

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-FH Zone, Fort Street Commercial Heritage District, and to rezone land known as 1133 Fort Street from the R3-1 Zone, Multiple Dwelling District, to the C1-FH Zone, Fort Street Commercial Heritage District, and with the consent of the property owner to authorize the discharge of the Land Use Contract for 1133 Fort Street.

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. 1239)”.
- 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:

“4.105 C1-FH, Fort Street Commercial Heritage District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.104 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1133 Fort Street, legally described as PID: 000-058-394, Lot 1110, Victoria City, Except the Northerly 8 Feet, and shown hatched on the attached map, is removed from the R3-1 Zone, Multiple Dwelling District, and placed in the C1-FH Zone, Fort Street Commercial Heritage District.
- 5 The Land Use Contract filed in the Victoria Land Title Office under number F26547 and modified by number H39577, against 1133 Fort Street is discharged.
- 6 The City Solicitor is authorized to execute all documents necessary for the discharge of the Land Use Contract referred to in section 5 of this Bylaw.

READ A FIRST TIME the	10th	day of	December	2020
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READ A SECOND TIME the	10th	day of	December	2020
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Public hearing held on the		day of		2021
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READ A THIRD TIME the		day of		2021
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ADOPTED on the		day of		2021
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CITY CLERK

MAYOR

PART 4.105 – C1-FH ZONE, FORT STREET COMMERCIAL HERITAGE DISTRICT**4.105.1 Permitted Uses in this Zone**

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

- a. Uses permitted in the R3-1 Zone, Multiple Dwelling District, subject to the regulations set out in Part 3.3 of the Zoning Regulation Bylaw
- b. The uses set out in paragraphs (c) to (p) are permitted in buildings constructed prior to January 1, 2020 and are subject to the regulations set out in Part 3.3 of the Zoning Regulation Bylaw
- c. bakeries used predominantly for the retail sale of bakery products sold from the premises
- d. business and professional offices
- e. financial institutions, including chartered banks, credit unions, trust, insurance and mortgage companies
- f. stores and shops for the sale of goods, wares, or merchandise
- g. restaurants and coffee shops
- h. personal services including barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair, and small animal services
- i. churches and places of worship
- j. cultural facilities including museums, galleries and exhibits
- k. gymnasia
- l. laundrettes and drycleaning establishments used or intended to be used for the purpose of dealing with the public served thereby
- m. a commercial-residential building, provided that the ground floor is not used for residential purposes
- n. studios
- o. high tech
- p. call centre

