

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CD-21 Zone, Montreal Comprehensive Development District, and to rezone land known as (205 Quebec Street, 507 Montreal Street, 210-224 Kingston Street) from the R-K Zone, Medium Density Attached Dwelling District to the CD-21 Zone, Montreal Comprehensive Development 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. 1357)”.

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 12 – COMPREHENSIVE DEVELOPMENT ZONES by adding the following words:

“12.21 CD-21 Montreal Comprehensive Development District”

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.20 the provisions contained in Schedule 1 of this Bylaw.

4 The land specified below and shown hatched on the attached map, is removed from the R-K Zone, Medium Density Attached Dwelling District, and placed in the CD-21 Zone, Montreal Comprehensive Development District:

- (a) 205 Quebec Street, legally described as
 - (i) PID 009-387-137, Lot 940, Victoria City
 - (ii) PID 009-387-153, Lot 941, Victoria City
- (b) 507 Montreal Street, legally described as PID 005-556-392, Lot 1 of Lots 950 and 951, Victoria City, Plan 9158
- (c) 210 Kingston Street, legally described as PID 009-387-595, Parcel A (DD 43159I) of Lots 950 and 951, Victoria City, Except Part in Plan 9158
- (d) 214 Kingston Street, legally described as PID 005-556-431, Lot 2 of Lot 950, Victoria City, Plan 9158
- (e) 218 Kingston Street, legally described as PID 009-387-501, Lot 949, Victoria City
- (f) 224 Kingston Street, legally described as PID 009-387-498, Lot 948, Victoria City.

READ A FIRST TIME the	day of	2025
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READ A SECOND TIME the	day of	2025
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PUBLIC HEARING HELD on the	day of	2025
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READ A THIRD TIME the	day of	2025
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ADOPTED on the	day of	2025
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CITY CLERK

MAYOR

PART 12.21 – CD-21 ZONE, MONTREAL COMPREHENSIVE DEVELOPMENT DISTRICT

12.21.1 General Regulations

- a. This Zone is divided into Development Area 1 (DA-1) and Development Area 2 (DA-2), as shown on the map attached as Appendix 1.
- b. All regulations in this Zone apply to both Development Areas, unless expressly stated otherwise.
- c. Notwithstanding section 19 of the Bylaw, more than one building is permitted on a lot.

12.21.2 Permitted Uses in DA-1

The following uses are the only uses permitted in DA-1:

- a. Multiple Dwelling
- b. Attached Dwelling
- c. Child Care Facility
- d. Retail
- e. Restaurants
- f. Public Building
- g. Home Occupation subject to the regulations in Schedule “D”
- h. Accessory Buildings subject to the regulations in Schedule “F”

12.21.3 Permitted Uses in DA-2

The following uses are the only uses permitted in DA-2:

- a. Attached Dwelling
- b. Public Building
- c. Home Occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

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12.21.4 Location and Siting of Permitted Uses in DA-1

- a. Retail uses must not be located above the first storey .

12.21.5 Lot Area

- a. Lot area (minimum) 4009.00m²

12.21.6 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 11,528.00m²
 b. Floor space ratio (maximum) 2.88:1

12.21.7 Height, Storeys

- a. Principal building height for DA-1 (maximum) 47.00m
 b. Principal building height for DA-2 (maximum) 9.50m

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12.21.8 Setbacks, Projections, Building Separation

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| a. Quebec Street | |
| i. <u>Setback</u> (minimum) | 1.84m |
| b. Montreal Street <u>setback</u> | |
| i. <u>Setback</u> for any portion of a <u>building</u> below 11.30m in <u>height</u> (minimum) | 2.96m |
| ii. <u>Setback</u> for any portion of a <u>building</u> equal to or above 11.30m in <u>height</u> (minimum) | 5.44m |
| c. Kingston Street <u>setback</u> | |
| i. <u>Setback</u> for any portion of a <u>building</u> below 11.30m in <u>height</u> (minimum) | 0.80m |
| ii. <u>Setback</u> for any portion of a <u>building</u> equal to or above 11.30m in <u>height</u> (minimum) | 30.00m |
| iii. Notwithstanding paragraphs i. and ii., steps less than 1.7m in <u>height</u> and <u>balconies</u> that face Kingston Street may project into a <u>setback</u> to a maximum of 0.80m | |
| d. <u>Setback</u> from <u>internal boundary</u> for DA-1, southeast (minimum) | |
| i. <u>Setback</u> for any portion of a <u>building</u> below 11.30m (minimum) | 4.17m |
| ii. <u>Setback</u> for any portion of a <u>building</u> above 11.30m (minimum) | 7.60m |
| e. <u>Setback</u> from <u>internal boundary</u> for DA-2, northeast (minimum) | 3.65m |
| f. <u>Setback</u> from <u>internal boundary</u> for DA-2, southeast (minimum) | 2.00m |
| g. <u>Building separation</u> (minimum) | 5.75m |

12.21.9 Site Coverage, Open Site Space

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| a. <u>Site coverage</u> (maximum) | 65.00% |
| b. <u>Open site space</u> (minimum) | 55.00% |

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12.21.10 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

