

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 to rezone land known as 1306, 1312, 1314, 1316, 1318, 1320, 1322 and 1324 Broad Street, 615, 617, 619, 621, 623 and 625 Johnson Street and Parts of 622 and 630 Yates Street, to add Site Specific Regulations to the Old Town District-1 Zone (OTD-1).

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. 04)”.

Definition

- 2 “**Site**” means the lands known as 1306, 1312, 1314, 1316, 1318, 1320, 1322 and 1324 Broad Street, 615, 617, 619, 621, 623 and 625 Johnson Street and Parts of 622 and 630 Yates Street, legally described as:

PID: 004-599-748, Lot 159A, Victoria City, Except the Westerly 10 Feet,
PID: 004-599-772, Lot 160A, Victoria City, Except the Westerly 10 Feet,
PID: 000-748-480, Lot 2, District Lot 161-A, Victoria City, Plan 5500,
PID: 004-115-791, Lot 1, of Lots 161-A and 162-A, Victoria City Plan 5500, and
PID: 001-668-277, Lot “A” of Lots 161-A and 162-A, Victoria City, Plan 3564

and shown hatched on the attached map.

- 3 The Old Town District-1 Zone (OTD-1) is amended to add Site Specific Regulations

Rezoning

- 4 The Site is rezoned to Old Town District-1 Zone (OTD-1) with Site Specific Regulations.

Amendments

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

- (a) in Part 4.4, Section 8, by adding the following as the new row 4:

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| 1306-1324 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street Lot 159A, Victoria City, Except the Westerly 10 Feet, Lot 160A, Victoria City, Except the Westerly 10 Feet, Lot 2, District Lot 161-A, Victoria City, Plan 5500 Lot 1, of Lots 161-A and 162-A, Victoria City Plan 5500 | a. Bonus Density of Development: 3.98 | i. Rehabilitation and retention of the existing east and west Duck’s Building facades and the west rubble wall of the Duck’s Carriage Factory building in accordance with Heritage Designation Bylaws No. 21-077 and 21-078 ii. A public laneway with a width of 3.0m, constructed at the western boundary of the site for a length of 30.5m, and secured by a Statutory Right-of-Way and covenant in favour of the City. |
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| Lot "A" of Lots 161-A and 162-A, Victoria City, Plan 3564 | | iii. Payment of \$80,000 to the Victoria Housing Reserve Fund. |
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(b) renumbering existing rows 4 through 84 as rows 5 through 85.

READ A FIRST TIME the **5th** day of **August** 2021

READ A SECOND TIME the **5th** day of **August** 2021

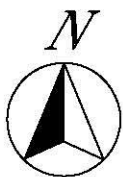
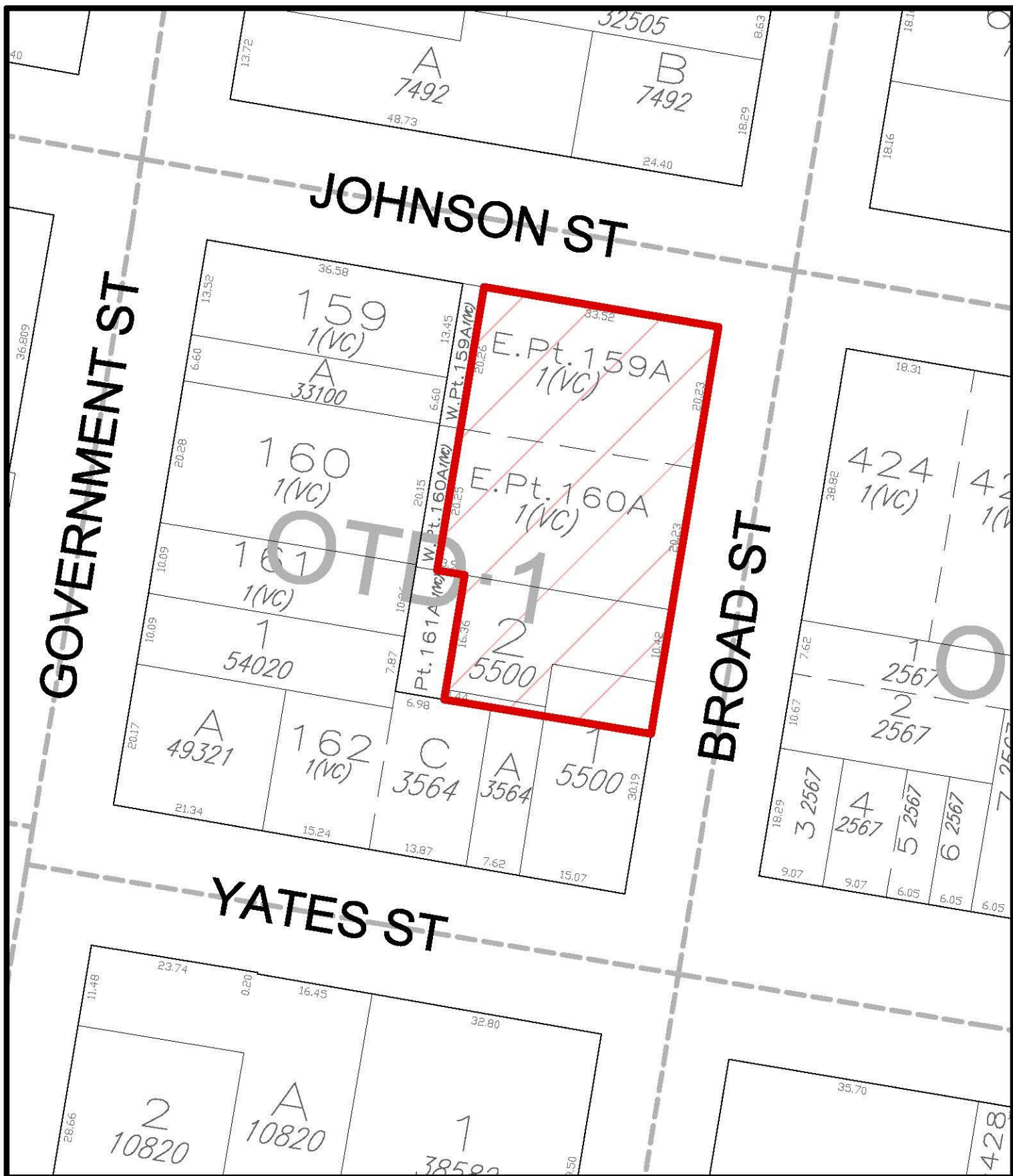
Public hearing held on the day of 2021

READ A THIRD TIME the day of 2021

ADOPTED on the day of 2021

CITY CLERK

MAYOR



1306 - 1330 Broad Street / 615 - 625 Johnson
Street & parts of 622 and 630 Yates Street
Rezoning No.00699

