

It's Your Neighbourhood



1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

January 4, 2019

The City of Victoria is seeking your input on the proposed changes to 1400 Quadra Street:

Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 27) - No. 18-116:

To change 1400 Quadra Street from the Core Business urban place designation to the Core Residential urban place designation, to add text to specify the density, and to change the Development Permit Area from DPA 2 (HC): Core Business to DPA 3 (HC): Core Mixed-Use Residential for the same land.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1) - 18-115:

To change the zoning for 1400 Quadra Street from the Central Business District-1 Zone (CBD-1) and Mixed Use Residential District-1 Zone (MRD-1), to the Central Business District-2 Zone (CBD-2), and to amend Zoning Bylaw 2018 by adding site-specific regulations in order to permit the construction of a 14-storey, mixed-use building consisting of ground-floor commercial and residential units above.

New Zone: Central Business District-2 Zone (CBD-2) with Site Specific Regulations

Legal description: PID: 030-496-021, LOT A OF LOTS 396, 397 AND 398, VICTORIA CITY, PLAN EPP67310

Existing Zones: Central Business District-1 Zone (CBD-1) with Site Specific Regulations
Mixed Use Residential District-1 Zone (MRD-1)

Development Permit with Variance Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1400 Quadra Street, in Development Permit Area 3 (HC): Core Mixed-Use Residential for the purposes of approving the exterior design and finishes for the 14-storey, mixed-use building, as well as landscaping. The Development Permit will vary the following requirements of the Zoning Regulation Bylaw:

- Permit one parking stall to be located outside the building.

Anyone interested in the proposal is entitled to provide their comments at the Public Hearing which will be held at:

City Council Meeting

Date: Thursday, January 17, 2019

Time: 6:30 p.m.

Location: Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

For those who are unable to attend, your input can be via mail, an email to publichearings@victoria.ca, or you can drop off your written feedback at Victoria City Hall to the City Hall Ambassador located to the left of the main entrance. Correspondence should be received by 11 a.m. the day before the Council meeting.

Please note that all correspondence submitted will form part of the public record and will be published in the meeting agenda. Your address is relevant to Council's consideration of this matter and will be included as part of the public record. If you choose to share your phone number and email address with us and wish that it not be disclosed, please let us know and we will ensure it remains confidential.

The online Council agenda, including relevant documents and information will be available on the City of Victoria's website at <http://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html>. A paper copy of the Council agenda, including relevant documents and information may also be inspected at the Ambassador's Desk or Legislative Services, City Hall, 1 Centennial Square, Victoria, B.C. from the Monday prior to the meeting, up to and including the date of the Public Hearing, from 8 a.m. to 4:30 p.m., from Monday to Friday, excluding public holidays.

To follow the status of this application online, try our new Development Tracker at victoria.ca/devtracker. This tool will allow you to see milestones on the proposal, and view related documents and information.