NO. 18-115

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 to rezone land known as 1400 Quadra Street from the Central Business District-1 Zone (CBD-1) and Mixed Use Residential District-1 Zone (MRD-1), to the Central Business District-2 Zone (CBD-2), and by adding Site Specific Regulations to the Central Business District-2 Zone (CBD-2).

The Council of The Corporation of the City of Victoria enacts the following provisions:

Title

1   This Bylaw may be cited as the "ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 1)".

Definition

2   **"Site"** means the lands known as 1400 Quadra Street, legally described as PID: 030-496-021, Lot A of Lots 396, 397 and 398 Victoria City Plan EPP67310, and shown hatched on the attached map.

Rezoning

3.   The Site is rezoned to Central Business District-2 Zone (CBD-2).

Amendments

4.   Bylaw No. 18-072, Zoning Bylaw 2018, is amended:

(a)   in Part 4.1, Section 8, by deleting rows 31 and 32 in the Site Specific Regulations table and renumbering rows 33 through 40 as rows 31 through 38;

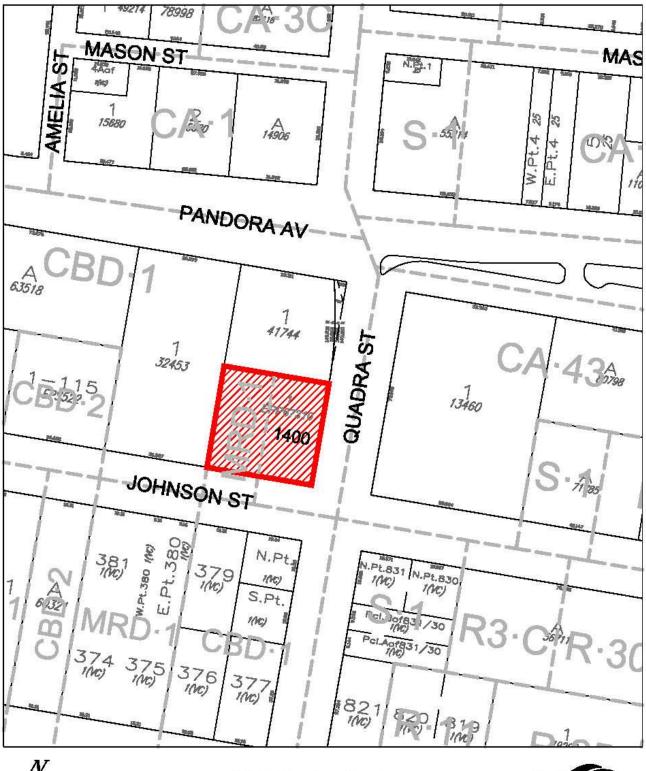(b)   in Part 4.2, Section 8, by adding the following as the new row 15:

1400 Quadra Street 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)   renumbering existing rows 15 through 19 as rows 16 through 20; and

(d)   in Schedule A, by adjusting the boundary of Height Area 4 to include the entire Site.

READ A FIRST TIME the   day of   2018

READ A SECOND TIME the   day of   2018

Public hearing held on the   day of   2019

READ A THIRD TIME the   day of   2019

ADOPTED on the   day of   2019

CITY CLERK   MAYOR

MASON ST

AMELIA ST

CA·3G

49214   78998

4Aof

1
15680

CA·1

2

A
14906

N.Pt.1

S·1   55

W.Pt.4 25

E.Pt.4 25

5
25

CA·

PANDORA AV

CBD·1

A
63518

1
32453

1
41744

1–115

CBD·2

1400

QUADRA ST

CA·43   A

1
13460

S·1
71

JOHNSON ST

CBD·2

381
1(VC)

W.Pt.380 1(VC)

E.Pt.380 1(VC)

379
1(VC)

N.Pt.
1(VC)

S.Pt.
1(VC)

N.Pt.831
1(VC)

N.Pt.830
1(VC)

S·1

Pcl.Aof831/30
1(VC)

Pcl.Aof831/30
1(VC)

R3·C·R·30

1

A

CBD·2

MRD·1

CBD·1

374
1(VC)

375
1(VC)

376
1(VC)

377
1(VC)

821
1(VC)

820
1(VC)

819
1(VC)

R·11

N

1400 Quadra Street
Rezoning No.00595 & DP000503

CITY OF
VICTORIA