

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 **13th** day of **December** 2018

READ A SECOND TIME the **13th** day of **December** 2018

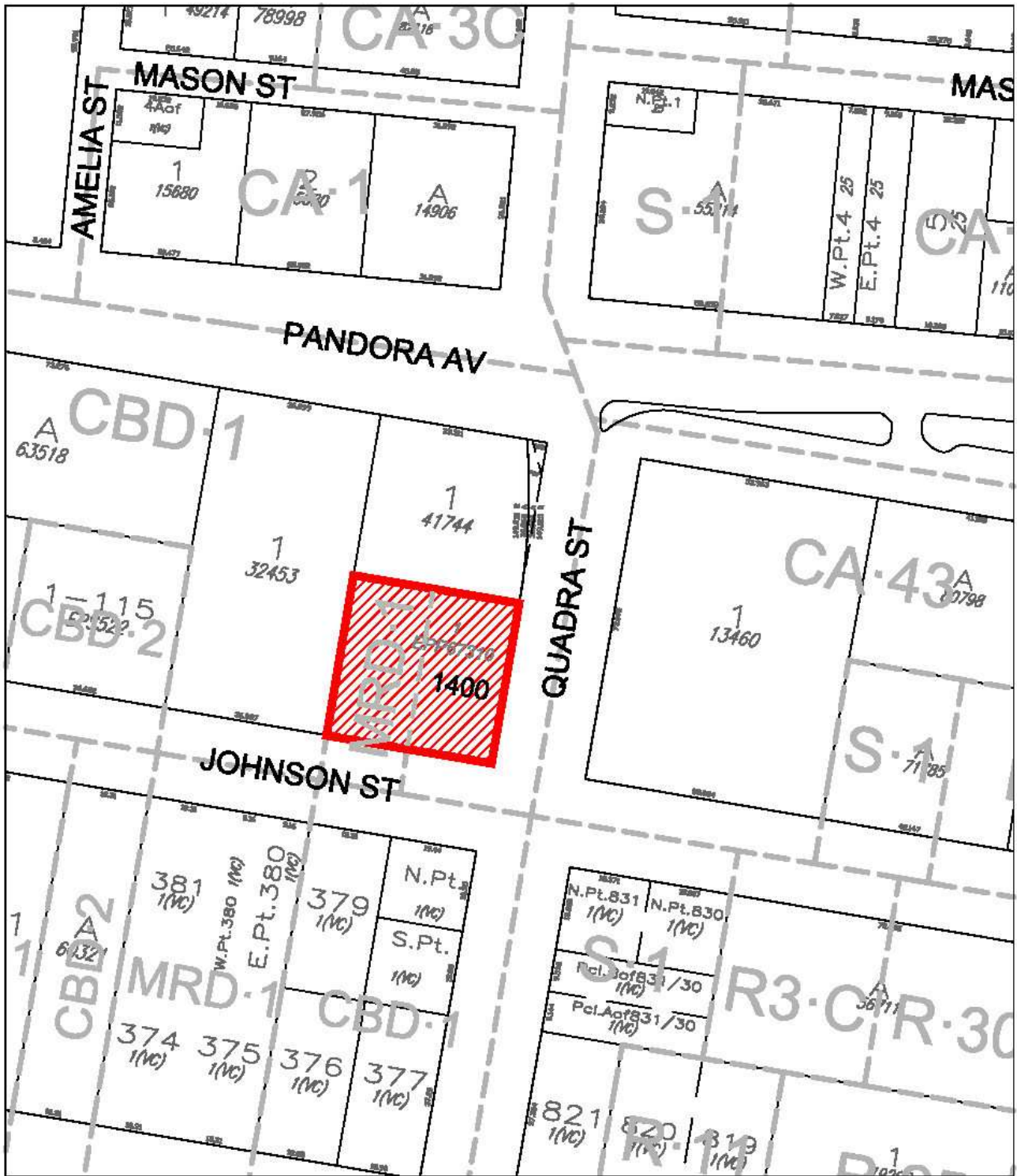
Public hearing held on the day of 2019

READ A THIRD TIME the day of 2019

ADOPTED on the day of 2019

CITY CLERK

MAYOR



1400 Quadra Street
 Rezoning No.00595 & DP000503

