

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to:

1. increase density and height in the Core Residential Urban Place Designation, and
2. revise Development Permit Area 3 (HC): Core Mixed-Use Residential

to allow for the proposed development of 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street.

Under its statutory powers, including Park 14, Division 4 of the *Local Government Act*, 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 “OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 44)”.
- 2 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended as follows in Schedule A, Section 6: Land Management and Development, Figure 8: Urban Place Guidelines, in the row of the table pertaining to the Core Residential designation:
 - (a) in the column pertaining to Built Form, by inserting the following paragraph after the last paragraph in the column:

“Buildings up to approximately 32 storeys for areas bounded by Yates Street, View Street, Quadra Street and Vancouver Street.”; and
 - (b) in the column pertaining to Density, by inserting the following paragraph after the last paragraph in the column:

“Total floor space ratios ranging from 3:1 up to approximately 6:1 for the 900 block of Yates Street bounded by Yates Street, View Street, Quadra Street and Vancouver Street and from 3:1 up to approximately 6.2:1 for the eastern half of the block bounded by Yates Street, View Street, Vancouver Street and Cook Street”.
- 3 The Official Community Plan Bylaw is further amended as follows in Schedule A, Appendix A: Development Permit Areas and Heritage Conservation Areas, Development Permit Area 3 (HC): Core Mixed-Use Residential:
 - (a) in section 5, by inserting the following subsection immediately after subsection (e):
 - (f) 900-Block Yates & 1045 Yates Urban Design Manual (August 2022) applicable to the following areas:
 - (i) the area bounded by Quadra Street, Vancouver Street, Yates Street and View Street

