

# It's Your Neighbourhood



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

## PUBLIC NOTICE

April 24, 2026

### **The City of Victoria is seeking your input on the proposed changes to 1101 Yates Street:**

#### Zoning Regulation Bylaw, Amendment Bylaw (No. 1365), No. 26-036:

To rezone the land known as 1101 Yates Street from the S-1 Zone – Limited Service District, to the R-120 Zone, 1101 Yates Street District, to permit a 19-storey and a six-storey mixed use residential rental building.

New Zone: R-120 Zone, 1101 Yates Street District

Legal description: PID: 003-642-895  
LOT A, OF LOTS 1073, 1074, 1075, 1081, 1082, 1083, 1084 AND 1085, VICTORIA CITY, PLAN 43478

Existing Zone: S-1 Zone – Limited Service District

#### Development Permit with Variances Application No. 00301

The Council of the City of Victoria will also consider issuing a Development Permit for the land known as 1101 Yates Street, in Development Permit Area 2 – Downtown Core Area for the purposes of approving the exterior design and finishes for the mixed use residential rental buildings as well as landscaping.

#### *Variances:*

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

- i. increase maximum building height from 45.0m to 63.0m;
- ii. increase maximum rooftop structure projection from 5.0m to 6.5m;
- iii. increase maximum roof coverage for a rooftop structure from 20% to 44%;
- iv. decrease the setback for rooftop structures from roof edge from 3.0m to 0.0m
- v. reduce the side (Yates Street) setback for buildings greater than 23.0m in height supporting residential use from 10.0m to 8.0m for the portion of the building greater than 18m in height;
- vi. reduce the side (View Street) setback for buildings greater than 23.0m in height supporting residential use from 10.0m to 4.9m for that portion of the building greater than 18.0m in height;
- vii. reduce the rear (east-north) setback for buildings greater than 23m in Height from 10.0m to 9.5m for any portion of a Building supporting or sheltering a Residential use with an exterior wall greater than 18.0m in height;

- viii. reduce the rear (east-north) setback for any portion of the building supporting or sheltering a non-Residential use with an exterior wall greater than 5.0m in Height from 6.0m to 0.0m for that portion of the building less than 8.0m in height;
- ix. reduce the rear (east-south) setback for buildings up to 23.0m in height supporting residential use from 8.0m to 5.0m for that portion of the building greater than 5m in height;
- x. reduce the residential vehicle parking from 130 stalls to 107 stalls; and,
- xi. reduce the commercial vehicle parking from 80 stalls to 67 stalls.

**The City is prohibited from holding a public hearing on this development proposal pursuant to section 464(3) of the *Local Government Act*. Members of the public interested in this matter may provide written submissions to be published on the agenda for consideration at the meeting of Council at which this application will be considered.**

First reading of the Rezoning Bylaw will be considered by City Council on:

**Date: Thursday, May 7, 2026**

**Time: After the conclusion of the Committee of the Whole meeting beginning at 9:00 a.m.**

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

#### **How to Participate:**

##### **1. Submit written comments:**

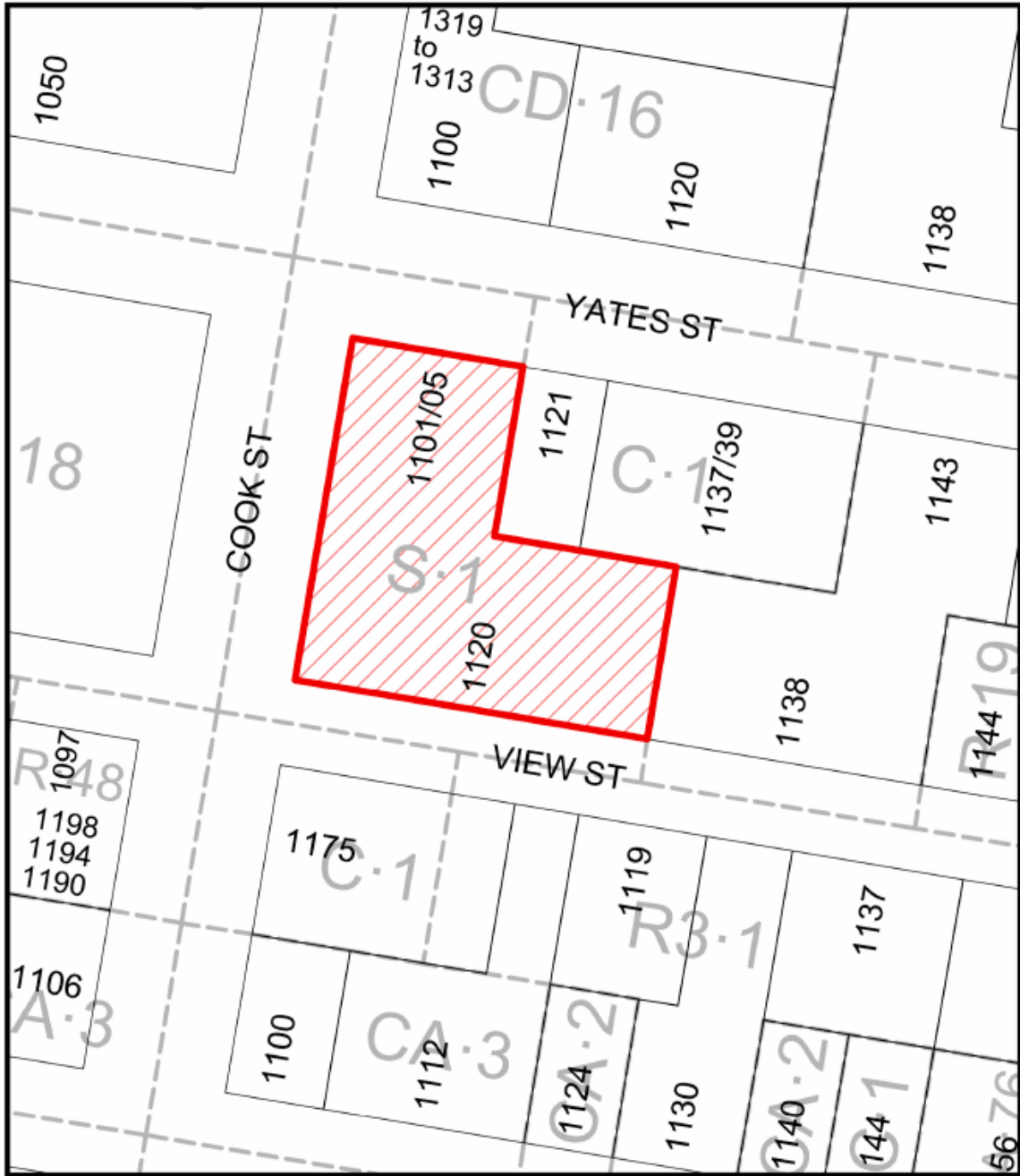
- Email written comments to [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca)
- Mail: Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6
- Drop off: to the Ambassador in City Hall Lobby (entrance off Pandora Ave)
- Submissions must be received by 12:00 p.m. the Tuesday before the meeting

##### **2. Watch the meeting live at the following link: [victoria.ca/councilmeetings](http://victoria.ca/councilmeetings)**

Please note that correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of FOIPPA Act. Your email address will not be disclosed. For more information on the FOIPPA Act please email [privacy@victoria.ca](mailto:privacy@victoria.ca).

#### **How to view relevant documents, the proposed bylaw, and information about this application:**

1. Council Agenda: available the Friday before the meeting date at: [victoria.ca/councilmeetings](http://victoria.ca/councilmeetings)
2. City Development tracker: at [victoria.ca/devtracker](http://victoria.ca/devtracker)
3. In person: inspect documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca)



1101 Yates Street  
Rezoning No.00904

