

NO. 20-054

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-QV2 Zone, Quadra Village (2558 Quadra) District, and to rezone land known as 2558 Quadra Street from the C1-QV Zone, Quadra Village District, to the C1-QV2 Zone, Quadra Village (2558 Quadra) District.

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

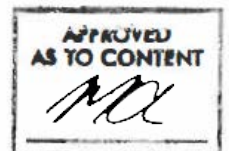
- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1225)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.100 C1-QV2 Zone, Quadra Village (2558 Quadra) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.99 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2558 Quadra Street, legally described as PID: 005-121-299, Lot A, Section 4, Victoria District, Plan 11029, and shown hatched on the attached map, is removed from the C1-QV Zone, Quadra Village District, and placed in the C1-QV2 Zone, Quadra Village (2558 Quadra) District.

READ A FIRST TIME the	day of	2020
READ A SECOND TIME the	day of	2020
Public hearing held on the	day of	2020
READ A THIRD TIME the	day of	2020
ADOPTED on the	day of	2020

CITY CLERK

MAYOR



**PART 4.100– C1-QV2 ZONE, QUADRA VILLAGE (2558 QUADRA) DISTRICT****4.100.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the C1-QV Zone, Quadra Village District, subject to the regulations set out in Part 4.52 of the Zoning Regulation Bylaw, except as otherwise specified by the regulations of this Part 4.100.

**4.100.2 Total Floor Area, Floor Space Ratio**

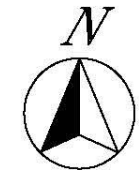
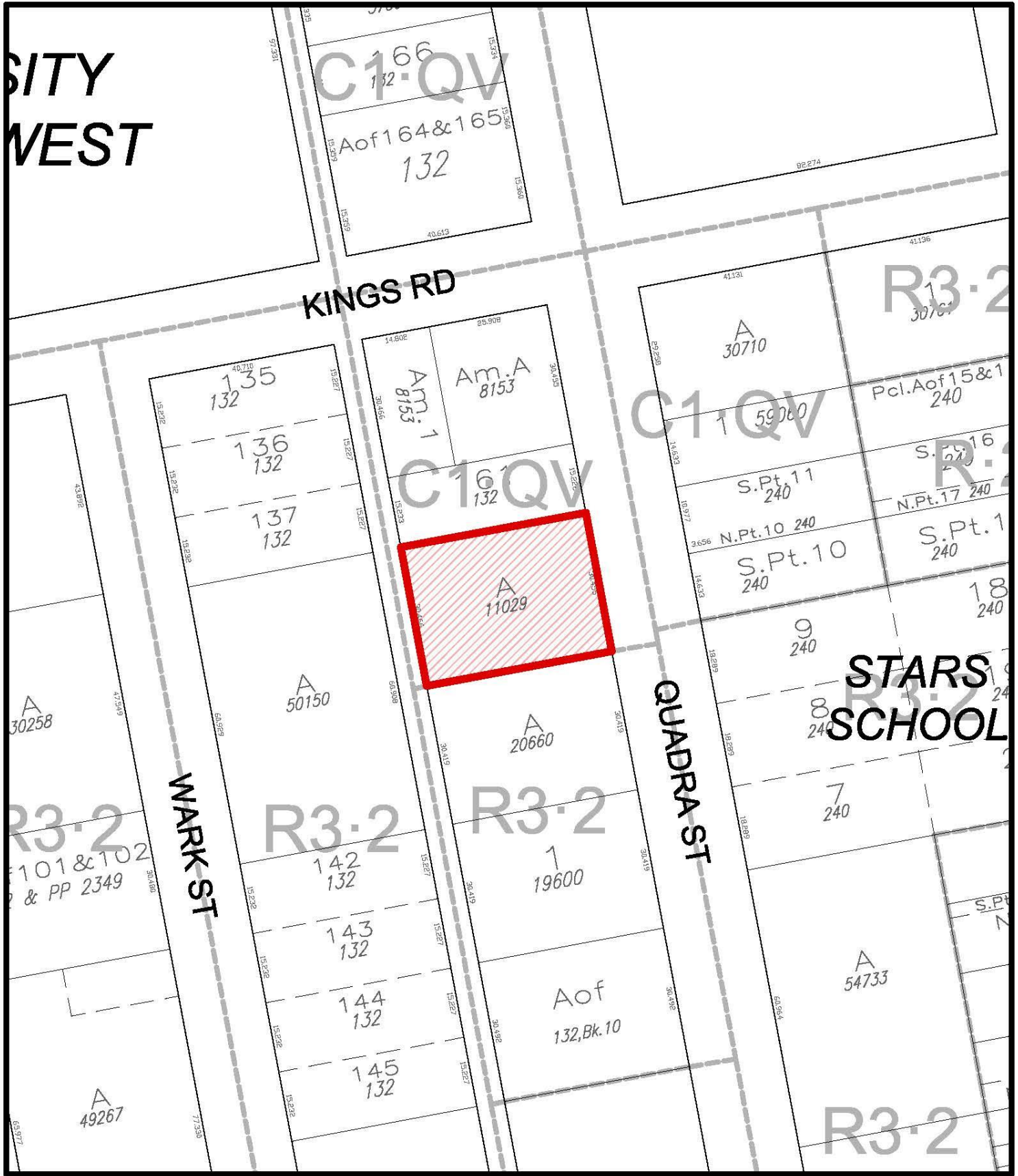
- |                                       |                    |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum)  | 2826m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 2.28:1             |

**4.100.3 Height, Storeys**

- |   |       |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 18.15 |
| b. <u>Storeys</u> (maximum)                   | 5     |

**4.100.4 Vehicle and Bicycle Parking**

- |   |  |
|---|--|
| a. <u>Vehicle parking</u> for all uses combined (minimum) | 30 spaces                                  |
| b. Bicycle parking (minimum)                              | Subject to the regulations in Schedule “C” |



2558 Quadra Street  
Rezoning No.00707

