

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw as follows:

- create the C3-3MC Modified Cook Street District;
- rezone the western portion of the land known as 1075 Pendergast Street and 320 Cook Street from the R1-B Zone, Single Family Dwelling District to the new site-specific zone;
- rezone the eastern portion of the land known as 320 Cook Street and 1075 Pendergast Street, from the CR-3M Zone, Commercial Residential Apartment Modified District, to the C3-3MC Modified Cook Street District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1352)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – General Commercial Zones by adding the following words:  
  
“4.112 C3-3MC Modified Cook Street District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.111 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 320 Cook Street and 1075 Pendergast Street, legally described as PID: 000-224-766, LOT 1, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 33046 and shown hatched on the attached map, is removed from the CR-3M Zone, Commercial Residential Apartment Modified District and the R1-B Zone, Single Family Dwelling District, and placed in the C3-3MC Modified Cook Street District.

READ A FIRST TIME the	<b>16th</b>	day of	<b>JANUARY</b>	2025
READ A SECOND TIME the	<b>16th</b>	day of	<b>JANUARY</b>	2025
READ A THIRD TIME the	<b>16th</b>	day of	<b>JANUARY</b>	2025
ADOPTED on the		day of		2024

CITY CLERK

MAYOR

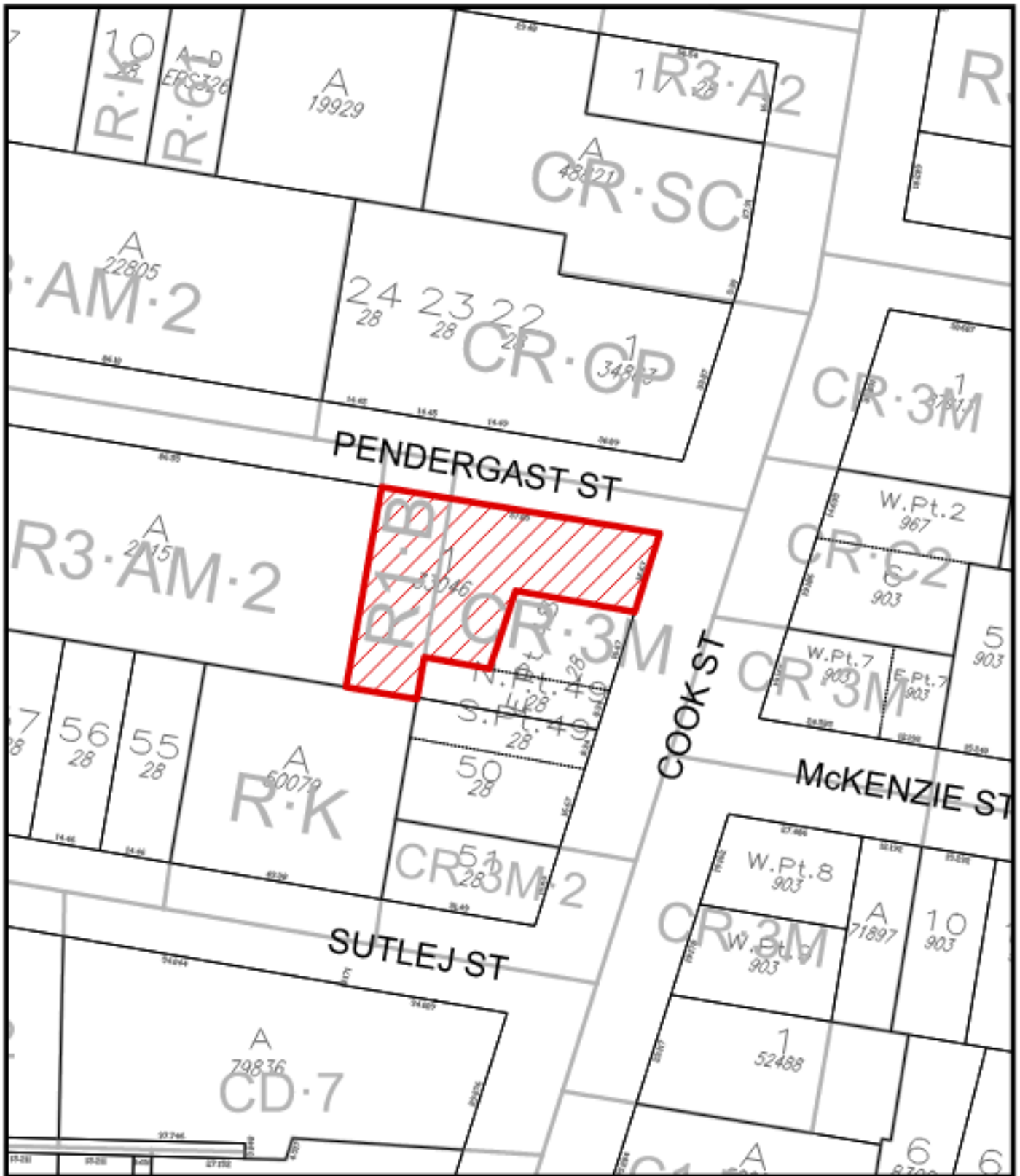
**PART 4.112– C3-3MC ZONE, MODIFIED COOK STREET DISTRICT**

**4.112.1 Permitted Uses in this Zone**

1. The following uses are permitted in this Zone:
  - a. multiple dwelling
  - b. commercial residential
  - c. business offices
  - d. retail stores
  - e. professional businesses
  - f. restaurant
  - g. personal services
2. In this Part, “commercial-residential” means a building, the ground floor of which is used solely for one or more of the uses set out in section 1c. to g. of this part, and the floors above the ground floor are used solely for residential purposes.

**4.112.2 General Regulations**

- i. Except as provided in this part, the regulations applicable in the CR-3M Zone, Commercial Residential Apartment Modified District, apply in this zone.
- ii. Subsection 15b of Part 4.15 does not apply within the zone.



1075 Pendergast Street and 320 Cook Street  
Rezoning No.00854

