

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 by rezoning land known as 780/84 and 794-798 Fort Street and 1106-1108 and 1114-1126 Blanshard Street in order to increase density and to add site specific regulations to the CBD-1, Central Business District 1 Zone.

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

- 1 This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 11)”.
- 2 “**Site**” means the lands legally described as:
 - (a) PID: 006-027-113, Lot 1, District Lots 28 And 66, Victoria City, Plan 4755;
 - (b) PID: 006-027-156, Lot 2, District Lots 28 and 66, Victoria City, Plan 4755; and
 - (c) PID: 004-738-497, Lot 61, Victoria City.
- 3 Bylaw No. 18-072, the Zoning Bylaw 2018, is amended by revising the Zoning Map to indicate that the Site is subject to site specific regulations.
- 4 The Zoning Bylaw 2018 is further amended in Part 4.1 (Central Business District-1 Zone (CBD-1)) by adding to section 8 the following rows after the last row in that table:

39.	780/84 Fort Street, 1106-1108 Blanshard Street, and 1114-1126 Blanshard Street Lots 1 and 2 of District Lots 28 and 66 Victoria City Plan 4755 Lot 61, Victoria City Development Area A - Lots 1 and 2 of District Lots 28 and 66 Victoria City Plan 4755 Development Area B - Lot 61, Victoria City	a. <u>Setback</u> minimum: i. 3.44m above 18m on Blanshard Street, ii. 2.0m above 17m on Fort Street, and iii. no <u>Setbacks</u> are required on the north and west property lines.	
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		b. <u>Bonus Density of Development</u> for Development Areas A and B: 6.39:1	i. Provision of a housing agreement to require that 21 <u>Residential Dwelling Units</u> are to be used and occupied as rental for 60 years in Development Area B; and ii. Provision of a legal agreement preventing subdivision by strata plan in Development Areas A and B.
	Development Area A	a. <u>Maximum Floor Area</u> : 8,593m ² , of which the maximum <u>Residential Floor Area</u> cannot exceed 2,824m ²	
	Development Area B	a. <u>Maximum Floor Area</u> : 1,696m ²	

READ A FIRST TIME the day of 2021

READ A SECOND TIME the day of 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