

A BYLAW OF THE CITY OF VICTORIA

The purposes of this bylaw are to amend the Zoning Bylaw 2018 by:

- (a) rezoning the land known as 900 and 912 Vancouver Street, 911 Quadra Street, and 930 and 990 Burdett Avenue from the CHP-PB Zone – Cathedral Hill Precinct (Public Buildings) District in the Zoning Regulation Bylaw to the Mixed Use Residential District-1 Zone (MRD-1) in Zoning Bylaw 2018; and
- (b) adding site specific land use restrictions to the MRD-1 Zone to increase the permitted density and building heights, add hotel and drinking establishment uses, and increase the number of permitted buildings on a lot.

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. 25)”.
- 2 “**Site**” means the lands legally described as PID 023-868-082, Lot 1 Christ Church Trust Estate Victoria City Plan VIP65806.
- 3 Bylaw No. 18-072, the Zoning Bylaw 2018, is amended by placing the Site in the Mixed Use Residential District-1 Zone (MRD-1) on the Zoning Map, and indicating on the Zoning Map that the Site is subject to site specific regulations.
- 4 The Zoning Bylaw 2018 is further amended in Part 1.1 (Interpretation) by adding the Site to *Map 1: Area subject to Zoning Bylaw 2018*.
- 5 The Zoning Bylaw 2018 is further amended in Part 4.7 (Mixed Use Residential District-1 Zone) by adding to section 8 the following row after row #1 in that table:

2.	900 and 912 Vancouver Street, 911 Quadra Street, and 930 and 990 Burdett Avenue Lot 1 Christ Church Trust Estate Victoria City Plan VIP65806 Development Area – 1 (DA-1)	<i>Note: In this subsection, the “Development Areas” are those depicted in the following sketch as DA-1, DA-2, DA-3, and DA-4:</i> a. Notwithstanding Part 1.1.5.2, minimum Building separation for any portion of a Building above 18.0m in Height: 15.0m
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	Development Area – 2 (DA-2) Development Area – 3 (DA-3) Development Area – 4 (DA-4)	b. Additional Permitted Uses: Drinking Establishment, Hotel c. Notwithstanding Part 3.1.4., a maximum of 8 Buildings may be erected or used on a Lot if the Lot contains all development areas.	
	Development Area – 1	a. Maximum Density of Development : 0.49:1 b. Maximum Building Height : 20.0m	
	Development Area – 2	a. Maximum Density of Development : 0.74:1 b. Maximum Building Height : 39.0m c. Minimum Building separation between DA-2 and DA-1: 15.0m d. Minimum Building separation between DA-2 and DA-3: 4.15m e. Minimum Building separation between DA-2 and DA-4: 10.0m	
	Development Area – 3	a. Maximum Density of Development : 0.14:1 b. Maximum Building Height : 15.0m c. Minimum Building separation between DA-3 and DA-4: 20.0m	
	Development Area – 4	a. Maximum Density of Development : 1.18:1 b. Maximum Building Height : 68.0m	

READ A FIRST TIME the _____ day of _____ 2026

READ A SECOND TIME the _____ day of _____ 2026

READ A THIRD TIME the _____ day of _____ 2026

ADOPTED on the _____ day of _____ 2026

CITY CLERK

MAYOR