

NO. 24-071

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-FG Zone, Fernwood Commercial Residential (Gladstone) District, and to rezone land known as 1276/1278 Gladstone Avenue from the R-2-T Zone, Two Single Family Dwelling District, to the CR-FG Zone, Fernwood Commercial Residential (Gladstone) 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. 1347)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of
Schedule “B” under the caption PART 4 – 4.111 by adding the following words:
- “4.111 CR-FG Zone, Fernwood Commercial Residential (Gladstone) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.110
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1276/1278 Gladstone Avenue, legally described as PID: 009-166-084
LOT 2 SECTION 61 SPRING RIDGE VICTORIA CITY PLAN 312 and shown hatched on
the attached map, is removed from the R-2-T Zone, Two Single Family Dwelling District
and placed in the CR-FG Zone, Fernwood Commercial Residential (Gladstone) District.

READ A FIRST TIME the **21st** day of **November** 2024

READ A SECOND TIME the **21st** day of **November** 2024

READ A THIRD TIME the **21st** day of **November** 2024

ADOPTED on the _____ day of _____ 2025

CITY CLERK

MAYOR

PART 4.111 – CR-FG ZONE, FERNWOOD COMMERCIAL RESIDENTIAL (GLADSTONE) DISTRICT

4.111.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses and regulations permitted in the R-2-T Zone
- b. Retail
- c. Bakery
- d. Restaurant
- e. Neighbourhood pub, restricted to 133 m²
- f. Personal services
- g. Self-contained dwelling units
- h. Commercial-residential buildings

4.111.2 General

If the primary use of a Lot is a use permitted in the R-2-T, Two Single Family Dwellings District:

- a. The regulations in the R-2-T, Two Single Family Dwellings District apply
- b. The regulations set out in sections 4.111.3-4.111.7 do not apply.

4.111.3 Lot Area

- a. Lot area (minimum) 627m²
- b. Lot width (minimum) 13.74m average lot width

4.111.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 950m²
- b. Floor space ratio (maximum) 1.52:1

4.111.5 Height, Storeys

- a. Principal building height (maximum) 12m
- b. Storeys (maximum) 4

PART 4.111 – CR-FG ZONE, FERNWOOD COMMERCIAL RESIDENTIAL (GLADSTONE) DISTRICT

4.111.5 Setbacks

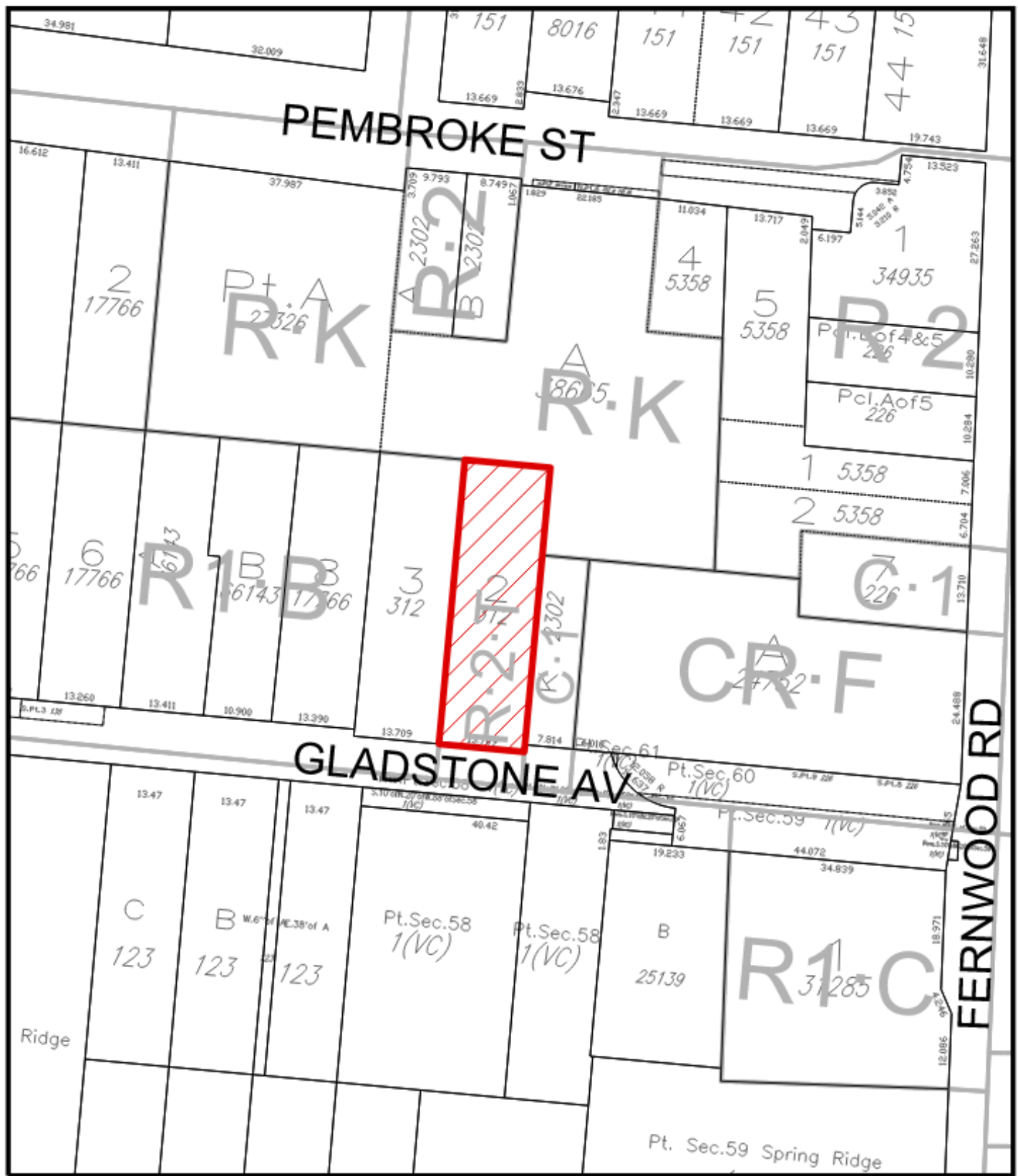
- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 5.70m |
| b. <u>Rear yard setback</u> (minimum) | 6.00m |
| c. <u>West side yard setback</u> from the interior <u>lot line</u> (minimum) | 3.50m |
| d. <u>East side yard setback</u> from the interior <u>lot line</u> (minimum) | 3.50m |
| e. A <u>building canopy</u> which faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 2.00m |

4.111.6 Site Coverage, Open Site Space

- | | |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 61% |
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4.111.7 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. <u>Bicycle parking</u> (minimum) | Subject to the regulations in Schedule “C” |



1276 & 1278 Gladstone Avenue
Rezoning No.00860

