

NO. 22-077

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- creating the T-26 Zone, Laurel Point District, and
- rezoning land known as 680 Montreal Street to the T-26 Zone, Laurel Point District from the C-4H Zone, Harbour Activity District, the M-2 Zone, Light Industrial District and the IH-PARK Zone, Inner Harbour Parks and Causeway District.

The Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1285)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 5 – TRANSIENT ACCOMMODATION ZONES by adding the following words:

“5.26 T-26 Laurel Point District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule “B” after Part 5.25 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 680 Montreal Street, legally described as PID: 031-440-487, Lot 1, District Lots 568, 569, 570, 570A, 571, 580, 581, 582 and 583, Victoria City, and Part of the Bed of Victoria Harbour, Victoria District, Plan EPP107803, and shown hatched on the attached map, is removed from the C-4H Zone, Harbour Activity District, the IH-PARK Zone, Inner Harbour Parks and Causeway District, and the M-2 Zone, Light Industrial District, and placed in the T-26 Zone, Laurel Point District.

READ A FIRST TIME the	day of	2022
READ A SECOND TIME the	day of	2022
RESCINDED SECOND READING the	day of	2022
AMENDED 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

Schedule 1
PART 5.26 – T-26 ZONE, LAUREL POINT DISTRICT

5.26.1 Permitted Uses in this Zone

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

- a. Transient accommodation;
- b. Transient accommodation accessory uses, including but not limited to tourist or travel agencies, beauty parlours and barber shops, restaurants, and other uses commonly associated with transient accommodation
- c. Accessory Buildings subject to the regulations in Schedule “F”.

5.26.2 Lot Area

- | | |
|------------------------------|---------------------|
| a. <u>Lot area</u> (minimum) | 11520m ² |
|------------------------------|---------------------|

5.26.3 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|---------------------|
| a. <u>Total floor area</u> (maximum) | 18432m ² |
| b. <u>Floor space ratio</u> (maximum) | 1.6:1 |

5.26.4 Height

- | | |
|-------------------------------------|--------|
| a. <u>Building height</u> (maximum) | 25.25m |
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5.26.5 Setbacks, Projections

- | | |
|---|---|
| a. <u>Setback</u> for <u>buildings</u> constructed prior to January 1, 2022 (minimum) | 0m |
| b. Notwithstanding section 27 of the General Regulations, <u>setback</u> for all other <u>buildings</u> (minimum) | |
| • North yard | 0m |
| • Northeast yard | 0m |
| • Southeast yard | 7.5m |
| • West yard | 0m |
| • South yard | 7.5m |
| c. Notwithstanding paragraphs a. and b., <u>setback</u> above 6.1m in <u>height</u> (minimum) | An additional 30° from the <u>setback</u> of the <u>building</u> at grade, as illustrated in Schedule A |

Schedule 1
PART 5.26 – T-26 ZONE, LAUREL POINT DISTRICT

5.26.6 Site Coverage, Open Site Space

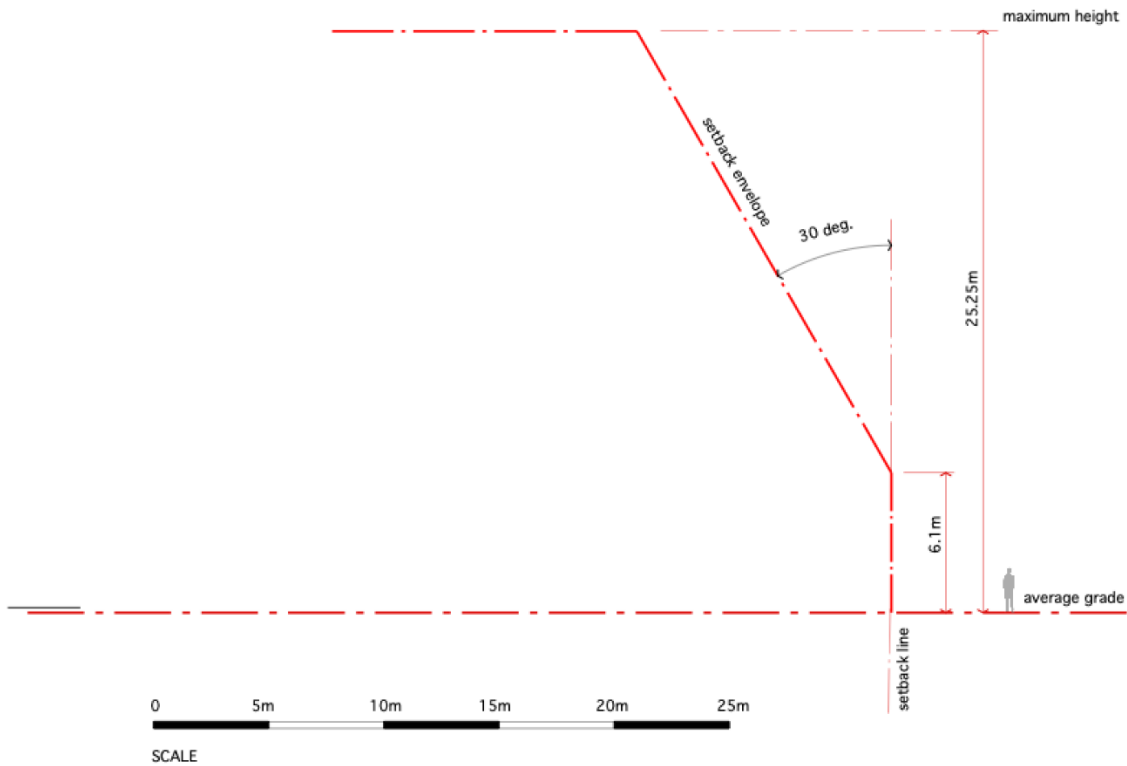
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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 60% |
| b. <u>Open site space</u> (minimum) | 30% |

5.26.7 Vehicle and Bicycle Parking

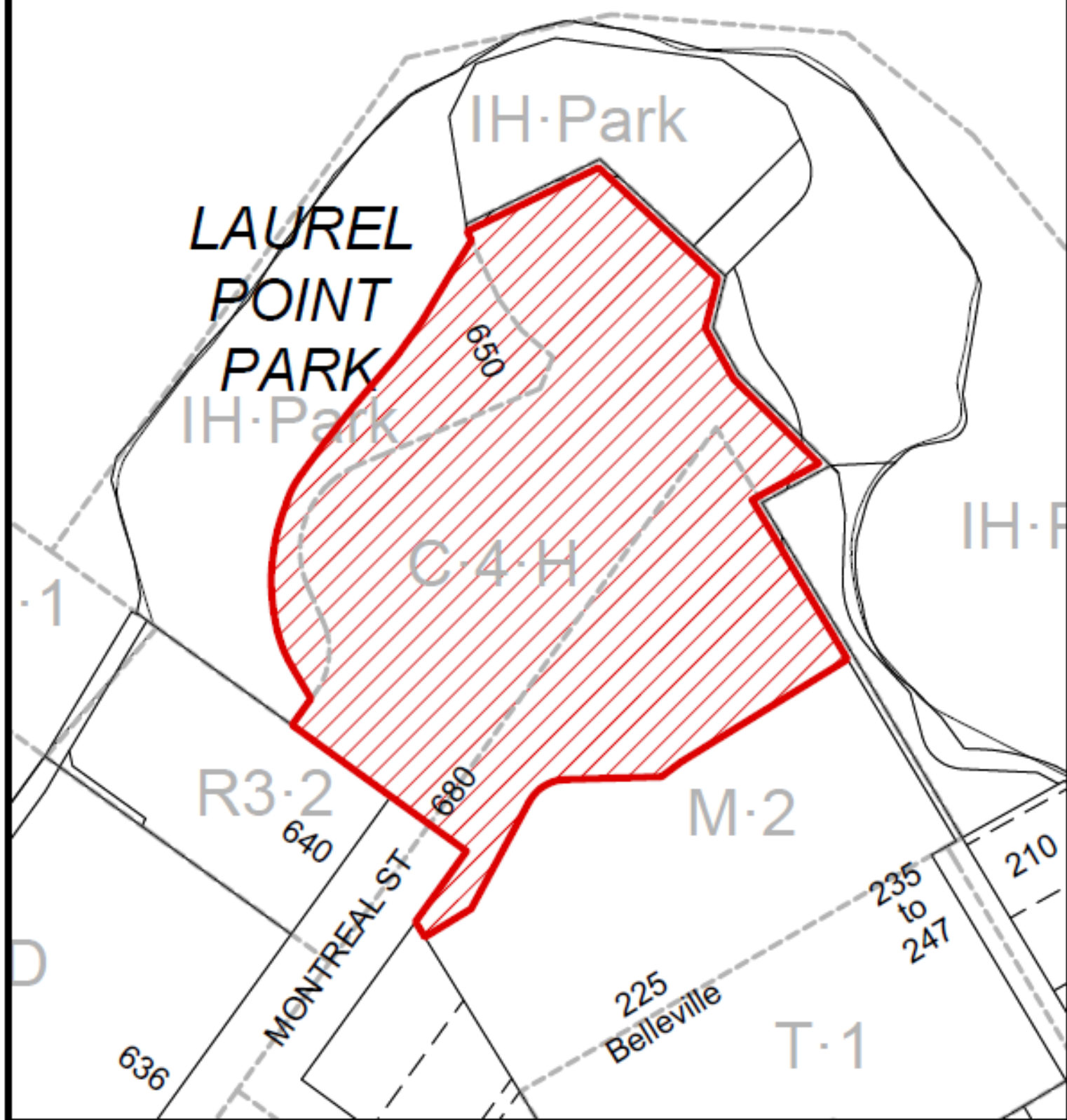
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|---|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part |
| b. Notwithstanding section 2.2.1 of Schedule "C", a maximum of 79 parking spaces may be located on an adjacent <u>lot</u> | |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

Schedule 1
PART 5.26 – T-26 ZONE, LAUREL POINT DISTRICT

Schedule A



LAUREL PT



680 Montreal Street
Rezoning No.00792

