

**F.1 Bylaw for 680 Montreal Street: Rezoning Application No. 00792**

**Moved By** Councillor Coleman  
**Seconded By** Councillor Dell

That second reading of the following bylaw **be rescinded:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1285) No. 22-077

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Coleman  
**Seconded By** Councillor Dell

That Bylaw No. 22-077 **be amended as follows:**

1. in the purpose statement, repeal the bullet beginning with “rezoning land known as” in its entirety and replace it with the following:  
“• 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.”;
2. in section 4, strike out “both”; and
3. in section 4, immediately after “C-4H Zone, Harbour Activity District,” insert “the IH-Park Zone, Inner Harbour Parks and Causeway District,”

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Coleman  
**Seconded By** Councillor Dell

That the following bylaw **be given second reading as amended:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1285) No. 22-077

**CARRIED UNANIMOUSLY**



## Council Report

### For the Meeting of December 1, 2022

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**To:** Council **Date:** November 3, 2022  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** Update Report for Rezoning Application No. 00792 for 680 Montreal Street

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### RECOMMENDATION

That Council:

1. Rescind 2<sup>nd</sup> reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1285), No. 22-077 (the "Bylaw").
2. Amend the Bylaw as follows:
  - a. in the purpose statement, repeal the bullet beginning with "rezoning land known as" in its entirety and replace it with the following:
    - 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.";
  - b. in section 4, strike out "both"; and
  - c. in section 4, immediately after "C-4H Zone, Harbour Activity District," insert "the IH-Park Zone, Inner Harbour Parks and Causeway District,"
3. Give 2<sup>nd</sup> reading to Bylaw, as amended.

### UPDATE

On September 8, 2022, Council gave first and second readings to Rezoning Bylaw No. 22-077 to rezone the property at 680 Montreal Street from the C-4H Zone, Harbour Activity District, and the M-2 Zone, Light Industrial District, to a new zone in order to allow the existing hotel use to continue once the provincially-legislated expiration of the Land Use Contract registered against 680 Montreal occurs on June 30, 2024.

A public hearing was to be held on October 6, 2022 but was cancelled as it was discovered that there was an error in the bylaw and associated public hearing notice. A small portion of the subject property is also within the IH-Park Zone, Inner Harbour Parks & Causeway District, which was not referenced in the original bylaw and notice.

This portion of the subject property that is zoned IH-Park was transferred to the Hotel from the federal government in 2021. Until that time, it was part of the federal foreshore lands and was used by the Hotel by as part of its water garden and associated landscaping. Therefore, the rezoning of the portion of the Hotel property currently zoned IH-Park will not result in the loss of City park land, because the City has not owned nor operated it as such. Furthermore, there is a covenant on the parcel in favour of Transport Canada that requires this portion of the land to be used for purposes of hotel landscape and uses ancillary to the operation of the hotel, so there is unlikely to be a loss in landscaped area should the parcel be redeveloped in the future.

There have not been any changes made to the proposal.

Council will need to rescind second reading of the bylaw, amend the bylaw, and subsequently give second reading to the amended bylaw to proceed with the Public Hearing.

## **CONCLUSIONS**

The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Mike Angrove  
Senior Planner – Development Agreements  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## **List of Attachments**

- Attachment A: Council Report dated August, 25, 2022
- Attachment B: Committee of the Whole Report dated June 2, 2022
- Attachment C: Minutes from Committee of the Whole Meeting dated June 16, 2022
- Attachment D: Proposed Bylaw No. 22-077, as amended
- Attachment E: Blacklined version of the Bylaw



## Council Report

### For the Meeting of September 8, 2022

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**To:** Council **Date:** August 25, 2022

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Update Report for Rezoning Application No. 00792 for 680 Montreal Street

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#### RECOMMENDATION

That Council give first and second reading to Zoning Bylaw Regulation Amendment (Bylaw No. 22-077).

#### BACKGROUND

The rezoning application for 680 Montreal Street (Laurel Point Inn) to allow the existing hotel use to continue and increase the density and site coverage was considered by Council at the Committee of the Whole meeting on June 16, 2022, and it came before Council on June 30, 2022, where the following resolution was approved:

*“That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00792 for 680 Montreal Street, that first and second readings of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once a legal agreement is executed by the applicant to secure an easement over the neighbouring lot at 225 Belleville Street to allow access for users of 680 Montreal Street to the vehicle parking stalls, with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.”*

#### Shadow Study

Committee of the Whole on June 16, 2022 discussed the provision of a shadow study by the applicant to determine the impacts of the shadows of a potential future development on the public park to the north. Although this was not made a requirement, the applicant has provided a shadow study on their own accord. The attached shadow study demonstrates there would be minimal increased impact on the adjacent park.

#### Parking Easement

A legal agreement has been executed over the adjacent property to allow access for the subject property to 79 vehicle parking stalls within the existing parkade.

## **Setbacks**

Due to the irregular lot shape, the proposed zone would determine setbacks by the cardinal direction in which a yard faces. This removes the complications associated with irregular lot shapes and would not require the applicant to hire a surveyor to create a plan-specific setback map. As noted in the Committee of the Whole report, design guidelines would still regulate the acceptability of setbacks and the impact on the adjacent uses.

## **CONCLUSIONS**

The applicant has fulfilled the conditions from the Council motion on May 6, 2021. The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Mike Angrove  
Senior Planner – Development Agreements  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## **List of Attachments**

- Attachment A: Committee of the Whole Report dated June 2, 2022
- Attachment B: Minutes from Committee of the Whole Meeting dated June 16, 2022
- Attachment C: Shadow Study
- Attachment D: Correspondence
- Attachment E: Bylaw No. 22-077



## Committee of the Whole Report For the Meeting of June 16, 2022

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**To:** Committee of the Whole **Date:** June 2, 2022

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00792 for 680 Montreal Street

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### RECOMMENDATION

#### Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that authorize the proposed development outlined in Rezoning Application No. 00792 for 680 Montreal Street. That first and second readings of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once a legal agreement is executed by the applicant to secure an easement over the neighbouring lot at 225 Belleville Street to allow access for users of 680 Montreal Street to the vehicle parking stalls, with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

### LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application. Relevant rezoning considerations include the proposal to increase the permitted density and include a new site coverage regulation in the zoning bylaw.

#### Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 680 Montreal Street. The proposal is to rezone from the C-4H Zone, Harbour Activity District, and the M-2 Zone, Light Industrial District, to a new zone in order to allow the existing hotel use to continue once the provincially-legislated

expiration of the Land Use Contract occurs on June 30, 2024. The applicant is also requesting an increase in density and site coverage over existing conditions, which would allow for a redevelopment of the north wing in the future.

The following points were considered in assessing the Rezoning application:

- The proposal is generally consistent with the Core Inner Harbour/Legislative Urban Place Designation in the *Official Community Plan*, which envisions visitor accommodation as a permitted use
- The proposal is consistent with the *James Bay Neighbourhood Plan*, which identifies the property within the Tourist District and envisions the area to be zoned for hotel uses as a tourist-oriented centre in the City
- The increase in density from the existing 1.27 to 1.60 floor space ratio (FSR) and the increase in site coverage from the existing 45.4% to 60% would allow for a future expansion of the hotel without requiring another rezoning
- The proposed increase in height from 21.5m to 25.25m would be consistent with the existing maximum height of the hotel
- The irregular shaped lot makes determining standard setbacks difficult. The applicant is proposing a site-specific zone that would identify setbacks using a plan, with most setbacks at a minimum of 7.5m but some as low as 0m. A setback would be introduced for heights above 6m and would require the building to step back an additional 30 degrees from the edge of the lower building face
- A Development Permit would be required to ensure compliance with the relevant design guidelines should the applicant proceed with the redevelopment of the north wing in the future
- The vehicle parking that is located on the adjacent property would be legitimized and secured through an easement.

## **BACKGROUND**

### **Description of Proposal**

The subject property located at 680 Montreal Street (Laurel Point Inn) and neighbouring property located at 225 Belleville Street are currently regulated by a Land Use Contract (LUC), which permits the current buildings and uses. On June 30, 2024, all Land Use Contracts in British Columbia will automatically expire. Upon expiration, the site will be subject to two zones, the C-4H Zone, Harbour Activity District, and the M-2 Zone, Light Industrial District, and at that time the hotel building and use would become legally non-conforming. The property owner has proactively applied to rezone the property to a single site-specific zone to ensure the uses and building will continue to be permitted within the *Zoning Regulation Bylaw* upon expiration of the LUC.

As part of the application, the applicant is requesting an increase in density, height and site coverage, as well as the creation of plan-specific setbacks. If the application is forwarded to a Public Hearing, a new site-specific zone would be created that permits the existing hotel use and hotel building. The new zone would also allow for a potential redevelopment of the north wing in the future; however, a Development Permit approved by Council would still be required to ensure compliance with the relevant design guidelines.

## Land Use Context

The area is primarily characterized by hotel and multi-unit residential uses. The Inner Harbour and David Foster Walkway surround the property on three sides.



## Existing Site Development and Development Potential

The site is presently occupied by the Laurel Point Inn Hotel and is regulated by a Land Use Contract.

The portion of the property under the C-4H Zone, Harbour Activity District, could be developed as a mixed use building up to 11m in height and 2.0 FSR. The portion of the property under the M-2 Zone, Light Industrial District, could be developed as a light industrial building with a height up to 15m and a 3.0 FSR. This Rezoning Application would remove unwanted uses and complexities that occur with the current split zone.

## Data Table

The following data table compares the proposal with the standard T-1 Zone, Limited Transient Accommodation District, and the proposed site-specific zone which would be based on the T-1 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing T-1 Zone.



Zoning Criteria	Existing Conditions	Standard T-1 Zone	Proposed Zone based on Standard T-1 Zone
Site area (m <sup>2</sup> ) – minimum	11520	1850	11520
Density (Floor Space Ratio) – maximum	<b>1.27*</b>	1.2	1.60
Total floor area (m <sup>2</sup> ) – maximum	14683	N/A	18432
Height (m)	25.24	21.5	25.25
Site coverage (%) – maximum	<b>45.4*</b>	20	60
Open site space (%) – minimum	44.4	30	30
<b>Setbacks (m) – minimum</b>  Lot boundary for structures constructed prior to January 1, 2022  Lot boundary for new structures	  0  N/A	  7.5  7.5	  0  0 to 7.5 (plan-specific)  Additional 30° from edge of lower building face for portions of the building above 6m height
Parking – minimum	130	87 (Schedule C)	87 (Schedule C)
Parking location	<b>Front and Side Yard / Neighbouring Property*</b>	Not permitted on neighbouring property	Permitted on neighbouring property
Accessory Building Location	<b>Side Yard</b> (legal non-conforming condition)	Rear Yard	Side Yard

### Active Transportation

The applicant has not identified any active transportation impacts associated with this application.

### Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this application.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, prior to submission of the application, the proposal was posted on the Development Tracker along with an invitation to complete a comment form on May 21, 2021. Additionally, the applicant participated in a Zoom meeting with the James Bay CALUC on June 9, 2021. A letter dated June 12, 2021, is attached to this report. No feedback was received from the online 30-day comment period.

## ANALYSIS

### Rezoning Application

#### Official Community Plan

The property is designated as Core Inner Harbour/Legislative within the *Official Community Plan, 2012 (OCP)*, which envisions recreation and tourism-related uses. The OCP also envisions densities of approximately 1.0 FSR, with increased densities of up to 4.0 FSR in strategic locations when accompanied with the advancement of plan objectives. The subject property provides valuable transient accommodation, is a prominent Victoria landmark and is generally consistent with the uses and densities envisioned in the OCP. Furthermore, the proposed zone would require setbacks away from the water as the building increased in height, which would prevent an overbearing building adjacent the public walkway and waterfront.

#### James Bay Neighbourhood Plan

The property is located within the Tourist District within the *James Bay Neighbourhood Plan*. This district recognizes the importance tourism plays in the local economy and encourages the improvement of tourist amenities in the area. Furthermore, the Plan envisions the area zoned for hotel and motel uses. Therefore, this Rezoning Application is generally consistent with the goals and objectives of the *James Bay Neighbourhood Plan*.

#### Regulatory Considerations

##### *Parking*

The vehicle parking for the hotel use is split between the subject property (8 stalls) and the neighbouring property at 225 Belleville Street (122 stalls). As such, an easement is required to ensure the parking stalls on the neighbouring property remain accessible to the users of the hotel. The requirement to secure an easement has been included in the recommended motion for Council's consideration.

##### *Density and Site Coverage*

The proposal is seeking an increase in density from the existing 1.27 to 1.60 floor space ratio (FSR) and an increase in site coverage from the existing 45.4% to 60%, which would allow expansions to the hotel without the requirement for a rezoning. The increased density would permit for an additional 3749m<sup>2</sup> of floor area, of which approximately 1725m<sup>2</sup> could be accommodated at-grade given site coverage limitations. 1.60 FSR is still substantially lower than that of the surrounding buildings, and allowing the extra density encourages the ongoing support of local events such as graduations, weddings and conferences, and improvement of tourist serving accommodation by expanding the applicant's ability to renovate and add more rooms and guest serving facilities. The concept images below show the minimal impact a potential

redevelopment of the north wing would have on the neighbouring park. The images are illustrative of one potential option within the proposed zone and are not meant as a specific building design, which instead would be created and presented at a future Development Permit stage.



**Figure 1: Current Site Layout**



**Figure 2: Potential Future Site Layout**

## Height

The proposal is also seeking to legitimize the current height to eliminate legal non-conforming scenarios in the future and allow for a future expansion to be built to the same height. Therefore, the maximum height would be to increase from 21.5m in the T-1 Zone to 25.25m in the proposed zone, which is the existing height of the hotel. Staff support this increase in height as it is lower than many of the neighbouring buildings and the 30-degree stepback would sculpt the building height to mitigate an overbearing mass adjacent to the park. Again, if the applicant proceeds with an expansion in the future, a Development Permit approved by Council would be required to ensure compliance with the relevant design guidelines. The rendering below demonstrates the potential expansion to the same height of the existing hotel wing to the south.



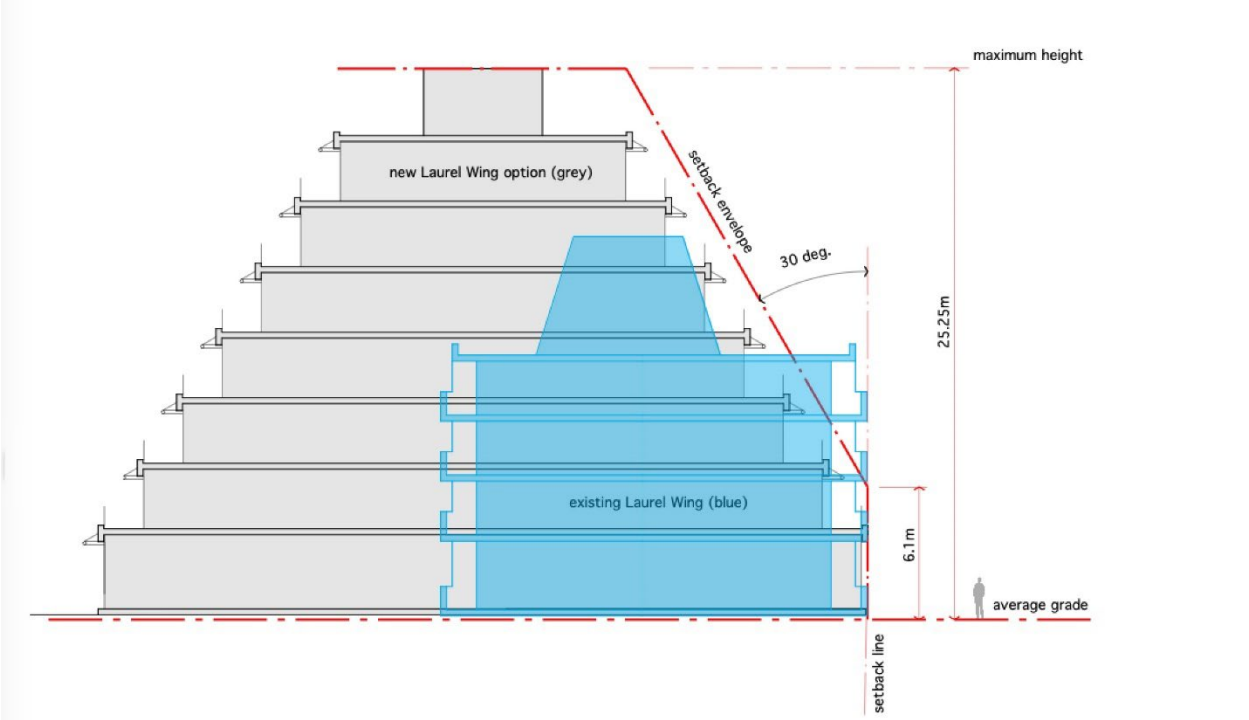
**Figure 3: Conceptual Rendering from the North**



**Figure 4: Conceptual Rendering from the East**

**Setbacks**

The shape of the lot is irregular, which makes determining setbacks difficult. While the *Zoning Regulation Bylaw* is able to determine setbacks on irregular lots, in this instance it would be easier and clearer to insert a plan into the site-specific zone to determine setbacks. For most of the lot, the setbacks would match the T-1 Zone of 7.5m. However, there are instances where the existing building is legally non-conforming with a 0m setback. A plan-specific setback would allow the setbacks of the existing building to be legitimized while still ensuring that the public park and pathway have enough space to receive light and not be overwhelmed by a potential future expansion. To further ensure the public realm remains unharmed, a stepback would occur at 6m that would require the building to increase the setbacks at a 30° angle from vertical.



**Figure 5: Demonstration of the Stepback at Upper Storeys**

**Sustainability**

As indicated in the applicant’s letter dated October 19, 2021, the existing hotel is British Columbia’s first carbon neutral hotel. This has been achieved through measures such as geothermal heating and cooling, internal programs to reduce energy consumption and recycle waste, purchasing carbon offsets, and providing bicycle rentals and EV charging.

**CONCLUSIONS**

The proposal to rezone the property at 680 Montreal Street is consistent with the goals in the OCP and the Tourism District in the *James Bay Neighbourhood Plan*. The location of the parking is an existing condition that is proposed to be formalized as part of this application. Finally, the increase in density, height and site coverage, and changes to setbacks would permit for a redevelopment of the north wing without requiring another rezoning process in the future. Stepbacks at upper storeys would help prevent overwhelming the public park to the north. In addition, an expansion would still be the subject of a Development Permit application to ensure adherence to the design guidelines contained in Development Permit Area 9 (HC): Inner Harbour. Therefore, staff recommend that Council consider supporting the application.

## **ALTERNATE MOTION**

That Council decline Rezoning Application No. 00792 for the property located at 680 Montreal Street.

Respectfully submitted,

Mike Angrove  
Senior Planner – Development Agreements  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

### **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Plans date stamped April 19, 2022
- Attachment C: Letter from applicant to Mayor and Council dated May 17, 2021, revised May 26, 2022
- Attachment D: Community Association Land Use Committee Comments dated June 12, 2021.

**E.1 640 Montreal Street - Development Permit with Variance Application No. 00197 (James Bay)**

Council received a report dated June 2, 2022 from the Director of Sustainable Planning & Community Development presenting Council with an application to enclose two patios, and to legalize three enclosed patios.

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Loveday

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00197 for 640 Montreal Street, in accordance with:

1. Plans date stamped March 23, 2022.
2. Development meeting all Zoning Regulation Bylaw requirements, except the following variances to the R3-2 Zone, Multiple Dwelling District:
  - i. reduce the rear yard setback from 11.275m to 8.37m.
3. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

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 <sup>2</sup> |
|----|---------------------------|---------------------|

**5.26.3 Floor Area, Floor Space Ratio**

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

**5.26.4 Height**

- |    |                                  |        |
|----|----------------------------------|--------|
| a. | <u>Building height</u> (maximum) | 25.25m |
|----|----------------------------------|--------|

**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**

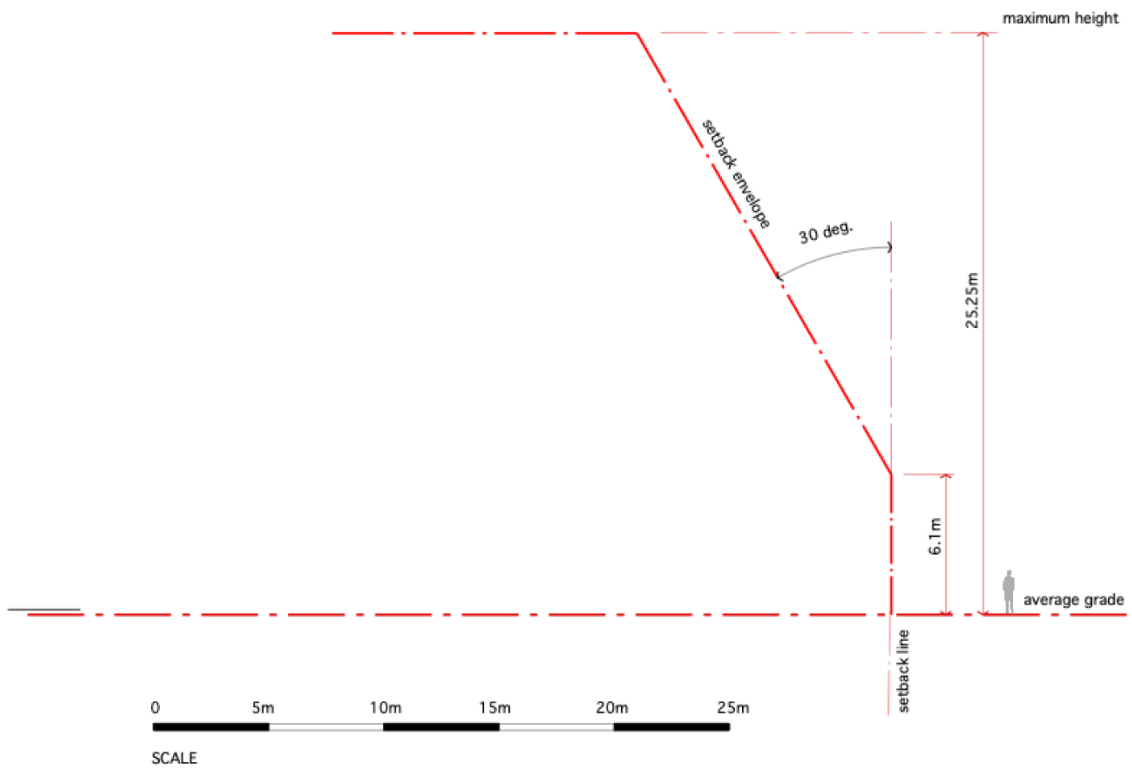
- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 60% |
| b. <u>Open site space</u> (minimum) | 30% |

**5.26.7 Vehicle and Bicycle Parking**

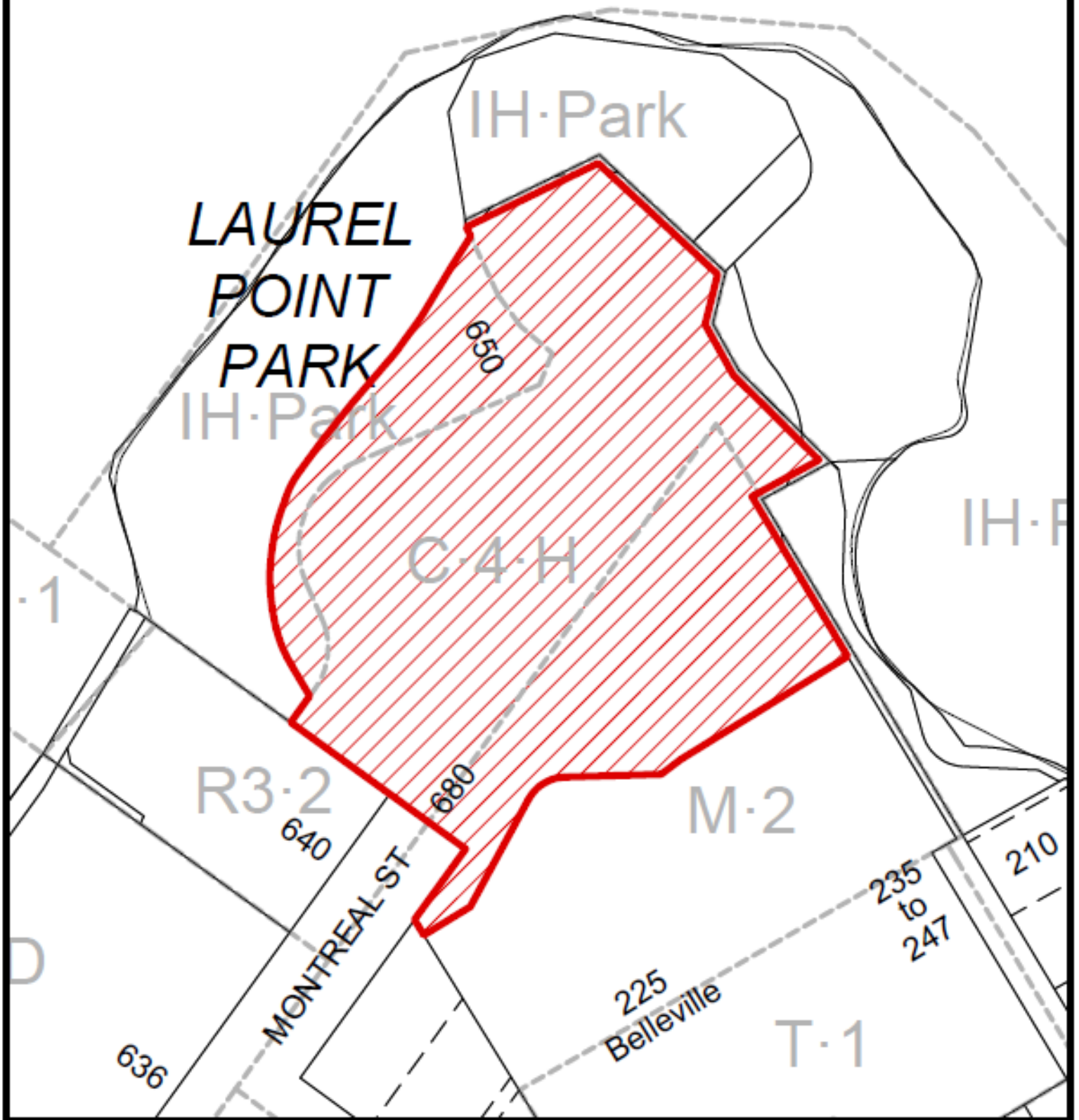
- |   |  |
|---|--|
| a. Vehicle parking (minimum)  | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Notwithstanding section 2.2.1 of Schedule “C”, a maximum of 79 parking spaces may be located on an adjacent <u>lot</u> |  |
| c. Bicycle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



**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 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.
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READ A FIRST TIME the	day of	2022
READ A SECOND TIME the	day of	2022
<u>RESCINDED SECOND READING the</u>	<u>day of</u>	<u>2022</u>
<u>AMENDED the</u>	<u>day of</u>	<u>2022</u>
<u>READ A SECOND TIME the</u>	<u>day of</u>	<u>2022</u>
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

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
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“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	<b>8th</b>	day of	<b>September</b>	2022
READ A SECOND TIME the	<b>8th</b>	day of	<b>September</b>	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<sup>2</sup>

**5.26.3 Floor Area, Floor Space Ratio**

- a. Total floor area (maximum) 18432m<sup>2</sup>
- 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

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

**5.26.6 Site Coverage, Open Site Space**

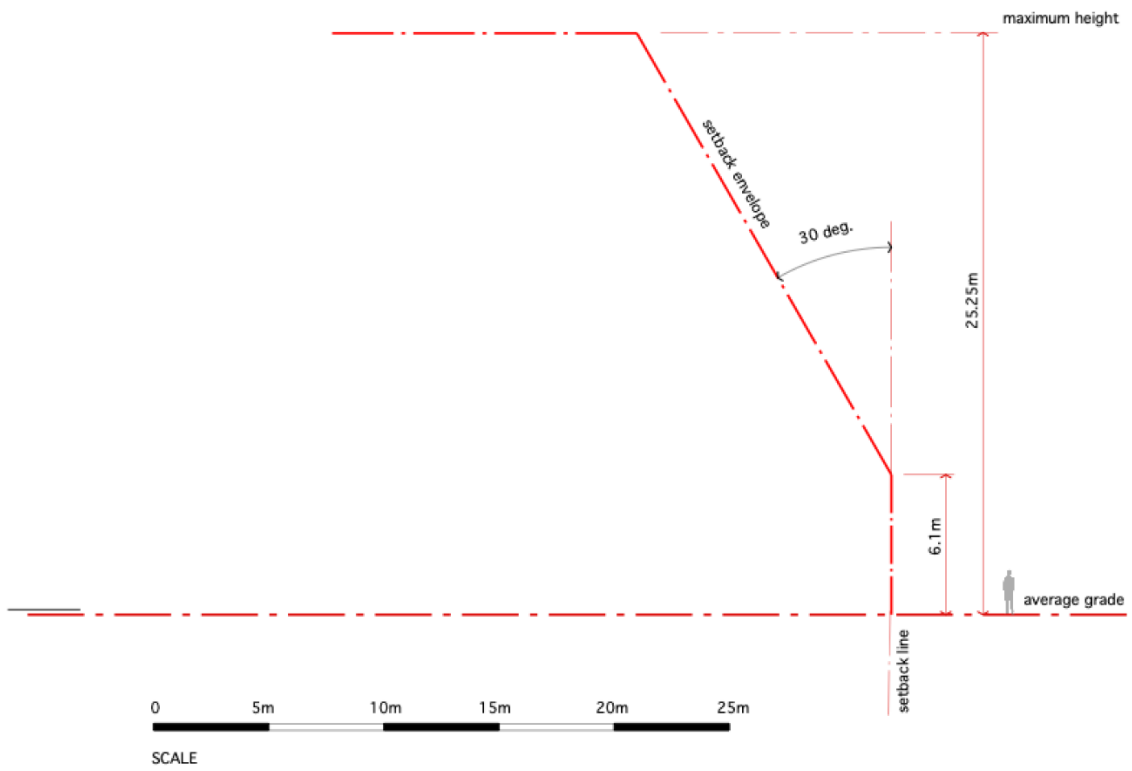
- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 60% |
| b. <u>Open site space</u> (minimum) | 30% |

**5.26.7 Vehicle and Bicycle Parking**

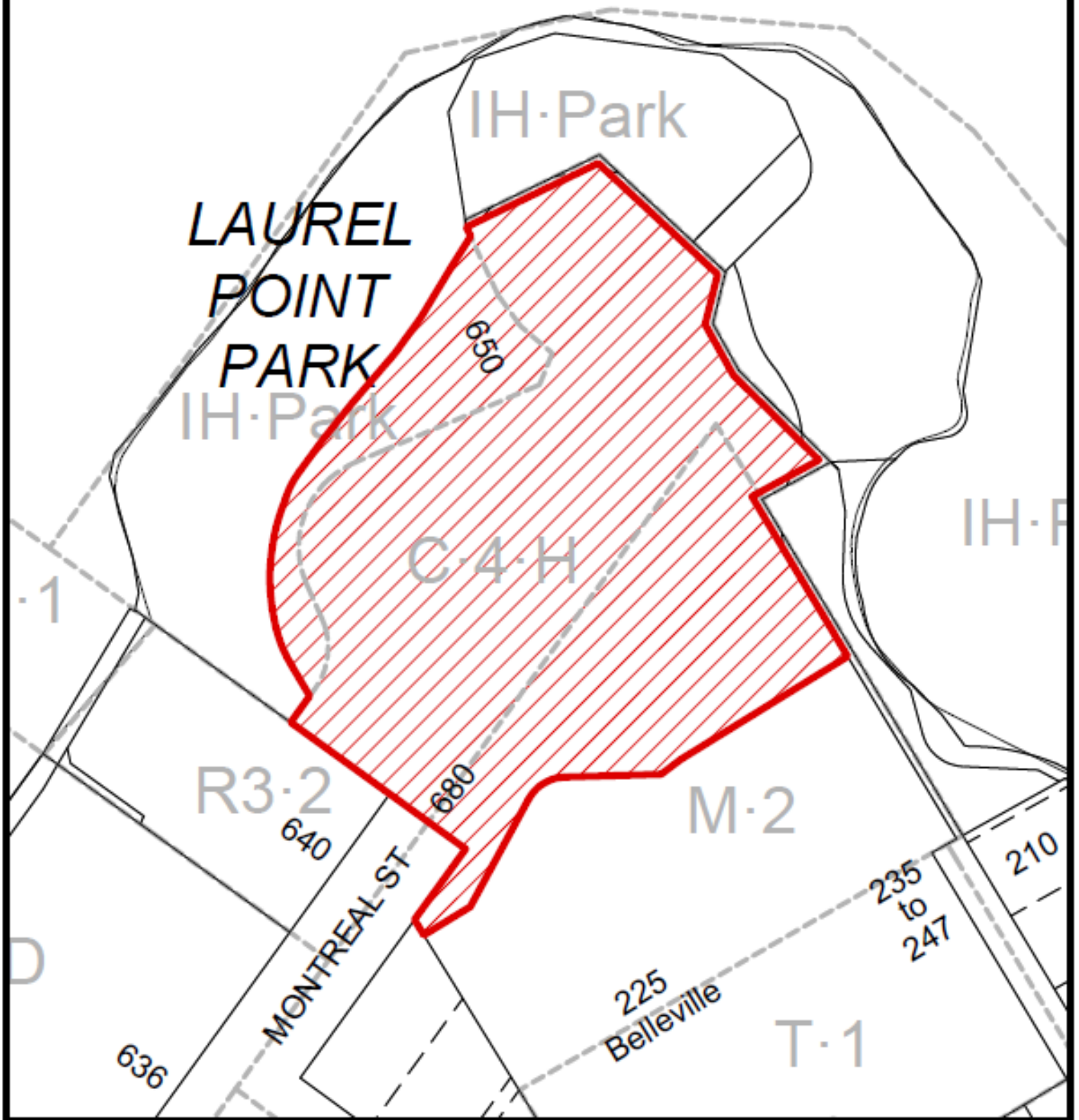
- |   |  |
|---|--|
| a. Vehicle parking (minimum)  | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Notwithstanding section 2.2.1 of Schedule “C”, a maximum of 79 parking spaces may be located on an adjacent <u>lot</u> |  |
| c. Bicycle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



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	<b>8<sup>th</sup></b>	day of	<b>September</b>	2022
READ A SECOND TIME the	<b>8<sup>th</sup></b>	day of	<b>September</b>	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 <sup>2</sup> |
|----|---------------------------|---------------------|

**5.26.3 Floor Area, Floor Space Ratio**

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

**5.26.4 Height**

- |    |                                  |        |
|----|----------------------------------|--------|
| a. | <u>Building height</u> (maximum) | 25.25m |
|----|----------------------------------|--------|

**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**

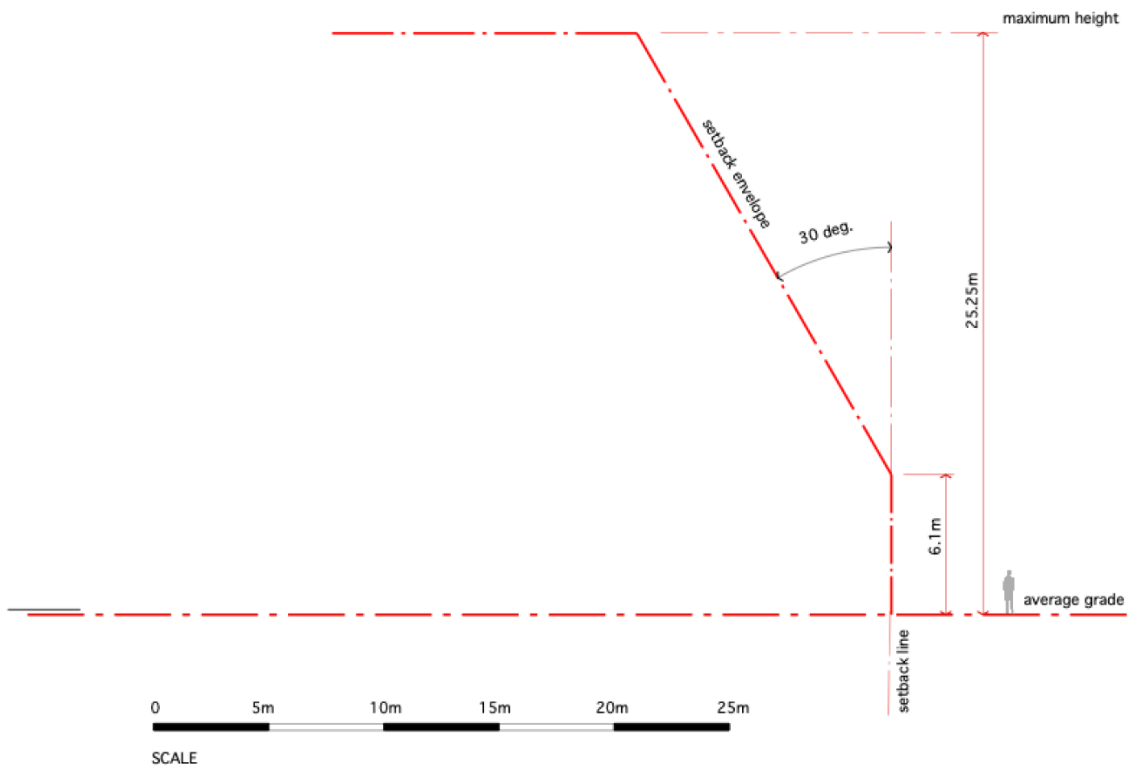
- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 60% |
| b. <u>Open site space</u> (minimum) | 30% |

**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 <u>lot</u> |  |
| c. Bicycle parking (minimum)  | Subject to the regulations in Schedule “C”   |

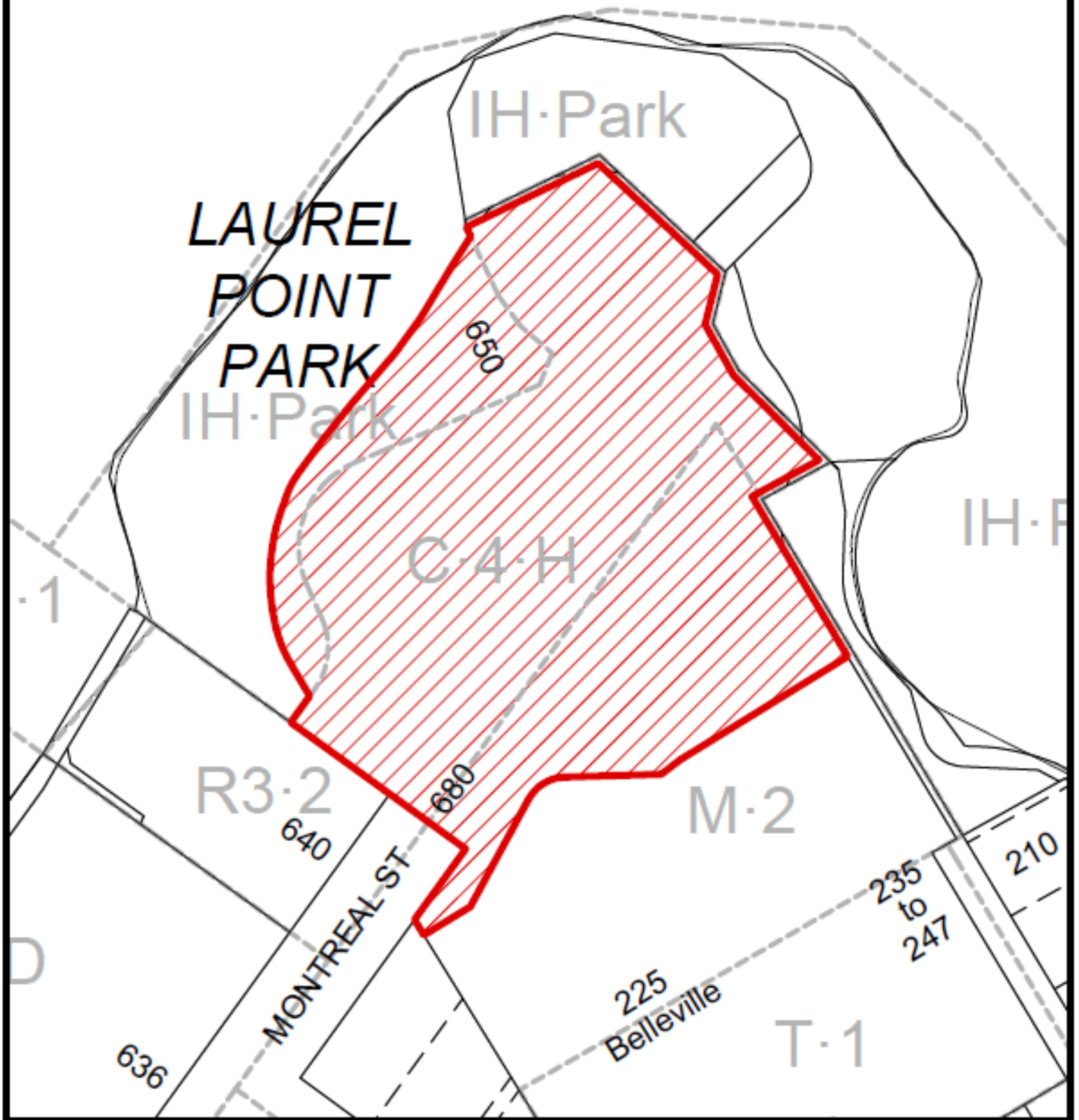
Schedule 1  
PART 5.26 – T-26 ZONE, LAUREL POINT DISTRICT

Schedule A





# LAUREL PT



680 Montreal Street  
Rezoning No.00792

