshard Street LOT A OF LOTS 368-370, 385-387 VICTORIA, VIP83640	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 43.0m	
		c. **Bonus Density of Development** for all uses: 5.0:1	i. At least 80% of the **Floor Area** is used for **Office** uses; ii. The south and west frontages of any **Building** on the site are glazed and used for **Retail Trade** or restaurant uses only; iii. Public art having a value of at least $100,000 is provided on the site; and iv. At least 160 motor vehicle parking spaces are provided underground on the site and at least 125 of the spaces are made available for general public use after ordinary office hours.
2.	1515 Douglas Street 750 Pandora Ave. LOT 1 OF LOT 1247, 1248 AND 1257 VICTORIA EPP27886 Development Area – A (DA-A) Development Area – B (DA-B)	*Note: In this subsection, the "Development Areas" are those depicted in the following sketch as DA-A and DA-B:*  	

	Development Area - A	a. Maximum **Building Height**: 29.0m b. Maximum **Density of Development**: 2.91:1 c. Maximum **Floor Area** for **Residential** uses: in Development Area DA-A must not exceed 7,468m^2. d. Up to 258m^2 of **Floor Area** used for mechanical equipment on the uppermost **Storey** of a **Building** may be excluded from floor area calculations. e. Motor vehicle parking spaces may be provided on a separate **Lot** within Development Area DA-A or DA-B, if the parking site is charged by a covenant in favour of the City restricting the use of the **Parking Area** and an easement in favour of the owner who requires the parking spaces. f. Maximum **Lot Coverage**: 78%	
		g. **Bonus Density of Development**: 3.7:1	i. At least 140 motor vehicle parking spaces are provided underground on the site in addition to those otherwise required by Section 7 of this Part; ii. At least 34 **Bicycle Parking Long-term** spaces and 34 storage lockers for use by cyclists are provided on the site.
	Development Area - B	a. Maximum **Building Height**: 56.5m b. Maximum **Density of Development** 2.86:1 c. Up to 400m^2 of **Floor Area** used for mechanical equipment on the uppermost **Storey** of a **Building** may be excluded from **Floor Area** calculations. d. Motor vehicle parking spaces may be provided on a separate **Lot** within Development Area DA-A or DA-B, if the parking site is charged by a covenant in favour of the City restricting the use of the **Parking Area** and an easement in favour of the owner who requires the motor vehicle parking spaces. e. Maximum **Lot Coverage**: 61%	

		m. **Bonus Density of Development**: 5.88:1	i. A public walkway with an average width of 3.7m and a minimum width at all points of 3m is constructed on the site to connect Pandora Avenue and Cormorant Street, and secured by a statutory right of way and covenant in favour of the City.
3.	1701 Douglas Street/770 Fisgard Street LOT 1 OF LOTS 692 TO 696 INCLUSIVE, AND OF LOTS 707 TO 711 INCLUSIVE, VICTORIA,EPP3862 (Development Area 1)	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 43.0m c. Motor vehicle parking spaces may be provided on a separate **Lot** within Development Area 1, 2 or 3, if the parking site is charged by a covenant in favour of the **City** restricting the use of the **Parking Area** and an easement in favour of the owner who requires the parking spaces. d. The only **Building** setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1 cm for each 5cm of building **Height** that exceeds 10m.	
		e. **Bonus Density of Development** for all uses: 3.26:1	i. At least 50% of the **Floor Area** of each development area is **Residential**; ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the **City**; and iii. The owner enters into a housing agreement with the **City** that requires at least 10% of **Dwelling Units** on the site to be adaptable units and that all **Dwelling Units** on the site be available for occupancy under a residential tenancy agreement.

4.	780 Fisgard Street LOT 2 OF LOTS 696 TO 698 INCLUSIVE, AND OF LOTS 705 TO 707 INCLUSIVE, VICTORIA EPP3862 EXCEPT PART IN AIR SPACE EPP38768 (Development Area 2)	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 43.0m c. Motor vehicle parking spaces may be provided on a separate **Lot** within Development Area 1, 2 or 3, including an air space parcel, if the parking site is charged by a covenant in favour of the **City** restricting the use of the **Parking Area** and an easement in favour of the owner who requires the parking spaces d. The only **Building** setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1cm for each 5cm of **Building Height** that exceeds 10m.	
		e. **Bonus Density of Development**: 4.88:1	i. At least 50% of the **Floor Area** of each development area is **Residential**; ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the **City**; and iii. The owner enters into a housing agreement with the **City** that requires at least 10% of **Dwelling Units** on the site to be adaptable units and that all dwelling units on the site be available for occupancy under a residential tenancy agreement.
5.	1700 Blanshard Street LOT A, OF LOTS 699 TO 700 INCLUSIVE, AND OF LOTS 703 TO 707 INCLUSIVE, VICTORIA, PLAN 13333, EXCEPT PART IN PLAN EPP3862 (Development Area 3)	a. Maximum **Density of Development**: 3.0:1 b. Motor vehicle parking spaces may be provided on a separate **Lot** within Development Area 1, 2 or 3, if the parking site is charged by a covenant in favour of the **City** restricting the use of the parking area and an easement in favour of the owner who requires the parking spaces. c. The only **Building** setback that is required is a setback from each of Herald, Blanshard, Fisgard and Douglas Streets of 1cm for each 5cm of **Building Height** that exceeds 10m.	

		d. **Bonus Density of Development** for all uses: 7.47:1	i. At least 50% of the **Floor Area** of each development area is **Residential**; ii. A public walkway at least 3.7m wide is constructed on the site to connect Herald Street to Fisgard Street at a point approximately equidistant from Douglas and Blanshard Streets, and secured by a statutory right of way in favour of the **City**; and iii. The owner enters into a Housing Agreement with the **City** that requires at least 10% of **Dwelling Units** on the site to be adaptable units and that all **Dwelling Units** on the site be available for occupancy under a residential tenancy agreement.
6.	1406 Blanshard Street LOT 2 OF LOTS 147 & 148, VICTORIA, VIS6683	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 43.0m c. There are no minimum front, side or rear yard setbacks required	
		d. **Bonus Density of Development** for all uses: 6.06:1	i. At least 3700m^2 of **Residential Floor Area** is provided; ii. **Retail Trade** and restaurant uses only are operated at grade level; iii. Landscaped open space accessible to the public is provided between the **Building** on the site and the adjacent **Streets**; and iv. All motor vehicle parking spaces other than those for visitor use are provided underground.
7.	1810 Blanshard Street LOT A, OF LOTS 717-720, VICTORIA, VIP52793	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 43.0m c. The minimum number of off-street motor vehicle parking spaces for **Residential** uses is 0.25 spaces per **Dwelling Unit**, and for **Office** uses is 1 space per 170m^2 of **Floor Area**.	

		d. **Bonus Density of Development** for all uses: 5.0:1	i. The site has an area of at least 2,000m^2; ii. No fewer than 80 underground motor vehicle parking spaces are provided on the **Lot**; and iii. At least 10% of the area of the **Lot** adjacent to the intersection of Blanshard and Herald Streets is an open plaza to a **Height** of at least 5.5m above grade.
8.	720 Broughton Street LOT A PLAN VIP59410 VICTORIA OF LOTS 57 58 59 AND 60	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 43.0m c. The minimum number of off-street motor vehicle parking spaces for **Residential** uses is 0.25 spaces per **Dwelling Unit** and for **Office** uses is 1 space per 95m^2 of **Floor Area**, and no other motor vehicle parking or **Loading Spaces** are required.	
		d. **Bonus Density of Development** for all uses: 4.6:1	i. The site has an area of at least 2,500m^2; ii. All motor vehicle parking spaces are provided underground; iii. At least 425m^2 of open space is provided on the site; and iv. At least 50% of the site frontage on Douglas and Broughton Streets is in use for **Retail Trade**, restaurant or **Financial Services** uses having direct pedestrian access from one of those streets.
9.	732 Cormorant Avenue STRATA PLAN VIS5950	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 43.0m c. **Residential** uses are permitted on the **First Storey**. d. The minimum number of off-street motor vehicle parking spaces for **Residential** uses is 0.6 spaces per **Dwelling Unit**.	
		e. **Bonus Density of Development** for all uses: 4.75:1	i. At least 50% of the **Floor Area** on the site is **Residential**.
10.	809 Douglas Street LOT 1 OF LOTS 95-98	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 43.0m	

	AND 104, VICTORIA VIS6797	c. **Bonus Density of Development** for all uses: 5.5:1	i. At least 10,000m² of **Residential Floor Area** is provided; ii. **Retail Trade** and restaurant uses only are operated at grade level; iii. Landscaped open space accessible to the public is provided at grade level; iv. All motor vehicle parking spaces other than those for visitor use are provided underground; and v. Public art having a value of at least $150,000 is provided on the site.
11.	1405 Douglas Street LOT 1 OF LOTS 139 & 140, VICTORIA, PLAN 21972	a. Maximum **Density of Development** for all uses: 4:1 b. Maximum **Building Height**: 43.0m c. Individual **Retail Trade** and restaurant premises must have a **Floor Area** of at least 70m². d. Grade level Douglas Street site frontage and Johnson Street site frontage that is within 6m of Douglas Street may be used only for **Retail Trade** and restaurant uses. e. The minimum number of off-street motor vehicle parking spaces for **Residential** uses is 0.25 spaces per **Dwelling Unit**.	
12.	741 Fisgard Street LOT 684 & LOT 683, VICTORIA, EXCEPT PART SHOWN COLOURED RED ON PLAN 316 BL, THE E	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 58.0m c. At least 140 motor vehicle parking spaces must be provided underground. d. At least 42 bicycle parking spaces must be provided.	

	1/2 OF LOT 685 AND THE W 1/2 OF LOT 685, VICTORIA	e. **Bonus Density of Development** for all uses: 7.6:1	i. A public walkway at least 3.7m wide is constructed on the site at mid-block to connect Fisgard Street to the southerly **Boundary** of the site, and secured by a statutory right of way in favour of the **City**; ii. A statutory right of way is granted to the **City** for the 2m wide portion of the site adjacent to Blanshard Street for sidewalk, bicycle lane and boulevard improvement uses; iii. A public walkway at least 3.7m wide is constructed on the site at mid-block to connect Fisgard Street to the southerly **Boundary** of the site, and secured by a statutory right of way in favour of the **City**; iv. A statutory right of way is granted to the **City** for the 2 m wide portion of the site adjacent to Blanshard Street for sidewalk, bicycle lane and boulevard improvement uses; v. Public art having a value of at least $350,000 is provided on the site; and vi. The owner contributes at least $100,000 to the **City**'s Housing Reserve Trust Fund.
13.	834 Johnson Street	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 41.0m	

	STRATA PLAN EPS522	c. **Bonus Density of Development** for all uses: 5.76:1	i. The **Floor Area** of **Office** uses may not exceed 60% of the area of the site; ii. The **Floor Area** of non-**Residential** uses, excluding areas used for underground motor vehicle parking spaces, may not exceed 50% of the **Floor Area** on the site; iii. Non-**Residential** uses other than **Home Occupations** are not permitted above the second **Storey**; iv. The minimum number of off-street motor vehicle parking spaces for **Residential** uses is 0.65 spaces per **Dwelling Unit**, and no motor vehicle parking spaces are required for non-**Residential** uses; and v. At least 15% of the area of the site must be open space.
14.	1250 Quadra Street LOT A PLAN 19445 VICTORIA OF LOTS 311/314 849 Yates LOT 315 VICTORIA	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 37.0m	
		c. **Bonus Density of Development** for all uses: 4.0:1	i. The owner enters into a housing agreement with the **City** that requires at least 33 **Dwelling Units** on the site to be rental units. ii. At least 35% of the area of the site is open space; and iii. All motor vehicle parking spaces are provided underground.
15.	1400 Quadra Street [6] LOT A OF LOTS 396, 397 AND 398 VICTORIA CITY PLAN EPP67310	a. Maximum **Building Height**: 43.0m	
		b. **Bonus Density of Development** for all uses: 5.5:1	i. The owner enters into a housing agreement with the **City** that requires all **Dwelling Units** on the site to be rental units in perpetuity. ii. Only **Residential** uses are permitted on **Storeys** above the **First Storey** of a **Building**.
		c. **Storefront Cannabis Retailer** is a permitted use [7]	i. only one **storefront cannabis retailer** at a time is permitted on the lot; ii. the use does not occupy more than 200m^2; and

[6] Bylaw No. 18-115. Adopted Jan. 17, 2019.
[7] Bylaw No. 20-078. Adopted Sept. 3, 2020.

			iii. the maximum store frontage of the **storefront cannabis retailer** facing a street is 8.5m.
16.	835 View Street STRATA PLAN VIS3578	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 37.0m c. At least 39% of the area of the site must be open space. d. The minimum number of off-street motor vehicle parking spaces for **Residential** uses is 0.55 spaces per **Dwelling Unit**.	
		e. **Bonus Density of Development** for all uses: 4.4:1	i. For any **Building** with at least 8000m^2 of **Floor Area** used for **Residential** uses, and the proportion of **Residential** use of the site is unrestricted.
17.	728 Yates Street STRATA PLAN EPS2516	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 48.0m	
		c. **Bonus Density of Development** for all uses: 6.4:1	i. The façade of the **Building** at 738-740 Yates Street is conserved, including restoration of the brick **Parapet** and upper façade brick; ii. Grade level Yates Street site frontage and the site frontage on the walkway is used only for **Retail Trade** and restaurant uses; and iii. A landscaped area of at least 50m^2 is provided for public use between any **Building** on the site and Yates Street.
18.	743 Yates Street STRATA PLAN VIS4308	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 46.5m	
		c. **Bonus Density of Development** for all uses: 5.4:1	i. At least 150m^2 of **Floor Area** is in use for child care services; ii. At least 50m^2 of open space is provided along each **Lot Line** that abuts a **Street**; iii. At least 43 motor vehicle parking spaces are provided in addition to those otherwise required by Section 7 of this Part; and iv. At least 50% of the site frontage on View and Yates Streets is in use for **Retail Trade**, **Office** or **Financial Services** uses having direct pedestrian access from one of those streets.

		d. **Bonus Density of Development** for all uses: 5.6:1	i. The conditions described above in sub sections (i.) thru (iv.) are met and an area equal to at least 20% of the site area is in use for an enclosed public arcade or mall.
19.	819 Yates Street LOT A, DISTRICT LOTS 306, 307, 324 & 325, VICTORIA, PLAN 33016	a. Maximum **Density of Development**: 3.0:1 b. Maximum **Building Height**: 55.0m c. **Residential** uses may be located on the **First Storey**. d. **Buildings** with frontage on Yates Street must be sited at least 1.4m from the **Street** to the 10m **Height** level and 3.5m from the **Street** above that level. e. **Buildings** with frontage on View Street must be sited at least 1.5m from the **Street** to the 10m **Height** level and 5.3m from the **Street** above that level. f. **Buildings** must be sited at least 3.0m from the easterly **Boundary** of the site.	
		g. **Bonus Density of Development** for all uses: 5.83:1	i. A public walkway at least 3.0m wide is constructed on the site to connect Yates Street to View Street along the easterly **Boundary** of the site, and secured by a statutory right of way in favour of the **City**. ii. At least 80% of the **Floor Area** is **Residential** iii. The owner enters into a housing agreement with the **City** that requires at least 10% of **Dwelling Units** on the site to be adaptable units and that all **Dwelling Units** on the site be available for occupancy under a residential tenancy agreement for at least 10 years following issuance of an occupancy permit for any **Dwelling Unit**; iv. Public art having a value of at least $100,000 is provided on the site; and v. The owner contributes at least $100,000 to the City's Housing Reserve Trust Fund.
20.	836 Yates LOT A OF LOTS 373 & 382, VICTORIA, PLAN 60321	a. Maximum **Density of Development** for all uses: 4.0:1 b. Maximum **Building Height**: 43.0m c. The minimum number of off-street motor vehicle parking spaces for **Residential** uses is 0.25 spaces per **Dwelling Unit**.	

4.7 Mixed Use Residential District – 1 Zone (MRD-1)

1. Permitted Uses	
a. **Assembly** b. **Assisted Living Facility** c. **Care Facility** d. **Civic Facility** e. **Financial Service** f. **Food and Beverage Service** g. **Home Occupation** h. **Office**	i. **Personal Service** j. **Residential** k. **Retail Trade** l. **Studio** m. **Utility**

1.1 Location and Siting of Uses and Structures
a. Non-**Residential** uses, other than **Home Occupation**, are not permitted above the second **Storey**.
b. A maximum 50% of the **Floor Area** may be used for non-**Residential** uses.

2. Density of Development	
a. **Density of Development** - Maximum for **Office**:	0.6:1

3. Height - Maximum	
a. **Height** - Maximum:	30.0m
b. Projections into **Height**:	
i. **Parapets**:	1.0m
ii. **Rooftop Structures**:	5.0m

4. Setbacks and Projections	
a. **Front Lot Line Setback** - **Minimum**	
i. **Buildings** with **Residential** use on **First Storey**:	3.5m
ii. **Buildings** with non-**Residential** use on **First Storey**:	0.5m
b. Projections into **Setbacks** - Maximum:	
i. **Balconies**, cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens:	0.6m
ii. Exterior wall treatments, insulation and rainscreen systems:	0.13m

5. Motor Vehicle and Bicycle Parking
a. Notwithstanding the requirements contained in Part 5 of this bylaw, no motor vehicle parking is required.
b. Notwithstanding the requirements contained in Part 5 of this bylaw, all motor vehicle parking must be located within a **Building**.

6. Lot Coverage and Open Space
(Intentionally left blank)

7. Lot Dimension and Area
(Intentionally left blank)

8. Site Specific Regulations			
	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	930 Fort Street Lot 1, of Lots 776 And 777, Victoria City, Plan 36636	a. **Art and Cultural Facility** is a permitted use. b. Maximum **Density of Development**: 2.0:1 c. Maximum **Building Height**:45m d. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw. Notwithstanding the requirements in Part 5 of this bylaw, any surface parking motor vehicle spaces must be located in the **Rear Yard** and at least 12m from the **Front Lot Line**.	
		e. Bonus **Density of Development** for all uses: 5.67:1	i. A monetary contribution of $103,006.80 to the Downtown Core Area Public Realm Improvement Fund ii. A monetary contribution of $100,000.00 to the Victoria Housing Reserve Fund iii. A monetary contribution of $67,668.94 to the Downtown Heritage Buildings Seismic Upgrade Fund. iv. The amenity contributions identified in i., ii. and iii. shall be adjusted annually on January 1 commencing the second calendar year following the year 2018 and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period. v. For the purposes of subsection (iv), “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

4.8 Old Town District – 1 Zone (OTD-1)

1. Permitted Uses	
a. **Art and Cultural Facility**	m. **Hotel**
b. **Assembly**	n. **Laboratory**
c. **Assisted Living Facility**	o. **Light Industrial**
d. **Brew Pub (beer, spirits, wine)**	p. **Office**
e. **Care Facility**	q. **Personal Service**
f. **Civic Facility**	r. **Residential**
g. **Dock, Pier and Wharf**	s. **Retail Liquor Sale**
h. **Drinking Establishment**	t. **Retail Trade**
i. **Equipment Rental**	u. **Studio**
j. **Financial Service**	v. **Utility**
k. **Food and Beverage Service**	w. **Veterinary Clinic**
l. **Home Occupation**	

1.1 Location and Siting of Uses and Structures

a. No **First Storey Office** use is permitted within 6m of the wall of any **Building** that abuts a **Street** or pedestrian walkway.

b. The display of rental sports equipment and rental motorized vehicles, other than automobiles are permitted outside of a **Building** for the use of **Equipment Rental**.

c. 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 Trade** or **Food and Beverage Service**.

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.

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**.

e. **Residential** uses and **Hotel** guest rooms are not permitted on the **First Storey** of a **Building**, except where located directly adjacent to, and where direct access is provided to a lane, alleyway, through-block walkway or interior courtyard.

2. Density of Development	
a. **Density of Development** - Maximum:	3.0:1
b. **Density of Development** - Maximum for **Office** within any **Building** constructed after 1914.	1.0:1

3. Height - Maximum	
a. **Height** - Maximum:	15.0m
b. Projections into **Height**:	
i. **Parapets**:	1.0m
ii. **Rooftop Structures**:	5.0m

4. Setbacks and Projections

a. Projections into **Setbacks** - Maximum:

i. **Balconies**, cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens: 0.6m

ii. Exterior wall treatments, insulation and rainscreen systems: 0.13m

5. Motor Vehicle and Bicycle Parking

a. Motor vehicle parking is only required for any **Lot** that has an overall area of 1100m^2 or greater, and subject to paragraph (b), shall be provided in accordance with Part 5 of this bylaw.

b. Notwithstanding the requirements in Part 5 of this bylaw, all motor vehicle parking must be located within a **Building**.

6. Lot Coverage and Open Space

(Intentionally left blank)

7. Lot Dimension and Area

(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	10 Bastion Square Parcel E (DD 169756-I) of Lots 197, 198, 200 & 204	a. Off-street motor vehicle parking is not required	
2.	28 to 30 Bastion Square Lot 1 Plan VIP17052	a. Off-street motor vehicle parking is not required	
3.	1215 Broad Street Lot 1 Plan VIP64889	a. Maximum **Building Height**: 43.0m	
4.	1314 Broad Street Lot A of Lots 159A, 160A, 161A and 162A Victoria City Plan EPP124814	a. Maximum **Density of Development** for all uses: 4.86:1	
5.	1415 to 1419 Broad Street Lot 666 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	

6.	525 Broughton Street Strata Plan VIS730	a. Maximum **Density of Development** for all uses: 3.0:1	
7.	608 Broughton Street Lot 1 Plan EPS1336	a. Maximum **Building Height**: 34.0m	
		b. **Bonus Density of Development**: 5.1:1	i. **Retail Trade** or restaurant provided as the principal ground level uses; and ii. A minimum of 45 motor vehicle parking spaces are provided, of which at least 35 are located underground and two are permitted to be stacked one behind the other.
8.	617 Broughton Street Lot A Plan VIP14044	a. **Parkade** is a permitted use. b. Maximum **Density of Development**: 3.9:1	
9.	1 Centennial Square Lot 2 Plan VIP76432	a. Maximum **Density of Development** for all uses: 3.0:1	
10.	629 Chatham Street Lot 633 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
11.	635 Chatham Street Lot 632 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
12.	611 to 623 Chatham Street Lot 634 & 635 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
13.	619 - 625 Courtney Street Lot 4 Plan VIS4624	a. Maximum **Building Height**: 20.3m b. Maximum **Floor Area** for **Brew Pub (beer, spirits, wine):** 250m^2	
		c. **Bonus Density of Development**: 4.6:1 d. **Strata Hotel** is a permitted use	i. A minimum of 630m^2 of the **First Storey** area of a **Building** and at least 50% of the **Building**'s interior **First Storey** area adjacent to **Street** frontage are devoted to **Retail Trade** or restaurant use.
14.	631 - 639 Courtney Street 634/38 Humbolt Street 808 Douglas Street Lot 1 Plan 26451	a. The minimum number of off-street motor vehicle parking spaces for **Residential Uses** is 0.25 spaces per **Dwelling Unit**.	

15.	818 Douglas Street Lot 2 Plan VIP26451	a. Maximum **Density of Development** for all uses: 3.0:1	
16.	850 Douglas Street Lot 1 Plan VIP16810	a. Maximum **Building Height**: 43.0m	
17.	1150 Douglas Street Lot A Plan VIP48135	a. Maximum **Density of Development** for all uses: 3.0:1	
18.	1200 Douglas Street Lot B Plan VIP48444	a. Maximum **Building Height**: 43.0m	
19.	1214 Douglas Street Lot A Plan VIP48444	a. Maximum **Building Height**: 43.0m	
20.	1222 Douglas Street S. Pt. Lot 426 & E. Pt. Lot 427 and Pcl. A of Lots 427/428 City Plan	a. Maximum **Building Height**: 43.0m	
21.	1280 Douglas Street Lot 426 Plan CITY	a. Maximum **Building Height**: 43.0m	
22.	1402 Douglas Street The Easterly 60 Feet of Lot 671 Plan CITY	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 200m^2; ii. Only one **Storefront Cannabis Retailer** at a time is operational on the **Lot**.
23.	1672 Douglas Street Lot A Plan VIP11299	a. Maximum **Density of Development** for all uses: 3.0:1	
24.	1708 Douglas Street Lot 609 & 610 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
25.	1720 Douglas Street LOT 611 & 612, VICTORIA, CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
26.	1802 Douglas Street	a. Maximum **Building Height**: 26.0m	

	Lot 1 Plan VIP36720	b. **Bonus Density of Development**: 5.0:1	i. At least 270m² of **First Storey** space is provided for **Retail Trade** or restaurant use; ii. At least 17m of linear **Building Floor Area** along Herald Street is used for **Retail Trade** or restaurant use; iii. At least 10% of the **Lot Area** adjacent to the **Street** intersection is maintained as a **Street** level open plaza to a distance of not less than 5.5m above **Street level**; and iv. A minimum of 60 underground on-site motor vehicle parking spaces are provided.
27.	1850 Douglas Street Lot A Plan VIP25475	a. Maximum **Density of Development** for all uses: 3.0:1	
28.	505 Fisgard Street Lot A Plan VIP42419	a. Maximum **Floor Area** used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages is the lesser of 190.4m² or 46% of the site area.	
29.	517-519 Fisgard Street Lot 4 Plan EPS1833 524-528 Pandora Ave. Lot 2 Plan EPS1833 530 Pandora Ave. Lot 1 Plan EPS1833	a. Maximum **Density of Development**: 5.5:1 b. **Parkade** is a permitted use. c. Off-street motor vehicle parking is not required	
30.	618 Fisgard Street Lot 604 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
31.	625 Fisgard Street Lot 1 Plan VIP76432	a. Maximum **Density of Development** for all uses: 3.0:1	
32.	638 Fisgard Street Lot 1 Plan VIP55957	a. **Residential** uses may be located on the **First Storey** except within 3m from any **Street**. b. Maximum **Building Height**: 22.0m	
		c. **Bonus Density of Development**: 4.0:1	i. A minimum **Density of Development** of 2.0:1 is provided for **Residential** uses.
33.	520 Fort Street Lot A Plan VIP23498	a. Maximum **Density of Development** for all uses: 3.0:1	
34.	623 Fort Street	a. **Bicycle Parking, Short-Term** stalls are not required.	

	Lot A Plan VIP87839	b. **Bonus Density of Development**: 3.38:1 for all uses	i. At least 75% of the total **Floor Area** of the **Building** is provided exclusively for **Office** uses.
35.	685-695 Fort Street 1060-1080 Douglas Street Lot 1 Plan VIP16563	a. Maximum **Building Height**: 43.0m	
36.	801 Government Street Lot A Plan VIP27815	a. Off-street motor vehicle parking is not required	
37.	888 Government Street Lot A Plan EPP69462	a. Maximum **Floor Area** for **Brew Pub (beer, spirits, wine):** 175m^2 b. Maximum **Building Height**: 17.7m c. Maximum **Floor Area** for **Retail Liquor Sale:** 50m^2 where provided as an accessory use to **Brew Pub (beer, spirits, wine).** d. Off-street motor vehicle parking is not required	
		e. **Bonus Density of Development**: 4.0:1	i. Rehabilitation of the façade of the existing Customs House on the westerly portion of the site in accordance with Heritage Revitalization Agreement Bylaw no. 15-057.
38.	900 Government Street Lot Plan VIP918 BL	a. Maximum **Density of Development** for all uses: 3.0:1	
39.	910 Government Street 955 Wharf Street 525 Broughton Street Strata Plan VIS612 Strata Plan VIS730	a. Maximum **Density of Development** for all uses: 3.0:1 b. A minimum of 220 motor vehicle parking spaces shall be provided c. A minimum of 15% of the total ground **Floor Area** abutting Wharf Street and Government Street shall be used for **Retail Trade**. d. A maximum of 85% of the total ground **Floor Area** abutting Wharf Street and Government Street shall be used for **Office**.	
40.	1001 Government Street Lot 7 & 8 Plan VIP2671	a. Maximum **Building Height**: 16.0m	
		b. Maximum **Density of Development**: 4.1:1	i. Where **Retail Trade**, **Offices** and financial institutions have direct access to and are located along at least 50% of the **Street** frontage along Government Street.
41.	1230 Government Street Lot 1 Plan VIP7696	a. Maximum **Density of Development** for all uses: 3.0:1	

42.	1312 Government Street Lot 1 Plan EPS1881 1314 Government Street Lot 2 Plan EPS1881 Portion on Roadway Lot Plan EPP37406	a. Maximum **Building Height**: 18.6m	
		b. **Bonus Density of Development**: 3.85:1	i. A conservation covenant of the existing **Building** is provided ii. A Housing Agreement is established to require that all **Residential** dwellings in this Zone are provided as rental units.
43.	1411 Government Street Lot 1 Plan VIS4995	a. Maximum **Density of Development**: 3.32:1	
44.	1450 Government Street Lot 1 Plan VIS6012 595 Pandora Ave. Lot 1 Plan VIP77724 599 Pandora Ave. Lot 2 Plan VIS6012	a. Maximum **Density of Development**: 2.2:1 b. Maximum **Building Height**: 15.2m c. Maximum **Lot Coverage**: 70%	
45.	1701 Government Street Lot A Plan VIP2779	a. Maximum **Density of Development** for all uses: 3.0:1	
46.	1725 Government Street Lot 1 Plan EPS569	a. Maximum **Density of Development** for all uses: 3.0:1	
47.	1885 Government Street Lot A Plan VIP45681	a. Maximum **Density of Development** forall uses: 4.13:1	
48.	461 Herald Street Lot A Plan VIP33307	a. **Residential** uses are prohibited b. Maximum **Density of Development** for **Office** and all other uses: 1.5:1	
		c. **Bonus Density of Development**: 2.0:1	i. At least 500m^2 of **First Storey** area is used for **Retail Trade** or restaurant.
49.	517 Herald Street Lot 1, Victoria, Plan 14527	a. Off-street motor vehicle parking is not required	
50.	530 - 532 Herald Street Lot A Plan VIP68503	a. Off-street motor vehicle parking is not required	
51.	536 Herald Street Lot A Plan VIP72416	a. Off-street motor vehicle parking is not required	
52.	601 Herald Street Lot 3 Plan EPS569	a. Maximum **Density of Development** for all uses: 3.0:1	

53.	610 Herald Street LOT 620, 621, AND 622, VICTORIA	a. Maximum **Density of Development** for all uses: 3.0:1	
54.	613 Herald Street Lot 617 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
55.	618 Herald Street Lot 623 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
56.	624 Herald Street Lot 624 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
57.	648 - 652 Herald Street Lot 3 Plan VIS5362	a. Maximum **Density of Development** for all uses: 3.0:1	
58.	655 Herald Street Lot A Plan VIP42094	a. Maximum **Density of Development** for all uses: 3.0:1	
59.	658 Herald Street Lot 626 Plan City	a. Maximum **Density of Development** for all uses: 3.0:1	
60.	681 Herald Street Lot 613 Plan CITY	a. Maximum **Density of Development** for all uses: 3.0:1	
61.	521 Johnson Street Lot A Plan VIP34849	a. Off-street motor vehicle parking is not required	
62.	634 Johnson Street Lot A Plan VIP34894	a. Only the following uses are permitted: **Hotel**, **Retail Trade** and restaurant b. Maximum **Density of Development**: 5.23:1 c. Maximum **Building Height**: 23.0m	
63.	506 Pandora Ave. Lot 1 Plan EPP35103	a. The maximum **Floor Area** used for production or manufacturing within a **Brew Pub (beer, spirits, wine)** is the lesser of 190.4m^2 or 44% of the **Lot Area**. b. The maximum **Floor Area** for a **Drinking Establishment** is 146.2m^2	
64.	595 Pandora Ave. Lot 1 Plan VIP77724	a. Off-street motor vehicle parking is not required	
65.	599 Pandora Ave. Lot 2 Plan VIS6012	a. Off-street motor vehicle parking is not required	
66.	603 Pandora Ave.	a. Maximum **Floor Area**: 6793m^2 b. Maximum **Building Height**: 23.1m c. Maximum **Lot Coverage**: 89%	

	Lot 1 Plan VIP7110	d. **Bonus Density of Development**: 4.57:1	i. Rehabilitation of the existing Plaza **Hotel Building** in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040; ii. Construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least $180,000; and iii. 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.
67.	625 Pandora Street Lot 1 Plan VIP32978	a. Maximum **Density of Development** for all uses: 3.0:1	
68.	1441 Store Street Lot 1 Plan VIS1580	a. Maximum **Density of Development**: 4.0:1	
69.	1610 Store Street Lots 1 to 127 Plan EPS3614 456 Pandora Avenue Lots 1 to 127 Plan EPS3614	a. The grade of a **Building** means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the **Street** boundaries of the **Lot** on which the **Building** is situated. b. Off-street motor vehicle parking is not required	
70.	1622 - 1624 Store Street Lot A Victoria EPP70042	a. Off-street motor vehicle parking is not required	
71.	1624 Store Street Lot 1 Plan VIP5617	a. The grade of a **Building** means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the **Street** boundaries of the **Lot** on which the **Building** is situated.	
72.	1630 Store Street Parcel A (DD 83205I) of Lot 126 City Plan	a. The grade of a **Building** means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the **Street** boundaries of the **Lot** on which the **Building** is situated.	

73.	1705 Store Street Lot 1 of Lot 451, 452, 467 & 468 Victoria City Plan VIP76332	a. **Automotive Repair** is the only permitted use on the south half of the **Lot**. b. Maximum **Building Height**: 11.0m c. Not more than one **Building** is permitted on the **Lot**. d. Minimum setback to any **Street** on the south half of the **Lot**: 4.5m e. Off-street motor vehicle parking is not required on the north half of the **Lot**.	
74.	1720 Store Street Lot A Plan VIP18303	a. **Residential** uses are prohibited b. Maximum **Density of Development** for **Office** and all other uses: 1.5:1 c. Off-street motor vehicle parking is not required	
		d. **Bonus Density of Development**: 2.0:1	i. At least 500m^2 of **First Storey** area is used for **Retail Trade** or restaurant.
75.	407-409 Swift Street Lot 100 Plan VIS4930	a. Docks, public washrooms and showers are permitted uses. b. Maximum **Floor Area** used for production or manufacturing within a **Brew Pub (beer, spirits, wine):** 200m^2 c. Off-street motor vehicle parking is not required	
76.	440 Swift Street Lot A Plan VIP85421	a. Docks, public washrooms and showers are permitted uses. b. Maximum **Density of Development**: 1.5:1 c. Maximum **Floor Area** used for production or manufacturing within a **Brew Pub (beer, spirits, wine):** 200m^2 d. Off-street motor vehicle parking is not required	
77.	450 Swift Street Lot 1 Plan VIP36884	a. Docks, public washrooms and showers are permitted uses. b. Maximum **Density of Development**: 1.5:1 c. Maximum **Floor Area** used for production or manufacturing within a **Brew Pub (beer, spirits, wine):** 200m^2	
78.	467 Swift Street Lot A Plan VIP49848	a. The grade of a **Building** means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the **Street** boundaries of the **Lot** on which the **Building** is situated.	
79.	650 View Street Lot C Plan VIP48444	a. Maximum **Building Height**: 43.0m	
80.	1019 Wharf Street Lot 1 Plan VIP21300	a. Off-street motor vehicle parking is not required	

81.	1314 & 1318 Wharf Street Lot A of Lot 182-F Victoria City Plan EPP107260	a. Maximum **Density of Development**: 1.0:1 b. The **First Storey** shall be determined as the **Storey** immediately above the high water mark. c. **Residential** must be located at least one **Storey** above the grade at Wharf Street. d. No **Building** may extend more than 8m above Wharf Street. e. Minimum setback from the high water mark: 7.5m. f. No motor vehicle parking is required. g. Bicycle parking to be provided in accordance with Part 5 of this bylaw.	
		h. Bonus **Density of Development**:3.39:1	i. A monetary contribution of $72,000 to the City's Local Amenities Reserve Fund for the planting of trees. ii. A monetary contribution of $2,500 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 the City's Downtown Core Area Public Realm Improvement Reserve Fund for the construction of a future vehicle turn-around.
82.	503 Yates Street Lot 1 Plan VIP7167	a. Off-street motor vehicle parking is not required	
83.	524 Yates Street Lot 1 Plan VIS6630	a. Off-street motor vehicle parking is not required	
84.	566-68 Yates Street [8] PID: 001-011-219, The East 1/2 of Lot 183, Victoria City, Except the South 56 Feet of the East 9 Inches Thereof	a. **Storefront Cannabis Retailer** is a permitted use	i. Only one **Storefront Cannabis Retailer** at a time is permitted on the lot; ii. The use does not occupy more than 151m^2.
85.	575 Yates Street Lot 2 Plan VIP18712	a. Off-street motor vehicle parking is not required	
86.	615 Yates Street Lot 1 Plan VIP38582	a. Off-street motor vehicle parking is not required	

[8] Bylaw No. 21-071. Adopted July 29, 2021.

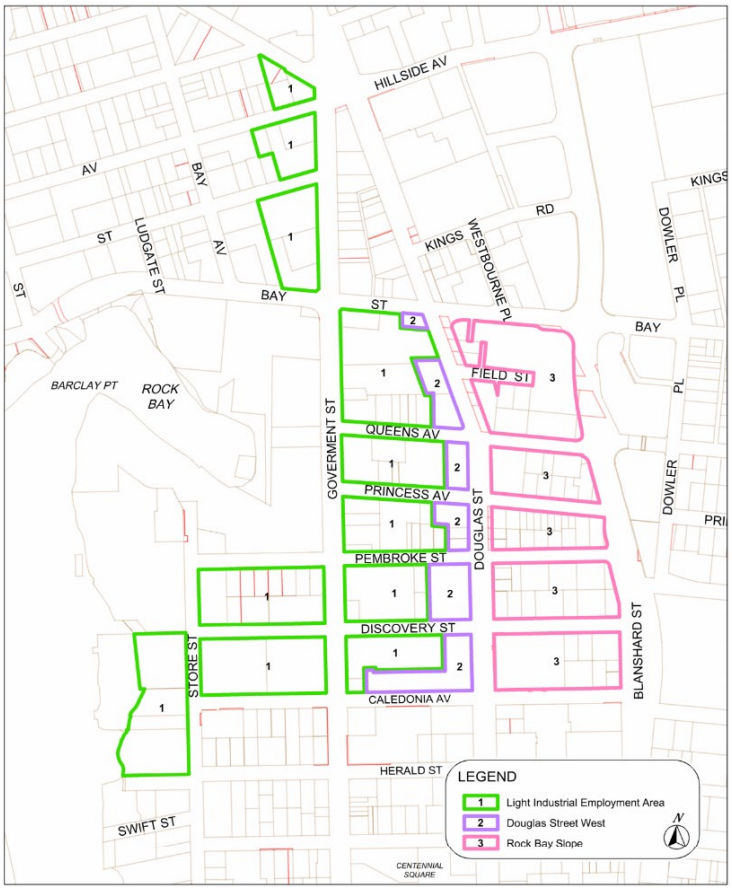
87.	1150 Douglas Street, 600-670 Fort Street, 1125-1199 Government Street and 647-655 ViewStreet [9] Lot A (DD EC116724), Of Lots 121, 169, 169A, 170, 170A, 404, 405, 406, 411, 412, 413, 414 and 415, Victoria City, Plan 48135	a. **Storefront Cannabis Retailer** is apermitted use	i. The use does not occupy more than 155m2; and ii. Only one **Storefront Cannabis Retailer** at a time is operationalon the Lot.
88.	901-919 Gordon Street, 617-635 Broughton Street and 620-628 Courtney Street [10] Lot A, of Lots 229, 230, 235, 236, 237 and 525, Victoria City, Plan 14044	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 160m2; and ii. Only one **Storefront Cannabis Retailer** at a time is operationalon the Lot.

[9] Bylaw No. 20-125. Adopted Jan. 14, 2021.
[10] Bylaw No. 20-117. Adopted Jan. 14, 2021.

4.9 Industry, Arts & Innovation – 1 Zone (IAI-1)

1. Sub Areas

a. In this zone, the Sub Areas are defined in the following map:



2. Permitted Uses

a. **Accessory Building**
b. **Art and Cultural Facility**
c. **Assembly**
d. **Automotive Repair**
e. **Brew Pub (beer, spirits, wine)**
f. **Civic Facility**
g. **Drinking Establishment**
h. **Food and Beverage Service**
i. **Laboratory**
j. **Light Industrial**
k. **Office**
l. **Personal Service**
m. **Retail Trade**
n. **Utility**
o. **Veterinary Clinic**

3. Setbacks and Projections

a. **Front Lot Line Setback** - Minimum	0m

b. **Flanking Street Lot Line Setback** – Minimum	0m
c. **Side Lot Line Setback** – 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 18.0m 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
d. **Rear Lot Line Setback** - 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 non-**Residential** use with an exterior wall up to 5.0m in **Height**:	0.0m
e. 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

4. Sub Area 1 (Light Industrial Employment Area)	
f. Additional permitted uses	i. **Dock, Pier and Wharf** ii. **Equipment Rental** iii. **Heavy Industrial**
g. **Density of Development** – Maximum	3.0:1
h. Mezzanine space located within the **First Storey** is exempt from **Floor Area**.	
i. **Lot Area** on the ground floor that must be occupied by **Light Industrial**, **Heavy Industrial**, **Automotive Repair**, **Laboratory** or **Equipment Rental Floor Area** – Minimum	65%
j. **Height** – Maximum	30m
iv. **Height** of the **First Storey** – Minimum	4.5m
v. **Height** of the **First Storey** where a mezzanine is included – Minimum	6.0m
vi. **Height** for any **Buildings** or structures on a **Dock, Pier and Wharf** – Maximum	6.0m
k. **Lot Coverage** – Maximum	90%

5. Sub Area 2 (Douglas West)	
a. Additional permitted uses	i. **Financial Service** ii. **Hotel** iii. **Retail Liquor Sales** iv. **Studio**
b. Location and Siting of Uses and Structures	
i. **Studio** is not permitted on the ground floor	
c. **Density of Development** – Maximum	5.0:1
d. Mezzanine space located within the **First Storey** is exempt from **Floor Area**.	
e. **Height** – Maximum	45m
f. **Lot Coverage** – Maximum	90%

6. Sub Area 3 (Rock Bay Slope)

a. Additional permitted uses

i. **Assisted Living Facility**
ii. **Equipment Rental**
iii. **Financial Service**
iv. **Home Occupation**
v. **Hotel**
vi. **Residential**
vii. **Retail Liquor Sales**
viii. **Studio**

b. Location and Siting of Uses and Structures

i. A minimum of 65% of the **Lot Area** on the ground floor that must be occupied by **Light Industrial**, **Automotive Repair,** or **Equipment Rental** – Minimum

ii. A minimum 65% of the second **Storey Floor Area** must be occupied by **Light Industrial**, **Office**, **Laboratory**, **Assembly** or **Personal Service**

iii. **Residential** is not permitted on the ground floor or second **Storey** of a **Building**

iv. Notwithstanding paragraph iii., **Studio** is permitted on the second **Storey** of a **Building**

c. **Density of Development** – Maximum

i. **Density of Development** – Maximum where there is no **Residential** use	5.5:1
ii. **Density of Development** – Maximum where **Building** contains **Residential** or **Studio** use	4.0:1
iii. **Density of Development** – Maximum where **Building** contains: A. **Residential** or **Studio** use and B. **Art and Cultural Facility** that occupies at least 5% of total **Floor Area** of the **Building**	5.5:1

d. Mezzanine space located within the **First Storey** is exempt from **Floor Area**.

e. **Height**

i. **Height** – Maximum

HA-2	HA-3	HA-4
60m	50m	45m

ii. **Height** of the **First Storey** – Minimum	4.5m
iii. **Height** of the **First Storey** where a mezzanine is included – Minimum	6.0m
f. **Lot Coverage** – Maximum	80%

7. Motor Vehicle and Bicycle Parking

a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

8. Site Specific Regulations			
	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	649 Bay Street and 2404 Douglas Street	a. **Residential** is permitted as a standalone use.	i. Maximum **Density of Development** for standalone **Residential** is 1.6:1.
2.	726 Discovery Street Lot A Victoria City District Plan EPP143247	a. **Residential Dwelling Units** located on the **Lot** may only be occupied pursuant to **Residential Rental Tenure**	
		b. **Bonus Density of Development**: 3.5:1	ii. A minimum of nine accessible and five adaptable **Dwelling Units** constructed in accordance with National Standards of Canada standards for barrier-free design iii. A mid-block crosswalk on Discovery Street adjacent to the development
3.	2000-2030 Douglas Street, 650-664 Discovery Street and 649 Pem Street Lot 1 Victoria City Plan EPP128447	a. **Storefront Cannabis Retailer** is a permitted use	i. The use does not occupy more than 72m^2; ii. Be located on the ground floor; and iii. Only one **Storefront Cannabis Retailer** at a time is operationalon the **Lot**.
4.	2204-2224 Douglas Street Lot 1 Section 3 Victoria District Plan Vip75881	a. **Vehicle Sales and Rental** is a permitted use.	
5.	732 Field Street Lot 6, Block 1, Section 3, Victoria, Plan 779	a. **Residential** is permitted as a standalone use.	i. Maximum **Density of Development** for standalone **Residential** is 1.6:1.
6.	2014 Government Street Lot 3 Of Lots 518 & 519, Victoria, VIS7114	a. **Residential** is a permitted use. b. **Residential** is only permitted above the **First Storey**.	
7.	2520 Government Street Lot A Section 4 Victoria District Plan EPP137195	a. **Vehicle Sales and Rental** is a permitted use.	
8.	2546 Government Street Lot 1, Section 4, Victoria District, Plan VIP53335	a. **Vehicle Sales and Rental** is a permitted use.	
9.	2620 Government Street Lot 1 Section 4 Victoria District Plan 27423	a. **Vehicle Sales and Rental** is a permitted use.	

	Lot A (DD B1006) Block W Section 4 Victoria District Plan 33-A LOT A Section 4 Victoria District Plan 37129 Except Part In Plan VIP60234		

4.10 Marine Industrial – 1 Zone (MI-1)

1. Permitted Uses	
a. **Accessory Building** b. **Automotive Repair** c. **Civic Facility** d. **Dock, Pier and Wharf** e. **Equipment Rental** f. **Food and Beverage Service** g. **Heavy Industrial**	h. **Laboratory** i. **Light Industrial** j. **Marine Industrial** k. **Retail Trade** l. **Office** m. **Utility**

1.1 Location and Siting of Uses and Structures

a. **Office** and **Retail Trade** are only permitted as accessory uses normally associated with a principal use.

b. A minimum of 65% of the **Lot Area** on the ground floor must be occupied by **Automotive Repair**, **Equipment Rental**, **Heavy Industrial**, **Marine Industrial**, **Laboratory** or **Light Industrial**.

c. Outdoor storage must:

   i. Have a concrete or asphalt surface;

   ii. Be graded and drained in accordance with sound engineering principles;

   iii. Be separated by a landscape screen of at least 1.5m in height and 60cm in width where adjoining a **Lot** zoned for predominantly **Residential** purposes; and,

   iv. be separated from any **Street** by a landscape screen of at least 1.0m in width.

d. More than one **Building** is permitted on a **Lot**.

2. Density of Development	
a. **Density of Development** – Maximum	3.0:1
b. Mezzanine space located within the **First Storey** is exempt from **Floor Area**.	

3. Height	
a. **Height** – Maximum:	25.0m
b. **Height** for equipment, silos, **Cisterns** and other similar structures	30.0m
c. **Height** for any **Buildings** or structures on a **Dock, Pier and Wharf** – Maximum	6.0m
d. Projections into **Height**:	
i. **Parapets**	1.0m
ii. **Rooftop Structures** on **Buildings**	5.0m

4. Setbacks and Projections	
a. **Front Lot Line Setback** – Minimum	0m
b. **Side Lot Line Setback** – Minimum	

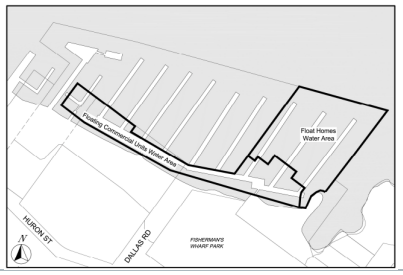
i. Any portion of a **Building** less than 10m in **Height** when adjacent to a **Lot** zoned for **Residential**	3m
ii. All other **Side Lot Line Setback**	0m
c. **Flanking Street Lot Line Setback** – Minimum	0m
d. **Rear Lot Line Setback** – Minimum	0m

5. Motor Vehicle and Bicycle Parking
a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage	
a. **Lot Coverage** - Maximum	90%

7. Lot Dimension and Area
(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	343 Bay Street Lot A, Section 4, Victoria District, Plan VIP66036	a. Parts 4.10.1.1.a and b. do not apply to **Office**.	
2.	1 Dallas Road Lot A of the Bed of Victoria Harbour Victoria District Plan VIP73551 Lot 1 of Lots 1352A, 1366, 1367, 1368, and 1369 Victoria City Plan 28160 310 St Lawrence Lot 1293 Victoria City Except That Part in Plan 21724	a. Maximum **Density of Development** for all uses excluding **Float Homes** and **Live-aboards**: 0.0225:1 b. **Art and Cultural Facility**, **Food and Beverage Service**, **Float Home**, **Floating Commercial Unit**, **Live-aboard** marine **Service Station**, and **Vehicle Sales and Rental** limited to the marine industry are permitted uses. c. **Float Homes** and **Floating Commercial Units** must be located within the following water areas: 	

		d. Part 4.10.1.1 does not apply. e. Maximum number of **Float Homes**: 33 f. Maximum number of **Live-aboards**: 31 g. Maximum **Float Home Height**: 7.5m from main floor level h. Maximum **Floating Commercial Unit Height**: 6.0m from main floor level i. Maximum **Height** for a **Building** located on a **Dock, Pier and Wharf**: 7.5m from **Dock, Pier and Wharf** level j. Maximum **Height** for **Building**s on land: 6.0m k. A **Lot** may contain more than one **Building** l. A **Building** may straddle a **Lot** boundary between two **Lots** that are within the same zone m. Vehicle and Bicycle Parking is subject to the regulations in Part 5 except as specified in m. and n. n. Minimum vehicle parking: 1 stall per **Float Home**, 1 stall per bedroom or **Guest Bedroom** used for a **Home Occupation Short-term Rental** or **Bed and Breakfast**, and 1 stall per four berths for **Live-aboard** or **Dock, Pier and Wharf**. o. Required parking may be on a different **Lot** provided the **Lot** is within the same zone.	
		p. Maximum Bonus **Density of Development** for all uses excluding **Float Homes** and **Live-aboards**: 0.0676:1	i. A public washroom must be provided and maintained as a community amenity. ii. Maximum **Retail Trade Floor Area** including **Floating Commercial Units**: 1740m^2 ii. Maximum **Office Floor Area**: 270m^2
3.	2300-2330 Government Street LOT A, SECTIONS 3 & 4, AND OF DISTRICT LOT 121, VICTORIA, AND PART OF THE BED OF THE PUBLIC HARBOUR OF VICTORIA, PLAN 48591	a. **Brew Pub (beer, spirits, wine)** is a permitted use.	
4.	203, 211, 327, 335 and 345 Harbour Road Lot 9, District Lot 119, Esquimalt District, Plan VIP53097, Except Part in Plan EPP29350	a. Maximum **Height** for any **Buildings** or structures on a **Dock, Pier and Wharf**: 12m b. Parts 4.10.1.1.c.iii. and iv. do not apply.	

	Lot A, District Lot 119, Esquimalt District, Plan 35379 Lot A, District Lot 119, Esquimalt District, Plan 45961 Lot A District Lot 119 Esquimalt District And Of Part Of The Bed Of Victoria Harbour Victoria District Plan VIP82461		

4.11 Light Industrial – 1 Zone (LI-1)

1. Permitted Uses	
a. **Accessory Building** b. **Art and Cultural Facility** c. **Assembly** d. **Automotive Repair** e. **Brew Pub (beer, spirits, wine)** f. **Civic Facility** g. **Equipment Rental** h. **Food and Beverage Service**	i. **Laboratory** j. **Light Industrial** k. **Office** l. **Personal Service** m. **Retail Trade** n. **Utility** o. **Veterinary Clinic**

1.1 Location and Siting of Uses and Structures

a. A minimum of 65% of the **Lot Area** on the ground floor must be occupied by **Automotive Repair**, **Equipment Rental**, **Laboratory** or **Light Industrial**.

b. Outdoor storage must:

   i. Have a concrete or asphalt surface;

   ii. Be graded and drained in accordance with sound engineering principles;

   iii. Be separated by a landscape screen of at least 1.5m in height and 60cm in width where adjoining a **Lot** zoned for predominantly **Residential** purposes; and,

   iv. Be separated from any **Street** by a **Landscape Screen** of at least 1.0m in width.

c. More than one **Building** is permitted on a **Lot**.

2. Density of Development	
a. **Density of Development** – Maximum	3.0:1

3. Height	
a. **Height** – Maximum	20.0m
b. **Height** of the **First Storey**– Minimum	4.5m
c. **Height** of the **First Storey** where a mezzanine is included – Minimum	6.0m
d. **Height** for equipment, silos, **Cisterns** and other similar structures – Maximum	20.0m
e. Projections into **Height**:	
i. **Parapets**	1.0m
ii. **Rooftop Structures** on **Buildings**	5.0m

4. Setbacks and Projections	
a. **Front Lot Line Setback** – Minimum	0m
b. **Side Lot Line Setback** – Minimum	
i. Any portion of a **Building** or structure when adjacent to a **Lot** zoned predominantly for **Residential**	3.0m
ii. All other **Side Lot Line Setbacks**	0m
c. **Flanking Street Lot Line Setback** – Minimum	0m
d. **Rear Lot Line Setback** – Minimum	0m

5. Motor Vehicle and Bicycle Parking
a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage	
a. **Lot Coverage** - Maximum	90%

7. Lot Dimension and Area
(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	565 Alpha Street Lot A, Section 4, Victoria District, Plan 15939	a. **Vehicle Sales and Rental** is a permitted use	
2.	603 Alpha Street Lot 5, Block 2, Section 4, Victoria District, Plan 283	a. **Vehicle Sales and Rental** is a permitted use	
3.	566 and 568 Bay Street Lot 2, Block Z, Section 4, Victoria District, Plan 33-A Lot 4, Block Z, Section 4, Victoria District, Plan 33A, Except That Part Lying Easterly of a Boundary Parallel to the Easterly Boundary of Said	a. **Vehicle Sales and Rental** is a permitted use	

	Lot at a Perpendicular Distance of 31.5 Feet Therefrom		
4.	430 Burnside Road East Lot A, Section 4, Victoria District, Plan 15837	a. **Vehicle Sales and Rental** is a permitted use	
5.	493 Burnside Road East Lot A, Section 4, Victoria District, Plan 25637	a. **Residential** is a permitted use if constructed before January 1, 1975	
6.	468 Cecelia Road Parcel B Of Lots 10 And 11, Plan 2214 Victoria District	a. Part 4.11.1.1.a does not apply to **Assembly**	
7.	548 David Street Lot 14, Block P, Section 4, Victoria District, Plan 33A The West 10 Feet of Lot 16, Block P, Section 4, Victoria District, Plan 33A	a. **Vehicle Sales and Rental** is a permitted use	
8.	565 David Street Lot 23, Block Q, Section 4, Victoria District, Plan 33A	a. **Vehicle Sales and Rental** is a permitted use	
9.	643 David Street Lot A, Section 4, Victoria District, Plan 31891	a. **Vehicle Sales and Rental** is a permitted use	
10.	2829 Douglas Street Lot 1 Section 4 Victoria District Plan 46503	a. **Vehicle Sales and Rental** is a permitted use	
11.	2867 Douglas Street Lot A, Section 5, Victoria District, Plan 20339	a. **Vehicle Sales and Rental** is a permitted use	
13.	608 Esquimalt Road Lot A, Section 31, Esquimalt District, Plan 40055	a. **Storefront Cannabis Retailer** is a permitted use.	i. The use does not occupy more than 105m^2 and must be located on the **First Storey** ii. Only one **Storefront Cannabis Retailer** is permitted to operate on a single **Lot**
14.	614 Esquimalt Road Lot 5, Section 31, Esquimalt District, Plan 2353	a. **Residential** is a permitted use if constructed before January 1, 1975	

15.	680 Garbally Road Lot 2, Section 5, Victoria District, Plan 21469	a. **Motel** is a permitted use. b. Part 4.11.1.1.a does not apply to **Motel**	
16.	475 Gorge Road East Lot A, Section 5, Victoria District, Plan 43288	a. **Storefront Cannabis Retailer** is a permitted use.	i. The use does not occupy more than 189m^2 ii. Only one **Storefront Cannabis Retailer** is permitted to operate on a single **Lot**
17.	510 Gorge Road East Lot 18, Section 5, Victoria District, Plan 983	a. **Vehicle Sales and Rental** is a permitted use	
18.	525 Gorge Road East Lot A Section 5 Victoria District Plan VIP76844	a. **Vehicle Sales and Rental** is a permitted use	
19.	607 John Street Lot 1 Section 4 Victoria District Plan EPP39767	a. **Vehicle Sales and Rental** is a permitted use	
20.	2515 Ludgate Street Lot 1, Block Z, Section 4, Victoria District, Plan 33A, Except The North 50 Feet Thereof	a. **Vehicle Sales and Rental** is a permitted use	
21.	3150 Napier Lane Lot A, Section 4, Victoria District, Plan 50298	a. The kenneling and boarding of animals is a permitted use.	

4.12 Heavy Industrial – 1 Zone (HI-1)

1. Permitted Uses	
a. **Accessory Building** b. **Automotive Repair** c. **Brew Pub (beer, spirits, wine)** d. **Civic Facility** e. **Equipment Rental** f. **Food and Beverage Service**	g. **Heavy Industrial** h. **Laboratory** i. **Light Industrial** j. **Office** k. **Retail Trade** l. **Utility** m. **Veterinary Clinic**

1.1 Location and Siting of Uses and Structures

a. **Office** and **Retail Trade** are only permitted as accessory uses normally associated with a principal use.

b. A minimum of 65% of the **Lot Area** on the ground floor must be occupied by **Automotive Repair**, **Equipment Rental**, **Heavy Industrial**, **Laboratory** or **Light Industrial**.

c. Outdoor storage must:

   i. Have a concrete or asphalt surface;

   ii. Be graded and drained in accordance with sound engineering principles;

   iii. Be separated by a landscape screen of at least 1.5m in height and 60cm in width where adjoining a **Lot** zoned for predominantly **Residential** purposes; and,

   iv. Shall be separated from any **Street** by a **Landscape Screen** of at least 1.0m in width.

d. More than one **Building** is permitted on a **Lot**.

2. Density of Development	
a. **Density of Development**– Maximum	3.0:1

3. Height	
a. **Height** – Maximum	25.0m
b. **Height** of the **First Storey**– Minimum	4.5m
c. **Height** of the **First Storey** where a mezzanine is included – Minimum	6.0m
d. **Height** for equipment, silos, **Cisterns** and other similar structures – Maximum	30.0m
e. Projections into **Height**:	
i. **Parapets**	1.0m
ii. **Rooftop Structures** on **Buildings**	5.0m

4. Setbacks and Projections	
a. **Front Lot Line Setback** – Minimum	0m
b. **Side Lot Line Setback** – Minimum	
i. Any portion of a **Building** or structure when adjacent to a **Lot** zoned predominantly for **Residential**	3.0m
ii. All other **Side Lot Line Setbacks**	0m
c. **Flanking Street Lot Line Setback** – Minimum	0m
d. **Rear Lot Line Setback** – Minimum	0m

5. Motor Vehicle and Bicycle Parking
a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage	
a. **Lot Coverage** - Maximum	90%

7. Lot Dimension and Area
(Intentionally left blank)

8. Site Specific Regulations			
	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	356 Bay Street Lot A (DD A83132) of Block H, Section 4, Victoria District, Plan 16	a. **Storefront Cannabis Retailer** is a permitted use.	i. The use does not occupy more than 103m^2 ii. Only one **Storefront Cannabis Retailer** is permitted to operate on a single **Lot**
2.	334 Hillside Avenue	a. Parts 4.12.1.1.a and b. do not apply to **Office** b. The kenneling and boarding of animals is a permitted use.	

5.1 Off-Street Parking Regulations

1. Parking Requirements

1.1 Application of Requirements

a) The minimum number of parking spaces required for each use must be calculated to the nearest whole number.

b) Where a **Building** contains more than one use, the total number of parking spaces required shall be the sum of the number of parking spaces required for each use, or type of use, calculated separately.

c) If a use is not specifically listed in Table 1 or Table 2 of this Part, the number of parking spaces required shall be calculated on the basis of a use or class of use that is most similar to the actual use, based on parking demand characteristics.

d) Unless otherwise stated, all references to “floor area” in this Part shall be calculated as total **Floor Area**.

e) For the purpose of calculating parking requirements under this Bylaw, in addition to all internal **Floor Area**, all outside seating and serving areas located on a lot and associated with a **Brew Pub (beer, spirits, wine)**, **Drinking Establishment** or a **Food and Beverage Service** use shall be counted as **Floor Area**.

f) Where a variance has been granted to reduce the required number of off-street parking spaces, the number of parking spaces required by section 1.2 of this Part shall be used to calculate the required number of **Accessible Parking Spaces** or **Van Accessible Parking Spaces.**

1.2 Required Vehicle and Bicycle Parking Spaces

g) The owner or occupier of any land or of any **Building** or other structure for each use present on the land or in the **Building** or other structure, must provide off-street vehicleparking spaces in accordance with Table 1.

Table 1: Minimum Number of Required Vehicle Parking Spaces

Column A	Column B	Column C
Use or Class of Use	Minimum Parking Spaces	Minimum Visitor Parking Spaces
Low Density Residential		
Single-Detached Dwelling or Duplex	1.0 space per **Dwelling Unit**	n/a
Secondary Suite, **Garden Suite** or a **Building** constructed as a single-detached dwelling or duplex, to create a duplex, multiple dwelling, **Assisted Living Facility** or a **Child Care Facility**	n/a	n/a
Townhouse, houseplex or **Heritage Conserving Infill**	0.77 spaces per **Dwelling Unit**	0.1 spaces per **Dwelling Unit**

Multiple Dwellings	GRD-1 Zone	LVD-1 Zone, CVD-1 Zone, TCD-1 Zone, IAI-1 Zone, MI-1 Zone	CBD-1 Zone, CBD-2 Zone, MRD-1 Zone, OTD-1 Zone	
Apartment (**Dwelling Unit** secured as rental in perpetuity through a legal agreement or through **Residential Rental Tenure** zoning)	0.75 spaces per **Dwelling Unit** thatis less than 45m^2	0.60 spaces per **Dwelling Unit** thatis less than 45m^2	0.50 spaces per **Dwelling Unit** thatis less than 45m^2	0.10 spaces per **Dwelling Unit**
	0.90 spaces per **Dwelling Unit** thatis equal to 45m^2 and up to 70m^2	0.70 spaces per **Dwelling Unit** thatis equal to 45m^2 and up to 70m^2	0.60 spaces per **Dwelling Unit** thatis equal to 45m^2 and up to 70m^2	
	1.30 space per **Dwelling Unit** that ismore than 70m^2	1.10 space per **Dwelling Unit** that ismore than 70m^2	1.0 space per **Dwelling Unit** that ismore than 70m^2	
Affordable (**Affordable Dwelling Units** secured in perpetuity through a legal agreement)	0.20 spaces per **Dwelling Unit** thatis less than 45m^2			0.10 spaces per **Dwelling Unit**
	0.50 spaces per **Dwelling Unit** thatis equal to 45m^2 and up to 70m^2			
	0.75 spaces per **Dwelling Unit** thatis more than 70m^2			
All other multiple dwellings	0.85 spaces per **Dwelling Unit** thatis less than 45m^2	0.70 spaces per **Dwelling Unit** thatis less than 45m^2	0.65 spaces per **Dwelling Unit** thatis less than 45m^2	0.10 spaces per **Dwelling Unit**
	1.00 spaces per **Dwelling Unit** thatis equal to 45m^2 and up to 70m^2	0.85 spaces per **Dwelling Unit** thatis equal to 45m^2 and up to 70m^2	0.80 spaces per **Dwelling Unit** thatis equal to 45m^2 and up to 70m^2	
	1.45 spaces per **Dwelling Unit** thatis more than 70m^2	1.30 spaces per **Dwelling Unit** thatis more than 70m^2	1.20 spaces per **Dwelling Unit** thatis more than 70m^2	
Assisted Living Facility, **Care Facility** or transitional housing and emergency shelters	1 space per 80m^2 **Floor Area**		0.35 spaces per **Dwelling Unit** or residential unit	0.10 spaces per **Dwelling Unit** or residential unit

Commercial	GRD-1 Zone	LVD-1 Zone, CVD-1 Zone, TCD-1 Zone, IAI-1 Zone, MI-1 Zone	CBD-1 Zone, CBD-2 Zone, MRD-1 Zone, OTD-1 Zone
Drinking Establishment	n/a	1 space per 70m^2 **Floor Area**	1 space per 60m^2 **Floor Area**
Financial Service	1 space per 37.5m^2 **Floor Area**	1 space per 40m^2 **Floor Area**	1 space per 50m^2 **Floor Area**
Food and Beverage Service	1 space per 20m^2 **Floor Area**	1 space per 25m^2 **Floor Area**	1 space per 40m^2 **Floor Area**
Hotel	0.25 spaces per room	0.50 spaces per room	
Office	1 space per 50m^2 **Floor Area**	1 space per 55m^2 **Floor Area**	1 space per 70m^2 **Floor Area**
Personal Service	1 space per 37.5m^2 **Floor Area**	1 space per 40m^2 **Floor Area**	1 space per 50m^2 **Floor Area**
Retail Trade	1 space per 37.5m^2 **Floor Area**	1 space per 50m^2 **Floor Area**	1 space per 80m^2 **Floor Area**
Institutional	GRD-1 Zone	LVD-1 Zone, CVD-1 Zone, TCD-1 Zone, IAI-1 Zone, MI-1 Zone	CBD-1 Zone, CBD-2 Zone, MRD-1 Zone, OTD-1 Zone
Art and Cultural Facility	1 space per 40m^2 **Floor Area**	1 space per 80m^2 **Floor Area**	
Assembly	1 space per 80m^2 **Floor Area**		
Civic Facility	1 space per 80m^2 **Floor Area**		
Industrial			
Warehouse	1 space per 100m^2 **Floor Area**		
All other industrial uses	1 space per 140m^2 **Floor Area**		

h) The owner or occupier of any land or of any **Building** or other structure for each use present on the land or in the **Building** or other structure, must provide off-street bicycle parking spaces in accordance with Table 2 of this Part and calculated in accordance withTable 2 of this Part.

Table 2: Minimum Number of Required Bicycle Parking Spaces

Column A	Column B	Column C
Use or Class of Use	Minimum Number of Bicycle Parking, Long-Term Spaces	Minimum Number of Bicycle Parking, Short-Term Spaces
Residential		
Single-Detached Dwelling or Duplex. Secondary Suite, **Garden Suite**	n/a	n/a
A **Building** constructed as a single-detached dwelling or duplex, to create a duplex, multiple dwelling, **Assisted Living Facility** or a **Child Care Facility**	1 space per **Dwelling Unit**, except where the **Dwelling Unit** has access to a private garage	n/a
Townhouse, houseplex or **Heritage Conserving Infill**	1 space per **Dwelling Unit**, except where the **Dwelling Unit** has access to a private garage	The greater of 6 spaces per **Building** or 0.1 spaces per **Dwelling Unit**
Condominium (**Dwelling Unit** in a **Building** regulated by the *Strata Property Act*)	1 space per **Dwelling Unit** that is less than 45m²	The greater of 6 spaces per building or 0.10 spaces per **Dwelling Unit**
	1.25 spaces per **Dwelling Unit** that is 45m² or greater	The greater of 6 spaces per building or 0.10 spaces per **Dwelling Unit**
Apartment (**Dwelling Unit** secured as rental in perpetuity through a legal agreement or through **Residential Rental Tenure** zoning)	1 space per **Dwelling Unit** that is less than 45m²	The greater of 6 spaces per building or 0.10 spaces per **Dwelling Unit**
	1.25 spaces per **Dwelling Unit** that is 45m² or greater	The greater of 6 spaces per building or 0.10 spaces per **Dwelling Unit**
Affordable (**Affordable Dwelling Units** secured in perpetuity through a legal agreement)	1 space per **Dwelling Unit** that is less than 45m²	The greater of 6 spaces per building or 0.10 spaces per **Dwelling Unit**
	1.25 spaces per **Dwelling Unit** that is 45m² or greater	The greater of 6 spaces per building or 0.10 spaces per **Dwelling Unit**
Assisted Living Facility	1 space per 20 **Dwelling Units** or residential unit	1 space per 50 **Dwelling Units** or residential units
Commercial		
Brew Pub (beer, spirits, wine)	1 space per 200m² of **Floor Area**, or part thereof	1 space per 200m² of **Floor Area**, or part thereof
Drinking Establishment	1 space per 400m² of **Floor Area**, or part thereof	1 space per 100m² of **Floor Area**, or part thereof
Equipment Rental	1 space per 200m² of **Floor Area**, or part thereof	1 space per 200m² of **Floor Area**, or part thereof
Financial Service	1 space per 200m² of **Floor Area**, or part thereof	1 space per 200m² of **Floor Area**, or part thereof
Food and Beverage Service	1 space per 400m² of **Floor Area** plus outside seating and serving area, or part thereof	1 space per 100m² of **Floor Area** plus outside seating and serving area, or part thereof
Hotel	1 space per 25 rooms	1 space per 40 rooms
Office	1 space per 150m² of **Floor Area**, or part thereof	1 space per 400m² of **Floor Area**, or part thereof
Personal Service	1 space per 200m² of **Floor Area**, or part thereof	1 space per 200m² of **Floor Area**, or part thereof
Retail Liquor Sale	1 space per 200m² of **Floor Area**, or part thereof	1 space per 200m² of **Floor Area**, or part thereof

Commercial Continued		
Retail Trade	1 space per 200m² of **Floor Area**, or part thereof	1 space per 200m² of **Floor Area**, or part thereof
Storefront Cannabis Retailer	1 space per 200m² of **Floor Area**, or part thereof	1 space per 200m² of **Floor Area**, or part thereof
Institutional		
Assembly	-	1 space per 200m² of **Floor Area**, or part thereof
Civic Facility	1 space per 400m² of **Floor Area**, or part thereof	1 space per 400m² of **Floor Area**, or part thereof
Art and Cultural Facility	1 space per 450m² of **Floor Area**, or part thereof	1 space per 130m² of **Floor Area**, or part thereof
Care Facility	1 space per 700m² of **Floor Area**, or part thereof	1 space per 200m² of **Floor Area**, or part thereof
Industrial		
All industrial uses	1 space per 1,200m² of **Floor Area**, orpart thereof	6 spaces

2. Vehicle Parking Appearance

a) Each vehicle parking space must be clearly delineated on the parking surface.

b) Each visitor vehicle parking space required under this bylaw must be clearly identified for the sole use of visitors.

c) All vehicle parking spaces must be surfaced with asphalt, concrete, pavers, or permeable material that provides a durable, slip-resistant surface. [11]

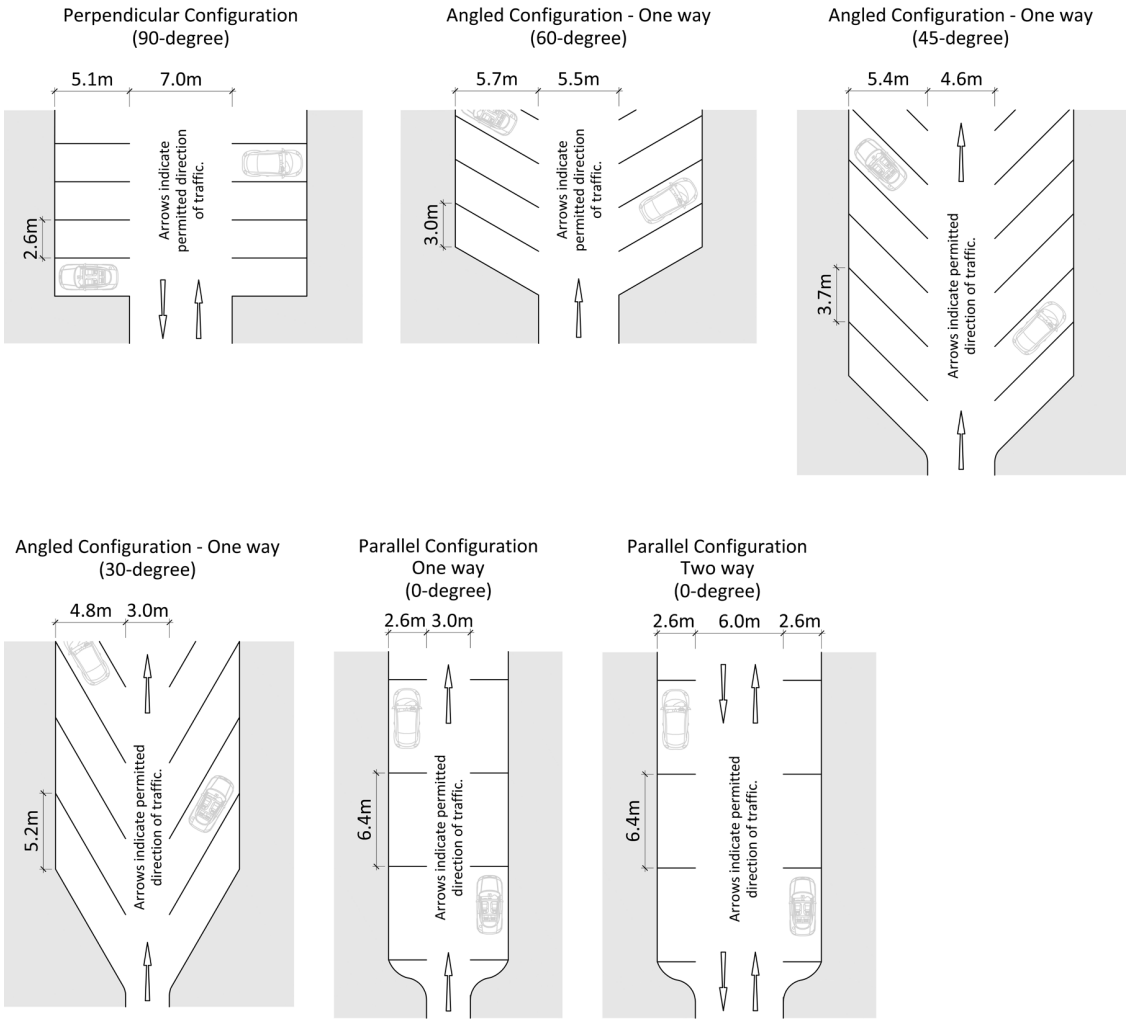
3. Vehicle Parking Location and Dimensions

a) All vehicle parking spaces required under this bylaw must be provided on the same **Lot** as the **Building** or use which they serve.

b) A vehicle parking space must have **Unobstructed Access**.

c) All vehicle parking spaces and **Drive Aisles** must have dimensions not less than those identified in Figure 1 of this Part.

Figure 1: Minimum Parking Space and **Drive Aisle** Dimensions (all measurements in metres)



[11] Bylaw No. 22-025. Adopted June 23, 2022.

d) One way access and egress through the **Parking Area** is required where:

i) more than one vehicle parking space is provided in the **Parking Area**, and

ii) the vehicle parking spaces are not configured parallel or perpendicular to the **Drive Aisle**.

e) A vehicle parking space that abuts a structure on one side, such as a wall or column, must have a minimum width of 2.7m.

f) A vehicle parking space that abuts a structure on both sides, such as a wall or column, must have a minimum width of 3.0m.

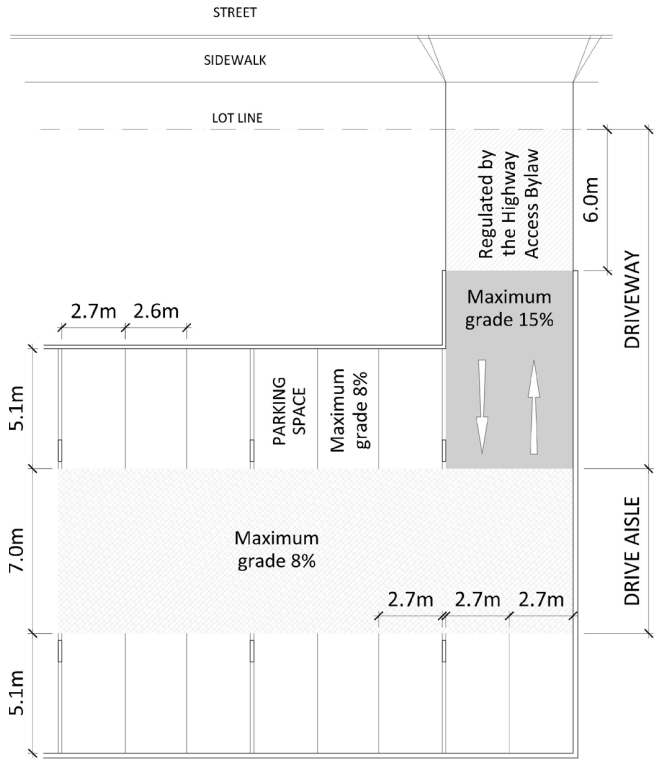
g) Where a vehicle parking space or **Drive Aisle** is located underground or covered by a roof, a minimum unobstructed height clearance of 2.1m must be provided between the floor and any mechanical equipment, or, if there is no mechanical equipment, between thefloor and the ceiling.

h) Where a **Drive Aisle** or parking space is located within 6.0m of a **Street Boundary** it must comply with applicable grade requirements prescribed in this Part and the HighwayAccess Bylaw.

i) The maximum grade for a **Drive Aisle** or parking stall is 8%.

ii) The maximum grade for a **Driveway** is 15%.

Example: Maximum Grades for Parking Areas



Example parkade configuration

4. Electric Vehicle Charging Infrastructure Requirements [12]

a) The owner or occupier of any land or any **Building** or other structure, for each use present on the land or in the **Building** or other structure, must:

i) Provide **Energized Electric Vehicle Outlets** for parking spaces in accordance with Table 3.

ii) Submit a letter of assurance from a qualified registered professional that all **Energized Electric Vehicle Outlets** meet the specifications prescribed in the Electric Vehicle Charging Infrastructure Technical Bulletin (2020).

b) **Energized Electric Vehicle Outlets** shall not be placed within the minimum vehicle parking space dimensions or **Drive Aisle** identified in Figure 1, Part 5.

c) Where an **Electric Vehicle Energy Management System** is implemented, the owner of the **Building** must submit a letter of assurance from a qualified registered professional that the **Electric Vehicle Management System** meets the requirements prescribed in the Electric Vehicle Charging Infrastructure Technical Bulletin (2020).

d) Section 5.1.4 does not apply to visitor parking spaces.

Table 3: Minimum Number of Required **Energized Electric Vehicle Outlets**

Use or Class of Use	Minimum Number of **Energized Electric Vehicle Outlets**
Residential	
Single-Detached Dwelling or Duplex	1 per required vehicle parking space
Secondary Suite, **Garden Suite** or House Conversion	n/a
Townhouse, houseplex or **Heritage Conserving Infill**	1 per required vehicle parking space
Condominium (**Dwelling Unit** in a **Building** regulated by the *Strata Property Act*)	1 per required vehicle parking space
Apartment (**Dwelling Unit** secured as rental in perpetuity througha legal agreement)	1 per required vehicle parking space
Affordable (**Affordable Dwelling Units** secured in perpetuitythrough a legal agreement)	1 per required vehicle parking space
Assisted Living Facility	1 per required vehicle parking space
All other residential uses not specifically identified inthis table	1 per required vehicle parking space
Commercial	
Number of Vehicle Parking Spaces Provided	
<5	0
>5	1 **Energized Electric Vehicle Outlet** or 5% of the total number of required vehicle parking spaces, whichever is greater

[12] Bylaw No. 20-075. Adopted Oct. 1, 2020.

5. Bicycle Parking Specifications

a) All bicycle parking spaces required under this bylaw must be provided on the same **Lot** as the **Building** or use which they serve.

b) Each **Bicycle Parking, Short-Term** space required under this bylaw must be:

i) designed and installed to the minimum dimensions shown in Table 3 of this Part; and

ii) provided as a bicycle rack that is permanently anchored to the ground or a wall.

c) Each **Bicycle Parking, Short-Term** space required under this Bylaw in association with a residential use must be located within a maximum distance of 15.0m from a **Building** entrance that is accessible by visitors.

d) Notwithstanding section (c), where a minimum of 6 **Bicycle Parking, Short-Term** spaces are located within 15.0m of each **Building** entrance that is accessible by visitors, any additional required spaces may be provided in a location that is further than 15.0m from a **Building** entrance.

e) Each **Bicycle Parking, Short-Term** space required under this Bylaw in association with a commercial or institutional use must be located a maximum distance of 15.0m from a **Building** entrance that is accessible by the pubic.

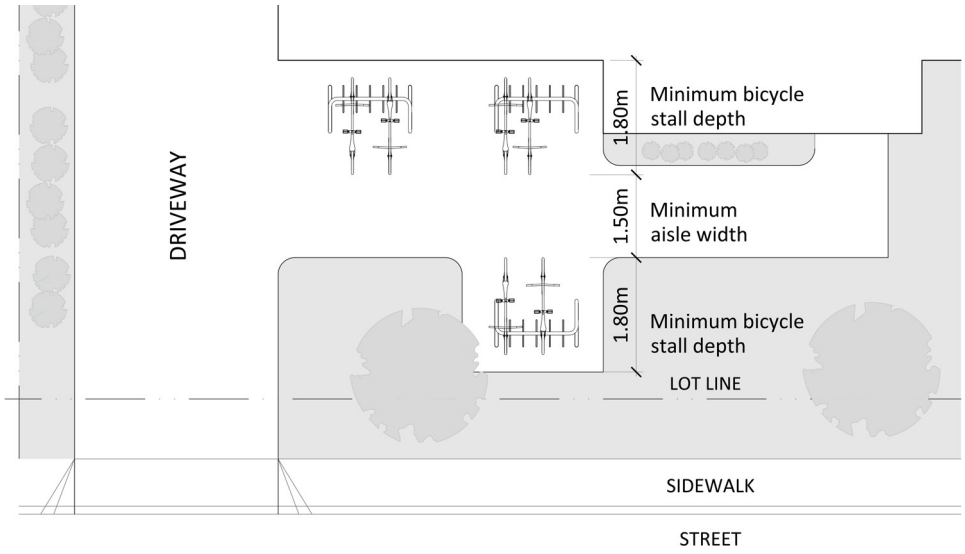
f) Notwithstanding section (e), where a minimum of 6 **Bicycle Parking, Short-Term** spaces are located within 15.0m of each **Building** entrance that is accessible by the public, any additional required spaces may be provided in a location that is further than 15.0m from a **Building** entrance.

g) Each **Bicycle Parking, Short-Term** space required under this bylaw in association with an industrial use must be located within a maximum distance of 15.0m from the primary Building entrance.

Table 4: Minimum Dimensions for Bicycle Parking (all minimum dimensions measured in metres)

	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack (in an aerial perspective, measured from the plane of the nearest wall of a **Building**)	>45 degrees	<45 degrees	>45 degrees	<45 degrees
Minimum stall depth	1.8	1.45	1.2	1.2
Minimum aisle width	1.5	1.5	1.5	1.5
Minimum distance between bicycle racks (for racks that accommodate no more than one bicycle)	0.45	0.65	0.45	0.65
Minimum distance between bicycle racks (for racks that accommodate two or more bicycles)	0.9	1.3	0.9	1.3
Minimum distance between bicycle racks and entrance door to bicycle storage facility	0.6	0.6	0.6	0.6

Example: Bicycle Parking, Short-Term Configuration



h) Each **Bicycle Parking, Long-Term** space required under this bylaw must:

i) be designed and installed to the minimum dimensions shown in Table 4 of this Part;

ii) be provided as a bicycle rack that is permanently anchored to the ground or a wall;

iii) have a minimum unobstructed height clearance of 2.1m between the floor and anymechanical equipment, or, if there is no mechanical equipment, between the floor and the ceiling;

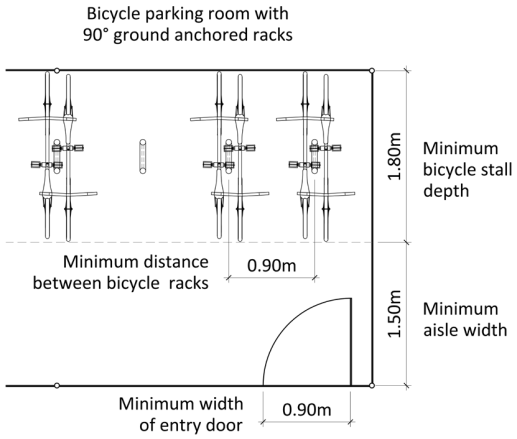
iv) be provided in a secure, weather-protected, dedicated bicycle parking facility accessible to residents, employees or other identified users of the **Building**;

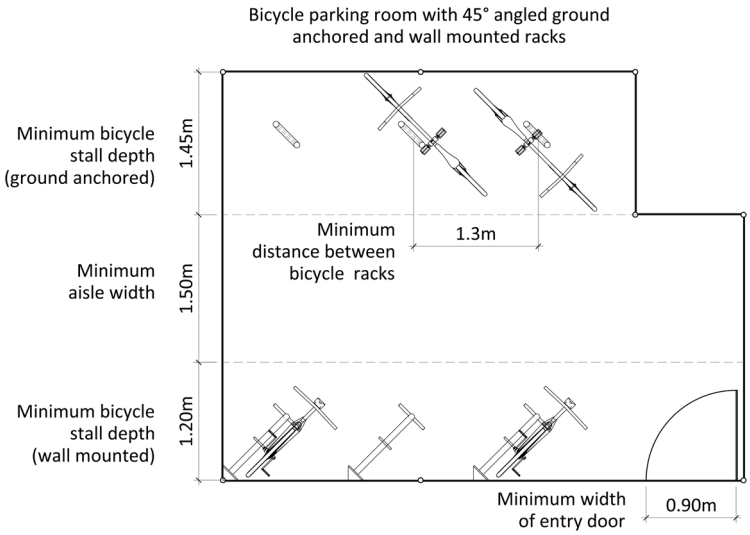
v) be located in a bicycle parking facility accessible through an entry door with a minimum width of 0.9m; and

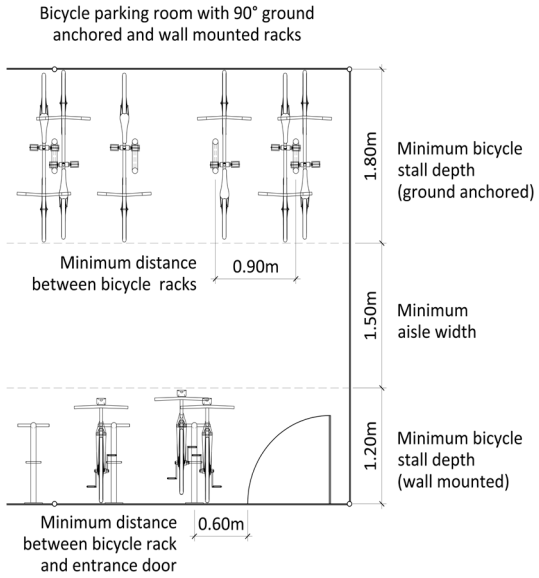
vi) be located within one floor of **Finished Grade** and, if accessed by a stairwell only, the stairwell must include a ramp for bicycles.

i) At least half of the **Bicycle Parking, Long-Term** spaces required under this bylaw must be ground anchored.

Example: Bicycle Parking Long-Term Configurations







6. Bicycle Parking Exemptions

a) Notwithstanding Part 5.1.1.2.(b):

i) **Bicycle Parking, Short Term** spaces are not required to be provided where the siting and design of a **Building** existing on the date of adoption of this bylaw physically prohibits such spaces from being provided on a **Lot**;

ii) No additional **Bicycle Parking, Short Term** or **Bicycle Parking, Long Term** spaces are required to be provided where only alterations or changes of use to a**Building** are proposed and the **Building** existed on the date of adoption of this bylaw; and

iii) If additions are proposed to a **Building** existing on the date of adoption of this bylaw, additional **Bicycle Parking, Short Term** and **Bicycle Parking, Long Term** spaces must be provided for the additional bicycle parking required with respect to the **Building** addition only.

7. Accessible Parking [13]

7.1 Required Accessible Parking Spaces

a) The owner or occupier of any land or any **Building** or other structure, for each use listed in Table 5 present on the land or in the **Building** or other structure, must provide the corresponding minimum number of off-street **Accessible Parking Spaces** and **Van Accessible Parking Spaces** in accordance with Table 5. For example, if an owner is required to provide 27 vehicle parking spaces for a commercial use pursuant to Table 1, the owner must provide 1 **Accessible Parking space**,1 **Van Accessible Parking Space** and 25 vehicle parking spaces.

Table 5: Minimum Number of Required **Accessible Parking Spaces** and **Van Accessible Parking Spaces**

Use or Class of Use: All residential uses listed in Table 1 except Assisted Living Facility (see below) All commercial uses listed in Table 1		
Number of Parking Spaces Required per Table 1	**Minimum Number of Accessible Parking Spaces**	**Minimum Number of Van Accessible Parking Spaces**
0-5 spaces	n/a	n/a
6-25 spaces	0	1
26-50 spaces	1	1
51-75 spaces	2	1
76-100 spaces	3	1
101 spaces or more	1 **Accessible Parking Space** for every 25 parking spaces	See section 7.1.2
Number of Visitor Parking Spaces Required per Table 1	**Minimum Number of Visitor Accessible Parking Spaces**	**Minimum Number of Visitor Van Accessible Parking Spaces**
0-5 spaces	n/a	n/a
6-25 spaces	0	1
26-50 spaces	1	1
51-75 spaces	2	1
76-100 spaces	3	1
101 spaces or more	1 **Accessible Parking Space** for every 25 parking spaces	See section 7.1.2
Use or Class of Use: Assisted Living Facility		
Number of Parking Spaces Required per Table 1	**Minimum Number of Accessible Parking Spaces**	**Minimum Number of Van Accessible Parking Spaces**
See Table 1	15% of required vehicle parking spaces	See section 7.1.2
Number of Visitor Parking Spaces Required per Table 1	**Minimum Number of Visitor Accessible Parking Spaces**	**Minimum Number of Visitor Van Accessible Parking Spaces**
See Table 1	15% of required vehicle parking spaces	See section 7.1.2

2. Where:

a) only one **Accessible Parking Space** is required, the space must be a **Van Accessible Parking Space**;

b) between two and six **Accessible Parking Spaces** are required, a minimum of one of these spaces must be a **Van Accessible Space**;

[13] Bylaw No. 22-025. Adopted June 23, 2022.

c) more than six **Accessible Parking Spaces** are required, the requirement for a **Van Accessible Space** is triggered at each multiple of six **Accessible Parking Spaces,** for example:

i) where 7-12 **Accessible Parking Spaces** are required, a minimum of two of these spaces must be **Van Accessible Spaces**;

ii) where 13-18 **Accessible Parking Spaces** are required, a minimum of three of these spaces must be **Van Accessible Spaces**;

iii) where 19-25 **Accessible Parking Spaces** are required, a minimum of four of these spaces must be **Van Accessible Spaces**.

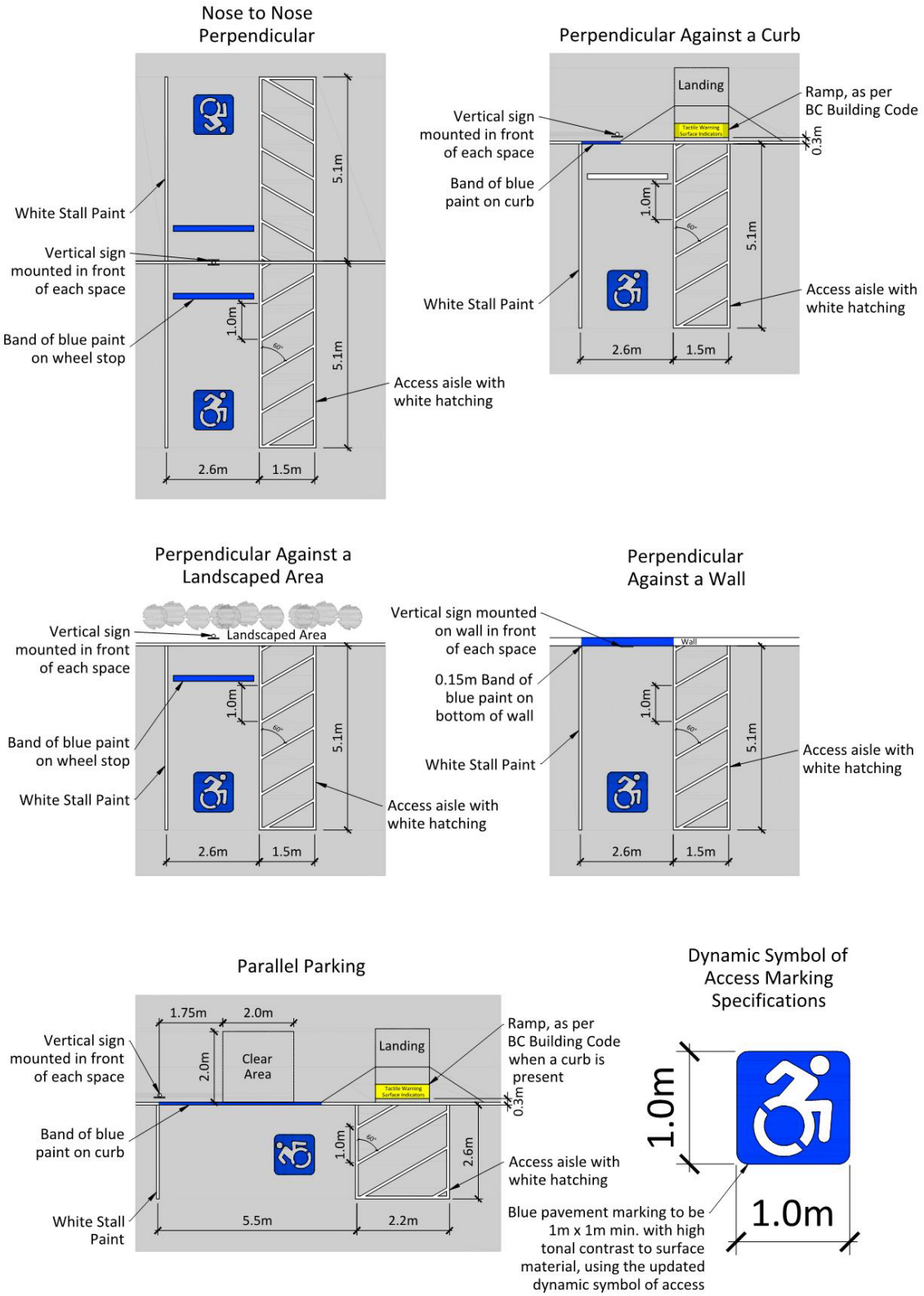
7.2 Accessible Parking Dimensions and Specifications

a) All **Accessible Parking Spaces** and **Van Accessible Parking Spaces** required under this Bylaw must be provided on the same **Lot** as the **Building** or use which they serve.

b) **Accessible Parking Spaces** and **Van Accessible Parking Spaces** must have a maximum grade of 5% in any direction.

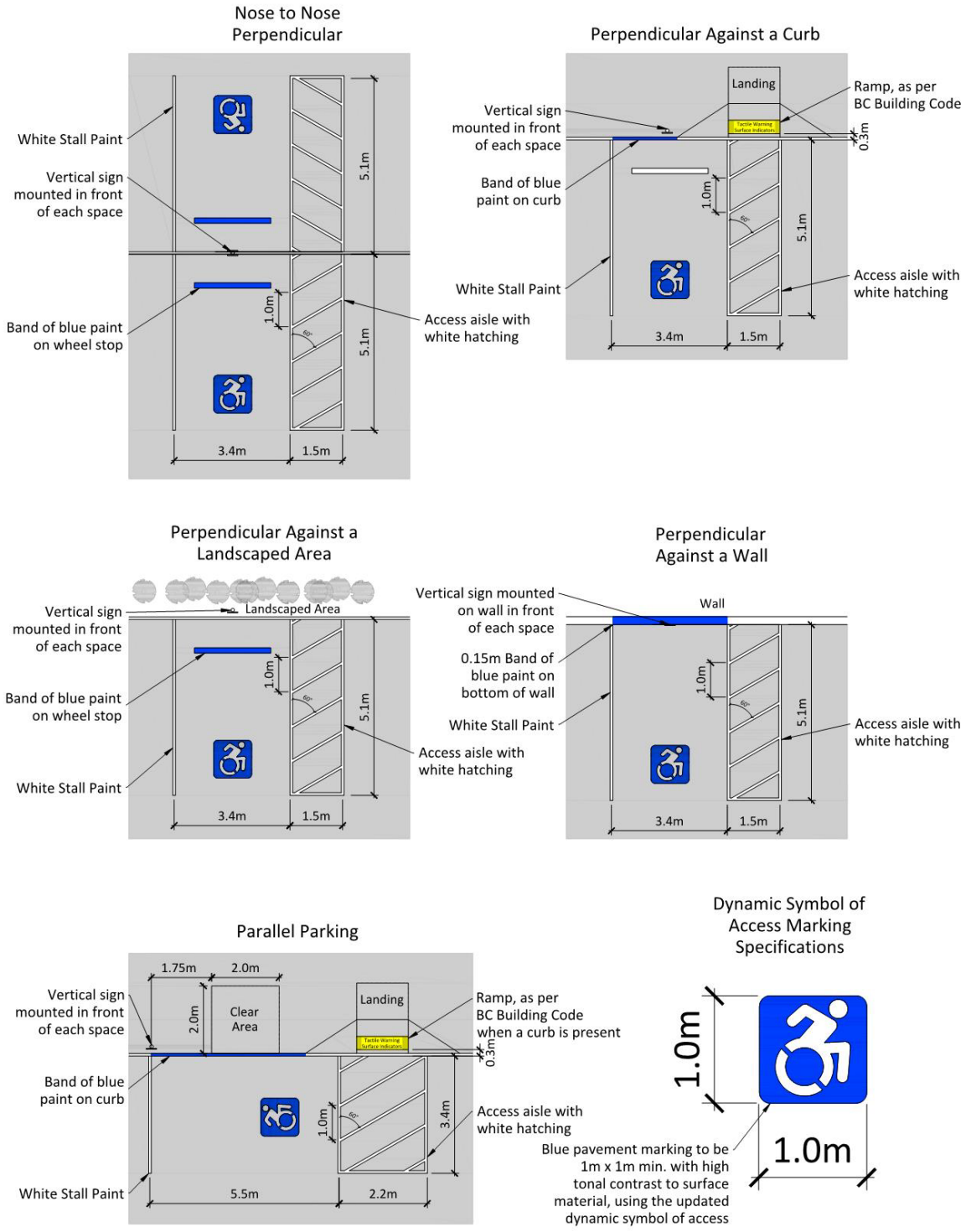
c) Each **Accessible Parking Space** required under this Bylaw must be designed, marked, and installed to the minimum dimensions and specifications by the applicable configuration shown in Figure 2 of this Part.

Figure 2: Minimum **Accessible Parking Space** dimensions



d) Each **Van Accessible Parking Space** required under this Bylaw must be designed, marked, and installed to the minimum dimensions and specifications in accordance with the applicable configuration shown in Figure 3 of this Part.

Figure 3: Minimum **Van Accessible Parking Space** dimensions



e) An access aisle must be included with each **Accessible Parking Space** with the specifications and minimum dimensions shown in Figure 2, Part 5 and with each **Van Accessible Space** with the specifications and minimum dimensions shown in Figure 3, Part 5.

f) Where an **Accessible Parking Space** or **Van Accessible Parking Space** is situated immediately adjacent to another **Accessible Parking Space** or **Van Accessible Parking Space**, then the access aisle may be shared between the two spaces.

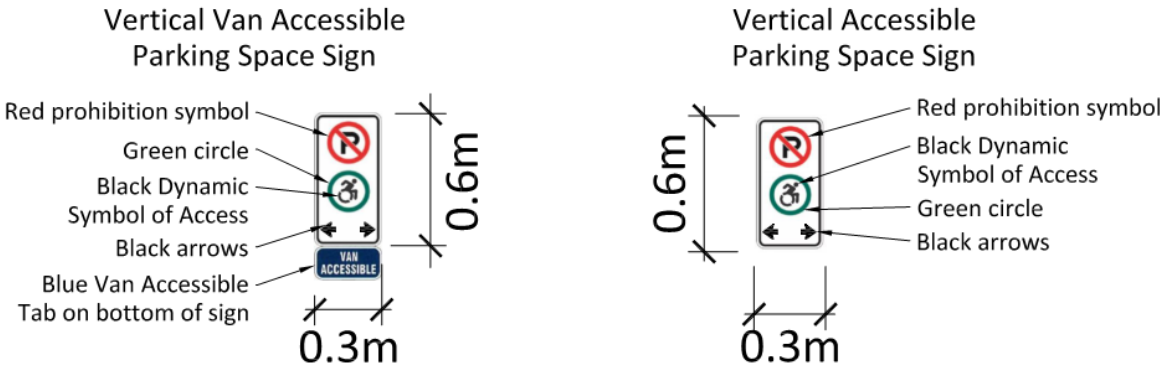
g) Each **Accessible Parking Space** or **Van Accessible Parking Space** must be marked with the Dynamic Symbol of Access in accordance with the dimensions and specifications illustrated in Figures 2 and 3, Part 5.

h) A wall mounted or standalone vertical sign must be installed at each **Accessible Parking Space** or **Van Accessible Parking Space** in accordance with the specifications illustrated in Figure 4, Part 5 and the lowest part of the sign must be located:

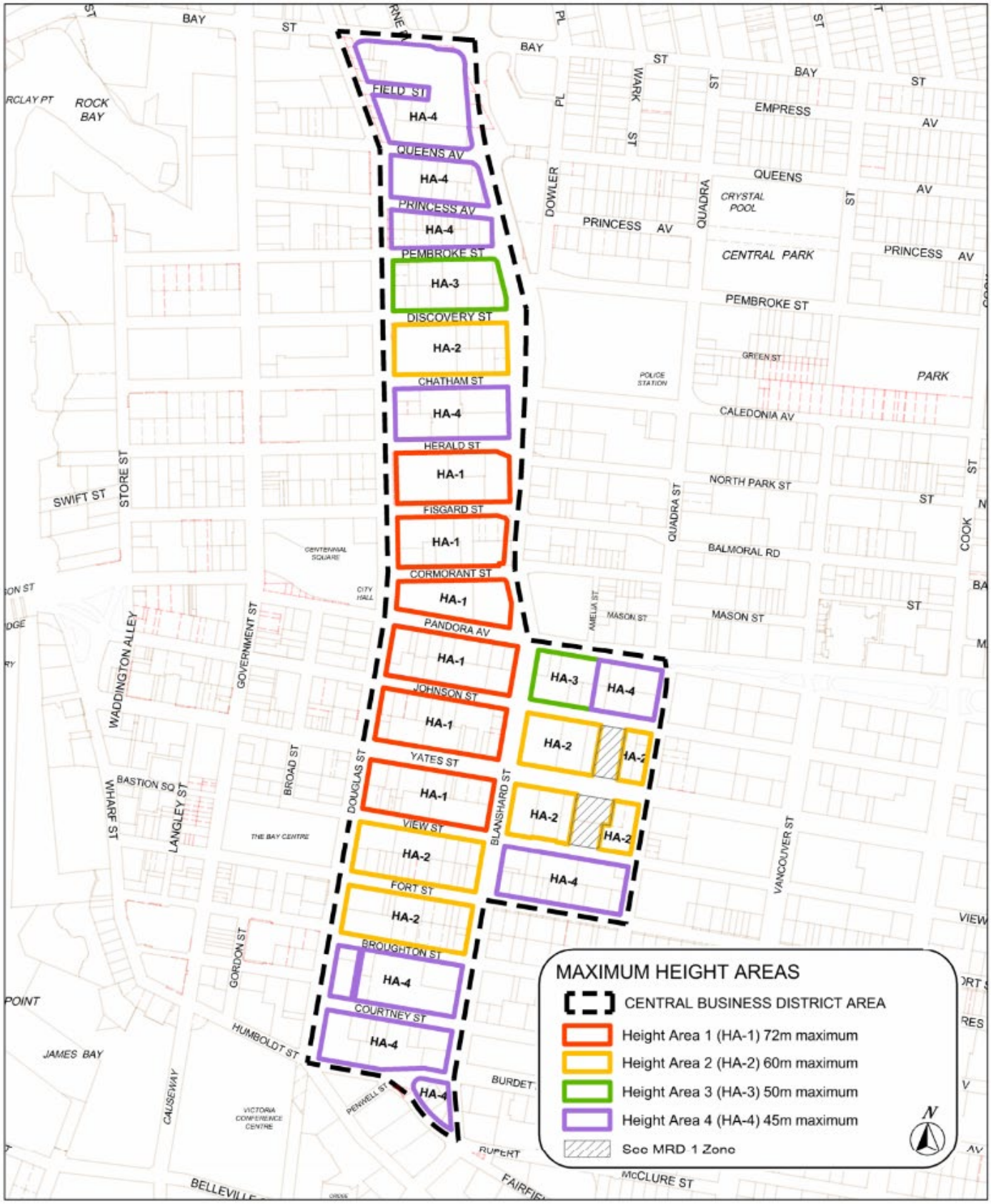
a) a minimum of 2.1m above **Finished Grade**, or

b) a minimum of 1.5m above **Finished Grade** when wall mounted or when the roof height of a parkade, carport or similar **Building** or structure in which the associated parking space is located prevents compliance with subsection (a).

Figure 4: Accessible parking sign specifications



Schedule A – Height Areas Map



Schedule B – Small-Scale Commercial Urban Agriculture

1. Products

a. Subject to subsection (b), only the following items may be cultivated, harvested, kept, sorted, cleaned and packaged as part of **Small-scale Commercial Urban Agriculture**:

i. Fruits

ii. Vegetables

iii. Edible flowers

iv. Edible fibre

v. Edible seeds

vi. Nuts

vii. Seedlings and cuttings of edible plants

viii. Culinary herbs

ix. Eggs

x. Honey

xi. Mushrooms

b. Plants regulated under the Controlled Drug and Substances Act (Canada) may not be produced as part of **Small-scale Commercial Urban Agriculture**

2. Sale on Lot

Sale of products of **Small-scale Commercial Urban Agriculture** is permitted on a **Lot** on which **Small-scale Commercial Urban Agriculture** occurs, regardless of whether **Retail Trade** is permitted, provided it occurs:

a. within a **Foodstand** located in the **Front Yard**; or

b. as a component of any of the following permitted uses of the **Lot**:

i. **Retail Trade**

ii. **Food and Beverage Service**

iii. any other use which permits the sale of the items in section 1(a)

3. Foodstand

A **Foodstand** must not:

a. Exceed an area of 1.85m² and a **Height** of 3.35m

b. Be located within 0.60m of a **Lot Line**

c. Be fully enclosed

d. Remain on the **Front Yard** without items for sale in excess of eight consecutive days

e. Hold, shelve or otherwise display an item unless it:

i. is listed in section 1(a) of this Schedule;

ii. was harvested on the **Lot** on which the **Foodstand** is located; and

iii. is displayed and sold in raw, unprocessed form.

f. No more than one **Foodstand** may be used or erected on one **Lot**.

Schedule C – Density Benefits

Density Benefits Zoning Bylaw Requirements for General Residential District - 1 Zone

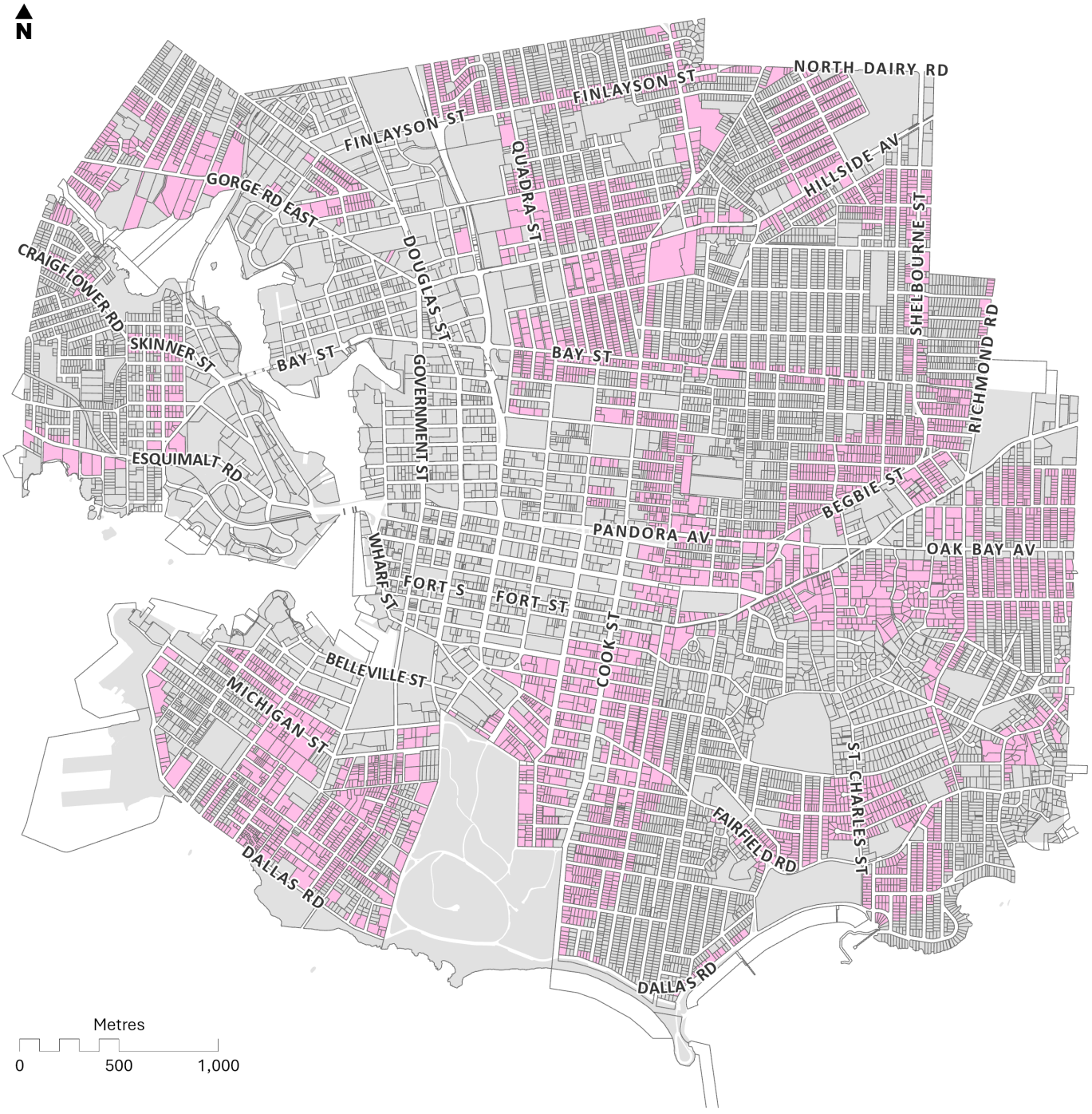
Conditions	Maximum Density of Development
a. A **Lot** that is in a **Priority Growth Area** and meets either of the following conditions: i. All **Dwelling Units** on the Lot are secured by legal agreement as rental tenure in perpetuity or secured as **Residential Rental Tenure** zoning, or ii. The **Building** on the **Lot** was constructed prior to January 1, 2026, and all **Dwelling Units** on the Lot are secured by legal agreement as rental tenure for the greater of sixty years or the life of the **Building**.	2.6:1
b. A **Lot** that is in a **Priority Growth Area** and meets either of the following conditions: i. At least 0.5% of the total **Floor Area** of the **Residential** component of the development on the **Lot** is occupied **by Below-market Homeownership Units**, or ii. 0.5% of the total **Floor Area** of the **Residential** component of the development on the **Lot** is less than 300 square metres, and the owner provides a cash-in-lieu contribution at a rate of $107.64 per square meter of **Floor Area** above the maximum **Density of Development** prescribed for that Lot in Part 4, subject to section c. c. The dollar amount set out in section b.ii. shall be adjusted annually on January 1 of each year by adding to the dollar amount specified an amount calculated by multiplying the dollar amount as of the previous January 1 by the annual percentage increase in the CPI for the most recently published twelve-month period.	2.6:1
d. A **Lot** that is in a **Priority Growth Area** and all **Dwelling Units** are within an **Affordable Housing Development**.	2.75:1
e. A **Lot** that qualifies and utilizes the full density under a. or b., and provides a minimum of 15% of the total **Dwelling Units** with at least three **Bedrooms**.*	2.75:1
f. A **Lot** that is within the 200-meter Tier of a **Transit Oriented Area**, and all **Floor Area** above the maximum **Density of Development** prescribed for that **Lot** in Part 4 is **Residential** and within an **Affordable Housing Development**.	3.51:1

Table 1: Density Conditions

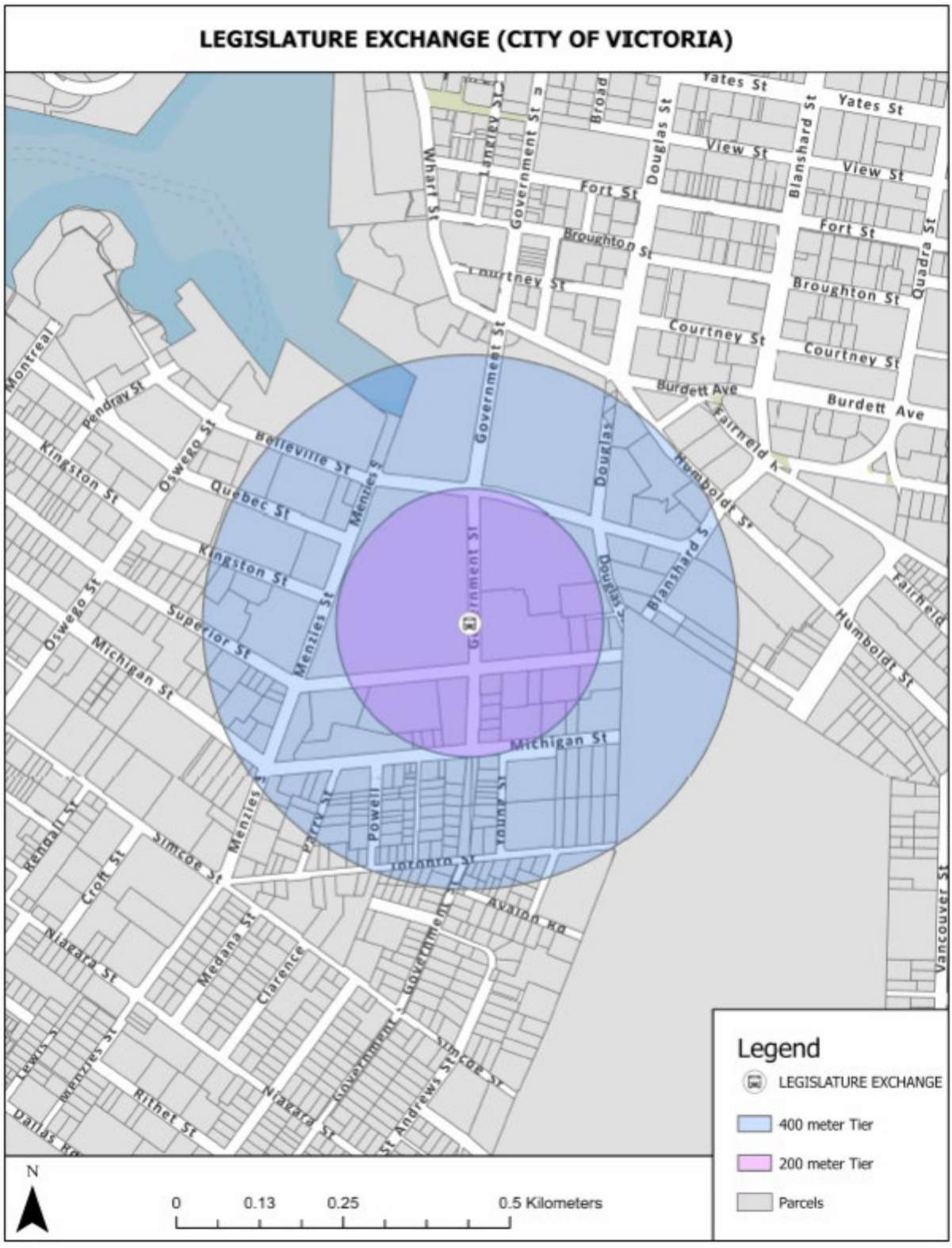
a) Methodology for determining estimated capital costs and cash-in-lieu contribution for section b.ii.:
The analysis identified a conservative capital cost commensurate with 75% of estimated land lift for mid-rise wood frame strata housing applications seeking the maximum density levels of the bylaw. Aligning the required level of capital costs to 75% of the land lift associated with the increase in density maintains motivation for applicants to pursue the bonus density. Analysis suggested that the 75% of the land lift equates to the capital costs of providing 0.5% of total floor area as below-market homeownership unit(s) based on the case studies included in the financial analysis. The estimated capital costs associated with the required below-market homeownership unit(s) were then translated into an equivalent cash-in-lieu contribution of $107.64 per square metre above the base density.

* For greater certainty, cash-in-lieu cannot be provided as an alternative to providing 15% of **Dwelling Units** as three **Bedrooms** .

Schedule D – Priority Growth Areas



Schedule E – Transit Oriented Areas



Schedule F – Transit Priority Network



READ A FIRST TIME the	**12th**	day of	**July**	2018
READ A SECOND TIME the	**12th**	day of	**July**	2018
PUBLIC HEARING HELD on the	**26th**	day of	**July**	2018
READ A THIRD TIME the	**26th**	day of	**July**	2018
ADOPTED on the	**26th**	day of	**July**	2018

“CHRIS COATES”
CITY CLERK

“LISA HELPS”
MAYOR