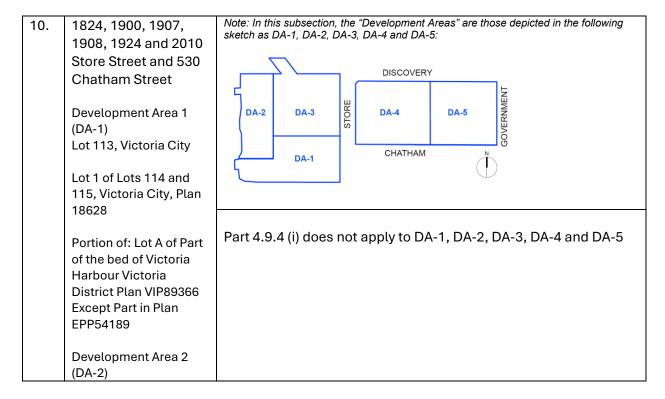
## NO. 25-065

## A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 by rezoning the land known as 1924 Store Street from the MI Zone to the IAI Zone, and rezoning the lands known as 1824, 1900, 1907, 1908 and 2010 Store Street and 530 Chatham Street to increase permitted density and building heights, and to amend site specific land use restrictions within the IAI-1 Zone, Industry, Arts and Innovation – 1 Zone.

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

- 1. This Bylaw may be cited as the "ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 20)"
- 2. The land known as 1924 Store Street, legally described as follows, and shown hatched on the attached map at Appendix 1, is removed from the MI-1 Zone, Marine Industrial 1 Zone and placed in the IAI-1 Zone, Industry, Arts & Innovation 1 Zone:
  - a. PID: 028-823-729, Lot A of Part of the Bed of Victoria Harbour Victoria District Plan VIP89366 Except Part in Plan EPP54189.
- 3. The Zoning Bylaw 2018 is amended in Part 4.9 (Industry, Arts & Innovation 1 Zone, IAI-1) at section 1.a by deleting the map and replacing it with the map at Appendix 2 to include the land known as 1924 Store Street within Sub Area 1 (Light Industrial Employment Area).
- 4. The Zoning Bylaw 2018 is amended in Part 4.9 (Industry, Arts and Innovation 1 Zone, IAI-1) at section 8 by adding the following row 10 immediately after row 9:



Portion of: Lot A of Part of the bed of Victoria Harbour Victoria District Plan VIP89366 Except Part in Plan EPP54189

Development Area 3 (DA-3) Lot A of Lots 116, 131, 132 and 133 and part of the bed of Victoria Harbour, Victoria City, Plan EPP54189

That part of Section 18, Victoria District, Consisting of the portion of the closed part of Discovery Street Abandoned by Orderin-Council No.3163, Dated the 6<sup>th</sup> day of December 1963, Shown Outlined in red on Plan 588 B.L. Lying to the west of a straight boundary joining points on the northerly and southerly boundaries of said Plan 588 B.L. Distant 210.1 feet and 164.18 Feet respectively from the north easterly and south easterly corners of said plan 588 B.L.

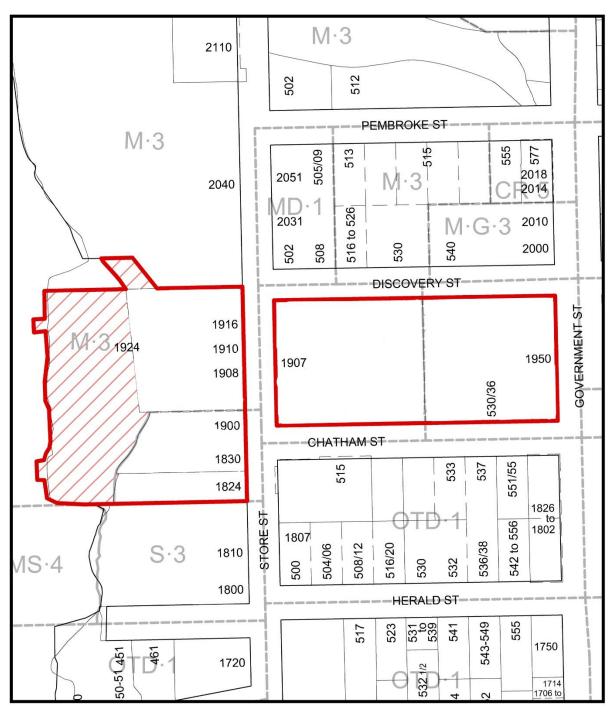
Development Area 4 (DA-4) Lot A, Lots 487, 488, 489, 490, 491, 500, 501, 506, 507 and 508, Victoria City, Plan 45292

Development Area 5 (DA-5) Lot B, Lots 491, 492, 493, 494, 495, 496, 497, 498, 499 and 500, Victoria City, Plan 45292

Davidana ant Ana 4		Figure 1 at Complete Freedom and Boate 1	\/-I-:-I
Development Area 1	a.	Financial Service, Foodstand, Retail	Vehicle sales
		Liquor Sale, Storefront Cannabis	use does not
		Retailer and Vehicle Sales are permitted	occupy more
		uses	than 400m² and
	b.	Maximum <b>Density of Development:</b>	can only occur
		1.47:1	within a
	c.	Maximum Building Height: 18.0m	<u>Building</u>
	d.	Maximum number of <b>Storeys</b> : 3	
Development Area 2	a.	Foodstand, Heavy Industrial, Marine	Vehicle sales
		Industrial, Storefront Cannabis Retailer	use does not
		and <b>Vehicle Sales</b> are permitted uses	occupy more
	b.	Maximum <b>Density of Development:</b>	than 400m² and
		1.29:1	can only occur
	c.	Maximum <b>Building Height</b> : 15.0m	within a
	d.	Maximum number of <b>Storeys</b> : 3	<u>Building</u>
Development Area 3	a.	Financial Service, Foodstand, Home	Vehicle sales
_ 5.5.5 p5	٠.	Occupation, Hotel, Liquor Sale, Marine	use does not
		Industrial, Residential, Retail Storefront	occupy more
		Cannabis Retailer and Vehicle Sales are	than 400m² and
		permitted uses	can only occur
	h	Maximum <b>Density of Development:</b>	within a
	υ.	3.05:1	Building
	c.	Maximum <b>Residential Floor Area</b> : 8089	<u> </u>
		m²	
	d.	Maximum <b>Building Height</b> : 31.5m	
	e.	Maximum number of <b>Storeys</b> : 8	
	f.	A <b>Dwelling Unit</b> is not permitted on the	
		ground floor of a <b>Building</b>	
Development Area 4	a.	Financial Service, Foodstand, Home	Vehicle sales
		Occupation, Hotel, Residential, Retail	use does not
		Liquor Sale, Storefront Cannabis	occupy more
		Retailer, and Vehicle Sales are permitted	than 400m² and
		uses	can only occur
	b.	Maximum <b>Density of Development:</b>	within a
		3.93:1	<u>Building</u>
	c.	Maximum Residential Floor Area: 17,466	
		$m^2$	
	d.	Maximum <b>Building Height</b> : 52.0m	
	e.		
	f.	A <b>Dwelling Unit</b> is not permitted on the	
		ground floor of a <b>Building</b>	
Development Area 5	a.	Financial Service, Foodstand, Home	Vehicle sales
		Occupation, Hotel, Residential, Retail	use does not
		Liquor Sale, Storefront Cannabis	occupy more
		Retailer and Vehicle Sale are permitted	than 400m² and
		uses	can only occur
	h.	Maximum <b>Density of Development:</b>	within a
	~.	5.14:1	Building
		V:17:1	-MICAIIIE

	<ul> <li>c. Maximum Residential Floor Area: 19,087m²</li> <li>d. Maximum Building Height: 52.0m</li> <li>e. Maximum number of Storeys: 14</li> <li>f. A Dwelling Unit is not permitted on the ground floor of a Building</li> </ul>	
READ A FIRST TIME the	day of	2025
READ A SECOND TIME the	day of	2025
READ A THIRD TIME the	day of	2025
ADOPTED on the	day of	2025
CIT	Y CLERK MAYOR	

## Appendix 1





1824, 1900, 1908, 1924 and 2010 Store Street, 1907 Store Street and 530 Chatham Street Rezoning No.00796



## Appendix 2

