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 both the C-4H Zone, Harbour Activity District and the M-2 Zone, Light Industrial District.

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 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 both the C-4H Zone, Harbour Activity District, and the M-2 Zone, Light Industrial District, and placed in the T-26 Zone, Laurel Point District.

READ A FIRST TIME the	**8th**	day of	**September**	2022
READ A SECOND TIME the	**8th**	day of	**September**	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. Lot area (minimum)	11520m^2

5.26.3 Floor Area, Floor Space Ratio

a. Total floor area (maximum)	18432m^2
b. Floor space ratio (maximum)	1.6:1

5.26.4 Height

a. Building height (maximum)	25.25m

5.26.5 Setbacks, Projections

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

PART 5.26 – T-26 ZONE, LAUREL POINT DISTRICT

5.26.6 Site Coverage, Open Site Space

a.	Site Coverage (maximum)	60%
b.	Open site space (minimum)	30%

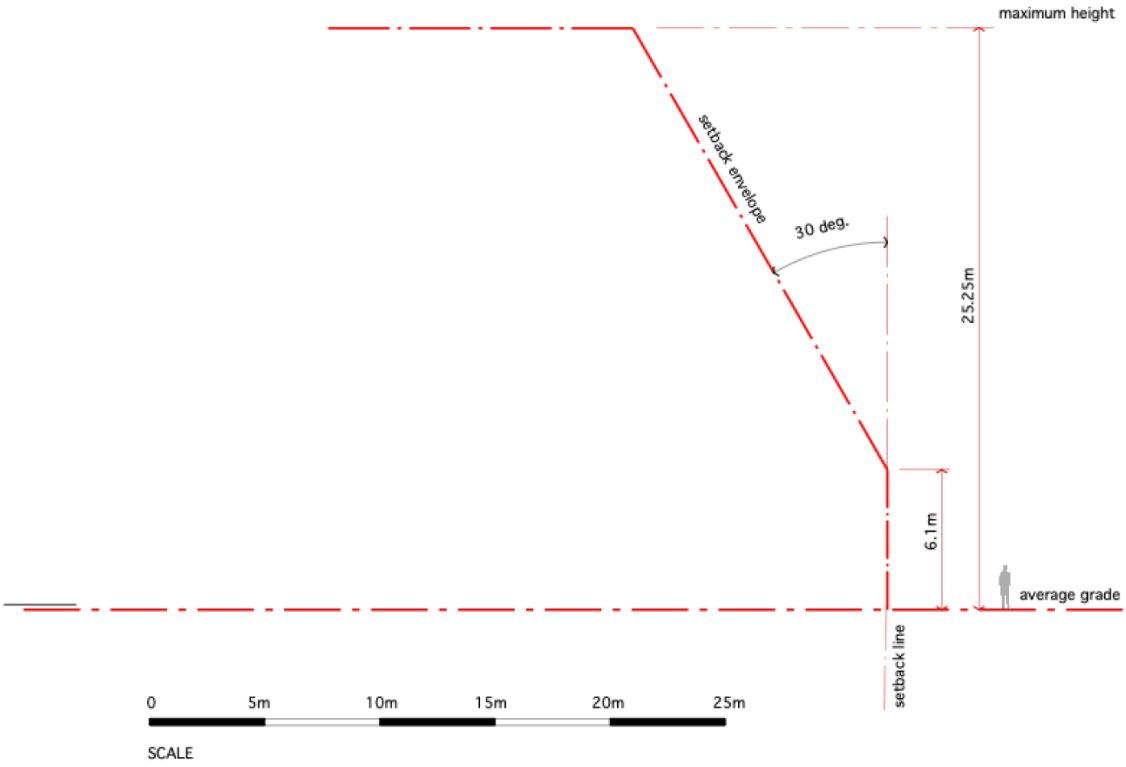
5.26.7 Vehicle and Bicycle Parking

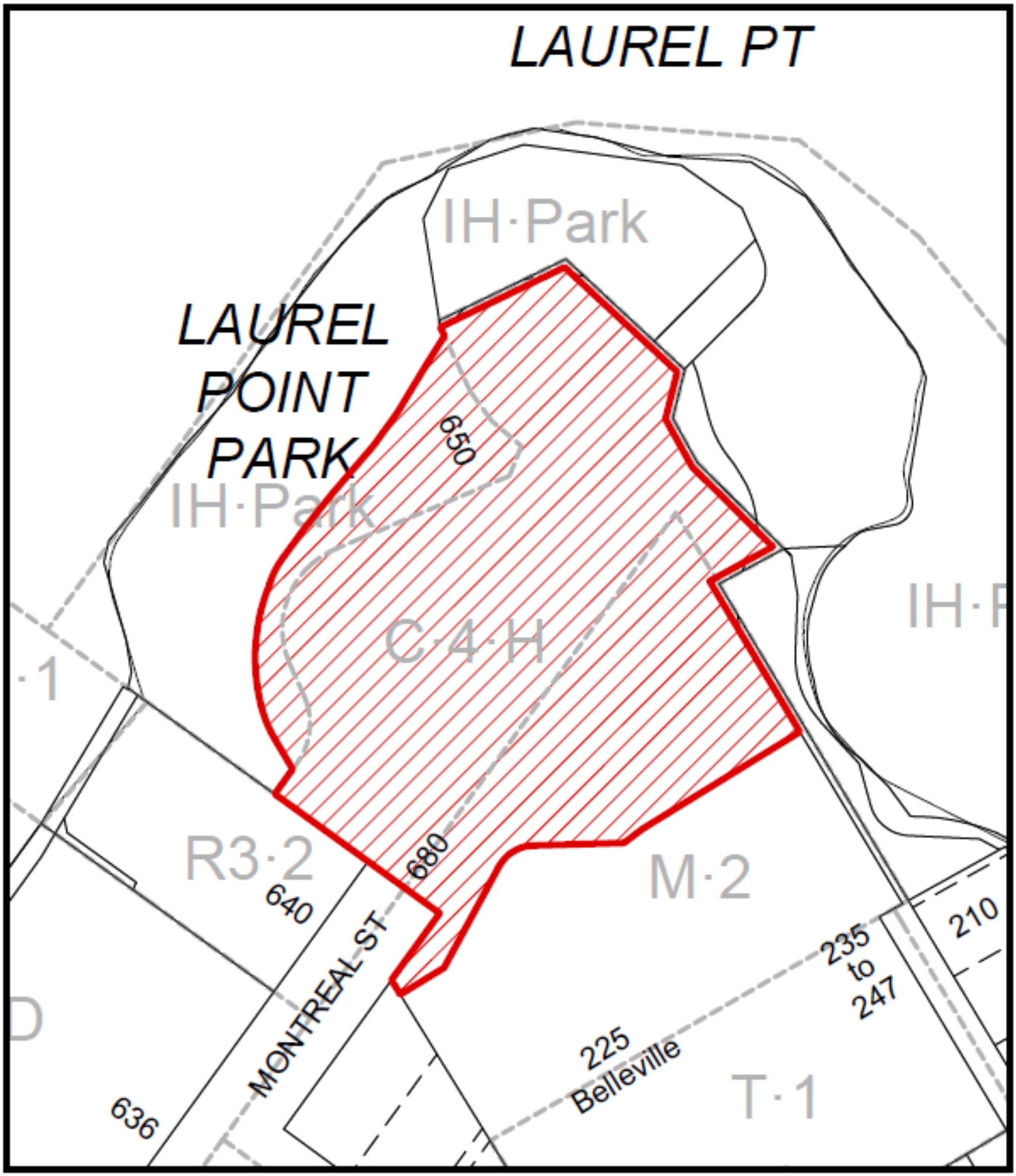
a.	Vehicle parking (minimum)	Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part
b.	Notwithstanding section 2.2.1 of Schedule "C", a maximum of 79 parking spaces may be located on an adjacent lot	
c.	Bicycle parking (minimum)	Subject to the regulations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

Schedule 1

PART 5.26 – T-26 ZONE, LAUREL POINT DISTRICT

Schedule A





680 Montreal Street
Rezoning No.00792

CITY OF VICTORIA