

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-F Zone, Fernwood Commercial Residential District, and to rezone land known as 1284 to 1298 Gladstone Avenue and 2000 to 2004 Fernwood Road from the C-1 Zone, Limited Commercial District, to the CR-F Zone, Fernwood Commercial Residential District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1172)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – GENERAL COMMERCIAL ZONES by adding the following words:

“4.92 CR-F Fernwood Commercial Residential District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.91 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1284 to 1298 Gladstone Avenue and 2000 to 2004 Fernwood Road, legally described as PID: 002-817-381 Lot A, Spring Ridge, Victoria City, Plan 24752 and shown hatched on the attached map, is removed from the C-1 Zone, Limited Commercial District, and placed in the CR-F Zone, Fernwood Commercial Residential District.

READ A FIRST TIME the	8 <sup>th</sup>	day of	<b>August</b>	2019
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READ A SECOND TIME the	8 <sup>th</sup>	day of	<b>August</b>	2019
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Public hearing held on the		day of		2019
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READ A THIRD TIME the		day of		2019
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ADOPTED on the		day of		2019
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CITY CLERK

MAYOR

**PART 4.92 – CR-F, FERNWOOD COMMERCIAL RESIDENTIAL DISTRICT****4.92.1 Definition**

In this Zone, “live-work unit” means a self-contained dwelling unit used in conjunction with a commercial use by the occupant of the self-contained dwelling unit, with such commercial use limited to one the following uses:

- a) Artist studio
- b) High tech
- c) Office
- d) Professional service
- e) Retail
- f) Trade or craft requiring artisan skills including garment makers and tailors, goldsmiths, silversmiths and jewellers, graphic artists, potters, weavers, and similar craftspeople, provided such use is not noxious or offensive to adjacent property or the general public by reason of emitting odours, dust, noise, smoke, gas, effluent, radiation, humidity, heat, vibration or hazard

**4.92.2 Permitted Uses in this Zone**

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

- a. Call centre
- b. Chartered banks
- c. Clubs for social or recreational purposes
- d. Commercial-residential buildings
- e. Drycleaning or clothes pressing businesses or both, which
  - (i) do not occupy in excess of 280m<sup>2</sup> of floor space, and
  - (ii) are used or intended to be used for the purpose of dealing directly with the members of the public serviced thereby
- f. High tech
- g. Launderettes, provided that there is at least one off-street automobile parking space on the same lot for every 18.5m<sup>2</sup> of floor area in the building, with proper ingress and egress for the automobiles
- h. Live-work unit
- i. Office
- j. Professional businesses
- k. Retail stores, including, without limiting the generality hereof, the retail sale of bakery products

**PART 4.92 – CR-F, FERNWOOD COMMERCIAL RESIDENTIAL DISTRICT**

- l. Theatres
- m. Establishments for the care and treatment of animals under the supervision of a duly registered veterinarian, provided that such establishments are not used or intended to be used for the care or treatment of an animal of the equine or bovine species and that no animal shall be permitted or suffered to remain in such establishment at any time during the hours of darkness in any day
- n. Home occupation subject to the regulations in Schedule “D”
- o. Accessory Buildings subject to the regulations in Schedule “F”

**4.92.3 Location of Uses**

- a. Live-work units are not permitted:
  - i. above the ground floor of a building; or
  - ii. along a street frontage
- b. Commercial uses in commercial-residential buildings are only permitted on the ground floor
- c. Except within a building lawfully in use, no commodity, merchandise, stock in trade, or other material or thing related to any commercial use shall be stored or displayed within a setback, side yard or rear yard

**4.92.4 Floor Space Ratio**

<u>Floor space ratio</u> (maximum)	1.4:1
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**4.92.5 Height**

Principal <u>building height</u> (maximum)	12m
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**4.92.6 Setbacks, Projections**

- a. Front yard setback (minimum) 6m
- b. Side yard setback on a flanking street for a corner lot (minimum) 2.4m
- c. Rear yard setback (minimum) 6m
- d. Side yard setback (minimum) 0m
- e. Side yard setback if abutting a residential use (minimum) 2.4m or ¼ of the height of building, whichever is greater

**PART 4.92 – CR-F, FERNWOOD COMMERCIAL RESIDENTIAL DISTRICT****4.92.7 Site Coverage**Site Coverage (maximum)

59%

**4.92.8 Vehicle and Bicycle Parking, Loading**

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| a. Vehicle parking  | Subject to the regulations in Schedule “C”, except as otherwise specified by the regulations in this Section |
| b. Vehicle parking spaces on a <u>lot</u> (minimum)   | 21   |
| c. Bicycle parking (minimum)  | Subject to the regulations in Schedule “C”   |
| d. Where no lane exists giving access to the <u>rear yard</u> , one <u>side yard</u> of a minimum <u>width</u> of 3m shall be provided giving access to the <u>rear yard</u> for the purpose of permitting off-street loading and unloading |  |

