

H.2 **Bylaw for 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street: Rezoning Application No. 00791 and Development Permit No. 000605**

Moved By Mayor Helps

Seconded By Councillor Andrew

That the following bylaw **be given first and second readings:**

1. Zoning Bylaw 2018, Amendment Bylaw (No. 14) No. 22-083

CARRIED UNANIMOUSLY



Council Report

For the Meeting of September 8, 2022

To: Council **Date:** August 29, 2022
From: C. Kingsley, City Clerk
Subject: 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street:
Rezoning Application No. 00791 and Development Permit No. 000605

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Bylaw 2018, Amendment Bylaw (No. 14) No. 22-083

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 22-083.

The issue came before Council on February 17, 2022 where the following resolution was approved:

808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street: Rezoning Application No. 00791 and Development Permit No. 000605 (Downtown)

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00791 for 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. *Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:*
 - a. *frontage improvements coordinated with the Blanshard Street upgrades*
 - b. *public realm features that meet the Downtown Public Realm Plan and Streetscape Standards*
 - c. *maintenance and/or extended warranty period for the unique street furnishings proposed*
 - d. *a 2.0m SRW on Blanshard Street.*

Development Permit

That Council, after the Public Hearing for Rezoning Application No. 00791, if it is approved, consider the following motion:

1. *That Council authorize the issuance of Development Permit Application No. 000605 for 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates Street in accordance with:*
 - a. *Plans date stamped January 13, 2022.*

- b. Development meeting all Zoning Regulation Bylaw requirements.*
 - c. Registration of legal agreements to the satisfaction of the Director of Sustainable Planning and Community Design and the City Solicitor on the property's title to secure:*
 - i. frontage improvements coordinated with the Blanshard Street upgrades*
 - ii. public realm features that meet the Downtown Public Realm Plan and Streetscape Standards*
 - iii. maintenance and/or extended warranty period for the unique street furnishings proposed*
 - iv. a 2.0m Statutory Right-of-Way on Blanshard Street.*
- 2. That the Development Permit, if issued, lapses in two years from the date of this resolution.*

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 22-083

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 by rezoning land known as 808-812 View Street, 1205-1225 Blanshard Street and 805 Yates 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 in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 14)”.
- 2 “**Site**” means the lands legally described as:
- (a) PID: 000-119-440, Lot 1, of Lots 304, 305, 326, and 327, Victoria City, Plan 27731
- 3 The Zoning Bylaw 2018 is amended in Part 4.1 (Central Business District-1 Zone (CBD-1)) by amending section 8 by deleting row 32 in its entirety and replacing it with the following:

<p>32.</p> <p>812 View Street</p> <p>Lot 1 of Lots 304, 305, 326, and 327, Victoria City, Plan 27731</p>	<p>a. Maximum Density of Development: 5.89:1</p> <p>b. Maximum Building Height: 45m</p> <p>c. Setback minimum:</p> <ul style="list-style-type: none"> i. 4.6m for portions of the building above 30m on the east property line, ii. 3.9m for portions of the building above 30m on the west property line, iii. 4.0m for portions of the building above 20m on the north property line.
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READ A FIRST TIME the _____ day of _____ 2022

READ A SECOND TIME the _____ day of _____ 2022

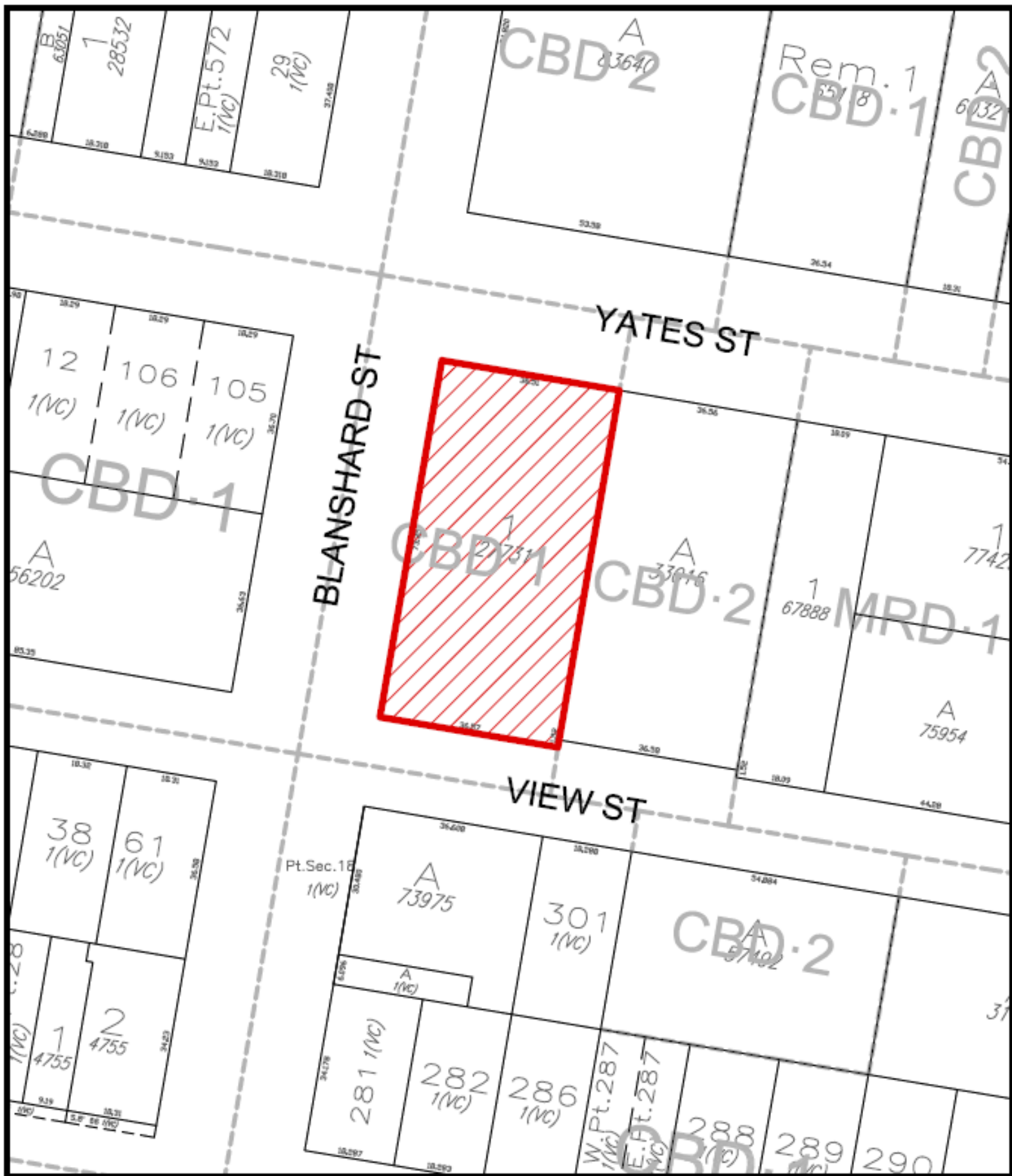
Public hearing held on the _____ day of _____ 2022

READ A THIRD TIME the _____ day of _____ 2022

ADOPTED on the _____ day of _____ 2022

CITY CLERK

MAYOR



808 & 812 View Street, 1205, 1215, & 1228
Blanshard Street, and 805 Yates Street
Rezoning No.00791

