

13-Feb-20

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

RE: Proposed Rezoning of 1177-1185 Fort Street  
Lot 3, Fairfield Farm Estate, Victoria City, Plan 675

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 driven by the Province's decision to terminate Land Use Contracts, under which this property was regulated. While the underlying zoning of R3-AM2 dictated residential use, the heritage designated building has been used for office, retail and service occupancies for decades, and those uses were approved under modifications to the original land use contract

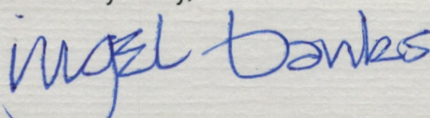
Discussion with the Planning Department led to the conclusion that the existing CA-2, Fort Street Special Commercial zone is good fit for the property, meeting almost all criteria. There are a few non-conformities, such as parking, these were considered legal non-conformities under the now cancelled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

There is no work or alteration of any kind required for the building under this application; nor would there be any impact on existing tenancies. The existing building and its context are maintained exactly as is, and uses are brought much more in line with zoning. The proposal will also preserve neighbourhood amenity through zero disruption of the existing streetscape.

We have presented the proposal to the Rockland Neighbourhood 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  
Barbara and Howard Ginsberg