

21-Jan-20

Mayor Lisa Helps and Councillors,  
Corporation of the City of Victoria,  
1 Centennial Square,  
Victoria, B.C. V8W 1P6

RE: Proposed Rezoning of 1133 Fort Street  
Lot 1110, Victoria City, except the northerly 8 feet

Dear Mayor Helps and Councillors:

We are pleased to submit our application for the above noted property, to put in place a zone that will accurately reflect the present use and occupancy, and bring the property into closer conformity with the Official Plan.

This application is in fact driven by the Province's decision to terminate Land Use Contracts, under which this property was regulated. While the underlying zoning of R3-1 dictated residential use, the building, heritage designated, has been used for commercial purposes for many years.

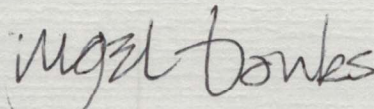
Discussion with the Planning Department led to the conclusion that the existing CA-2, Fort Street Special Commercial zone is an ideal fit for the property, meeting almost all criteria. There are a few small non conformities with the zone requirements; these were existing legal non-conformities under the now cancelled land use contract.

There is no work or alteration of any kind required for the building under this application; neither would there be any impact on existing tenancies. The charm of the existing building and its context are maintained exactly as is, and uses are brought much more in line with zoning. This project also maintains a large percentage of open space by utilizing existing parking and drives. The proposal will also preserve neighbourhood amenity through minimal disruption of the existing streetscape.

We have presented toe proposal to the Fairfield Gonzales Community Association land use committee, and they have determined that it does not require a full public meeting, as there are no proposed changes to the subject property.

Thank you for your consideration of this application.

Yours Very Truly,



Nigel Banks, on behalf of  
the Bavington Family

