

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to rezone the lands known as 1905 and 1907 Fort Street and 1923 and 1929 Davie Street to the Town Centre District – 1 Zone (TCD-1) in Zoning Bylaw 2018 and add site specific regulations to permit increased density.

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

Title

1. This Bylaw may be cited as the “Zoning Bylaw 2018, Amendment Bylaw (No. 19)”.

Definition

2. “**Lands**” means the lands with the following civic addresses and legal descriptions, and shown hatched on the attached map at Appendix 1:
 - a. 1905 Fort Street
PID: 009-179-275, Lot 45, Section 76, Victoria District, Plan 270;
 - b. 1907 Fort Street
PID: 009-179-267, Lot 46, Section 76, Victoria District, Plan 270;
 - c. 1923 Davie Street
PID: 009-179-232, Lot 48, Section 76, Victoria District, Plan 270; and
 - d. 1929 Davie Street
PID: 009-179-259, Lot 47, Section 76, Victoria District, Plan 270.

Rezoning

3. The Lands are removed from the R1-B and R3-2 zones in the Zoning Regulation Bylaw and rezoned to the Town Centre District – 1 Zone (TCD-1) in the Zoning Bylaw 2018.

Amendments

4. The Zoning Bylaw 2018 is amended:
 - (a) in Part 1.1, Section 2, by deleting Map 2 and replacing it with Map 2 attached as Appendix 2 to this Bylaw; and
 - (b) in Part 4.4, Section 8, by adding the following row after the last row in the table and numbering it accordingly:

1905 Fort Street Lot 45, Section 76, Victoria District, Plan 270	a. Maximum Density of Development: 3.11:1	
1907 Fort Street Lot 46, Section 76, Victoria District, Plan 270		
1923 Davie Street Lot 48, Section 76, Victoria District, Plan 270		
1929 Davie Street Lot 47, Section 76, Victoria District, Plan 270		

READ A FIRST TIME the _____ day of _____ 2026

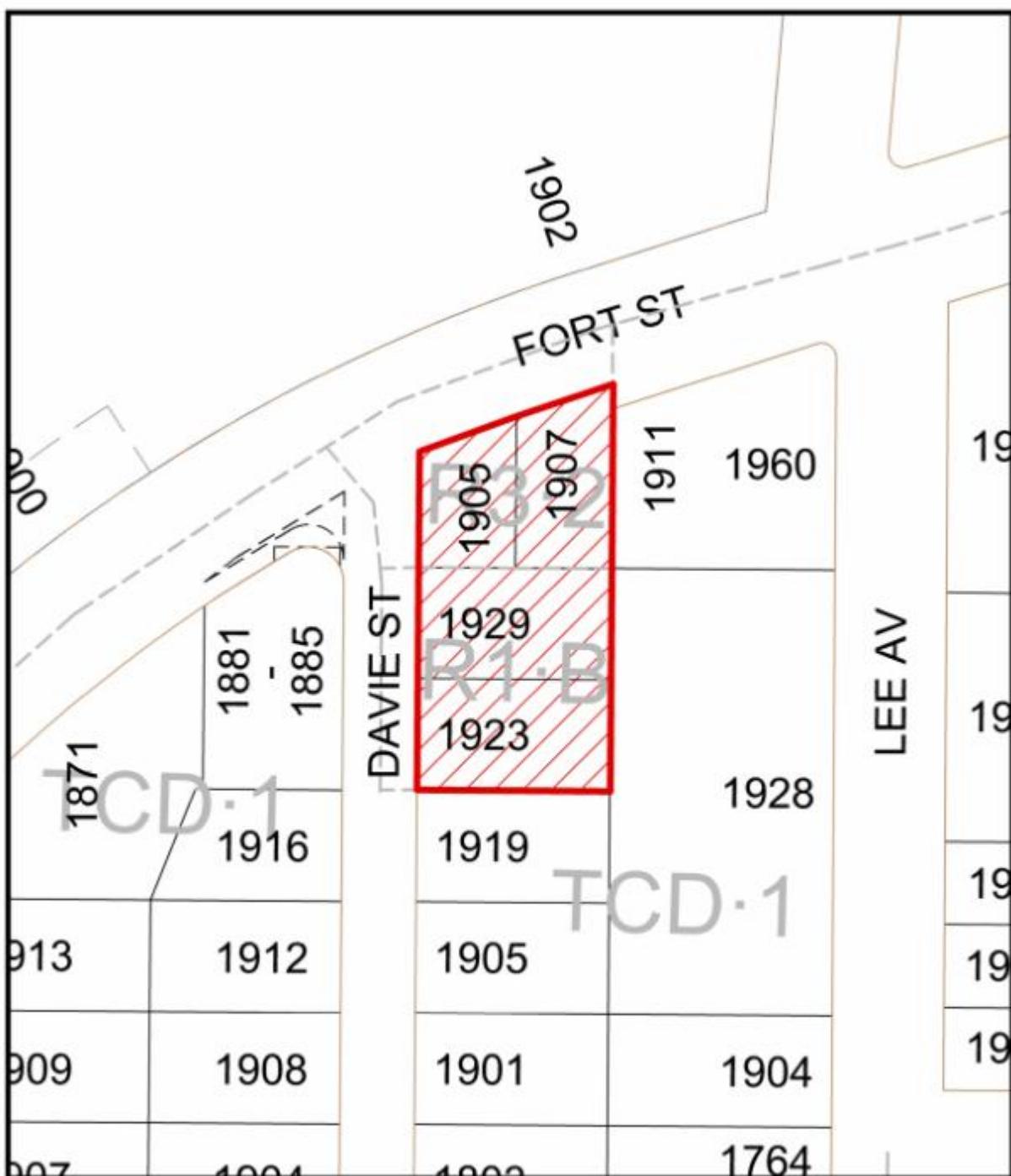
READ A SECOND TIME the _____ day of _____ 2026

READ A THIRD TIME the _____ day of _____ 2026

ADOPTED on the _____ day of _____ 2026

CITY CLERK

MAYOR



Appendix 2

