

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

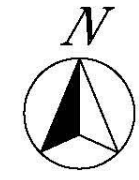
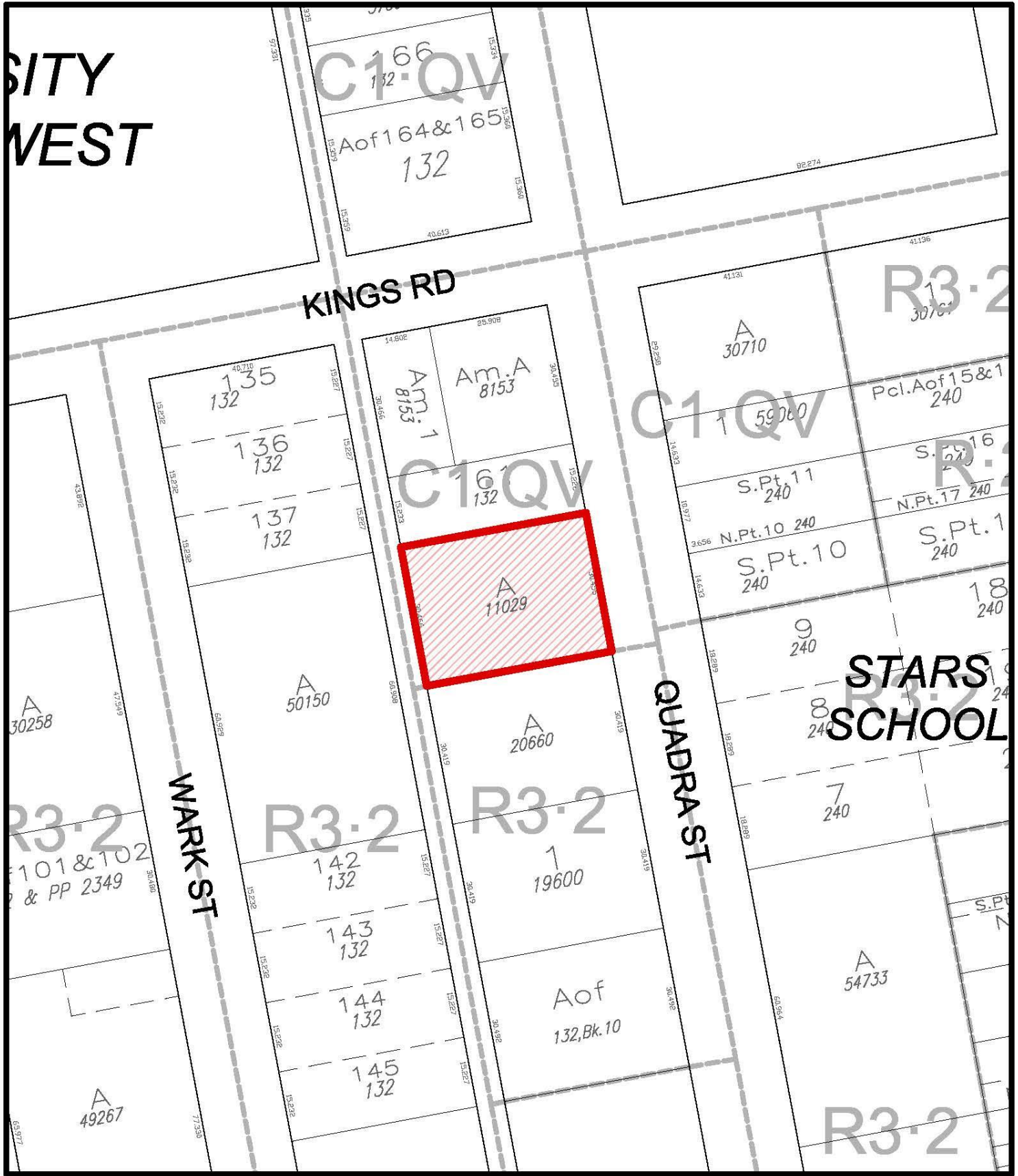
- | | |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 2826m ² |
| b. <u>Floor space ratio</u> (maximum) | 2.28:1 |

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

