

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to change 1400 Quadra Street from the Core Business urban place designation to the Core Residential urban place designation, to add text to specify the density, and to change the Development Permit Area from DPA 2 (HC): Core Business to DPA 3 (HC): Core Mixed-Use Residential for the same land.

Under its statutory powers, including Division 4 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 This Bylaw may be cited as the “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 27)”.
- 2 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended as follows in Schedule “A”:
 - (a) in Section 6 Land Management and Development, by repealing Map 2 and replacing it with the Map 2 Urban Place Designations, attached to this Bylaw as Schedule 1;
 - (b) in Section 6 Land Management and Development, by replacing the first paragraph in Figure 8: Urban Place Guidelines, on page 42, under the heading Density, with:

“Total floor space ratios generally ranging from a base of 3:1 to a maximum of 5.5:1 for the area south of Mason Street / east of Quadra Street / west of Vancouver Street; the north-west corner of the intersection of Johnson Street and Quadra Street; and, the area east of Vancouver Street / west of Cook Street/ on Pandora Avenue.”;
 - (c) in Section 6 Land Management and Development, by replacing the last paragraph in Figure 8: Urban Place Guidelines, on page 42, under the heading Density, with:

“Total commercial floor space ratios up to 1:1 except along Pandora Avenue (base of 1:1 to a maximum of 3:1), the north-west corner of the intersection of Johnson Street and Quadra Street (base of 3:1 to a maximum of 5.5:1), and Yates Street and Fort Street (base of 3:1 to a maximum of 5.5:1 west of Cook Street and a base of 2:1 to a maximum of 3.5:1 east of Cook Street).”;
 - (d) in Section 21 Neighbourhood Directions, by repealing Map 20 Downtown and Harris Green Strategic Directions and replacing it with the Map 20 attached to this Bylaw as Schedule 2;
 - (e) in Appendix A Development Permit Areas and Heritage Conservation Areas, by repealing Map 32 and replacing it with the Map 32 attached to this Bylaw as Schedule 3;

- (f) in Appendix A Development Permit Areas and Heritage Conservation Areas, by repealing Map 34 and replacing it with the Map 34 attached to this Bylaw as Schedule 4; and
- (g) in Appendix A Development Permit Areas and Heritage Conservation Areas, by repealing Map 35 and replacing it with the Map 35 attached to this Bylaw as Schedule 5.

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