

F.3 Bylaw for 1177–1185 Fort Street and 1043-1045 Linden Avenue: Rezoning Application No. 00731

Councillor Isitt and Councillor Potts returned to the meeting at 12:14 p.m.

Moved By Councillor Andrew
Seconded By Councillor Young

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1252) No. 21-043

CARRIED UNANIMOUSLY

DRAFT



Council Report For the Meeting of May 27, 2021

To: Council **Date:** May 19, 2021
From: C. Kingsley, City Clerk
Subject: 1177–1185 Fort Street and 1043-1045 Linden Avenue: Rezoning Application No. 00731

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1252) No. 21-043

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 21-043.

The issue came before Council on March 25, 2021 where the following resolution was approved:

1177-1185 Fort Street and 1043-1045 Linden Avenue: Rezoning Application No. 00731 (Rockland)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00731 for 1177-1185 Fort Street and 1043-1045 Linden Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing be held, but that adoption of the Bylaw be held off until confirmation has been received that the lots have been consolidated.

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 21-043

NO. 21-043

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-FH2 Zone, Fort Street Commercial Heritage 2 District, and to rezone land known as 1177-1185 Fort Street & 1043-1045 Linden Avenue from the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District to the C1-FH2 Zone, Fort Street Commercial Heritage 2 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. 1252)".
- 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:

"4.107 C1-FH2 Zone, Fort Street Commercial Heritage 2 District"
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.106 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 1177-1185 Fort Street & 1043-1045 Linden Avenue, legally described as PID: 008-166-854, Lot 3, Fairfield Farm Estate, Victoria City, Plan 675, Except Part Taken for Road Purposes as Shown on Said Plan and PID 008-166-897, The Westerly 1/2 of Lot 2, Fairfield Farm Estate, Victoria City, Plan 675, Except Part Taken for Road Purposes as Shown on Said Plan, and shown hatched on the attached map, is removed from the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, and placed in the C1-FH2 Zone, Fort Street Commercial Heritage 2 District.

READ A FIRST TIME the	day of	2021
READ A SECOND TIME the	day of	2021
Public hearing held on the	day of	2021
READ A THIRD TIME the	day of	2021
ADOPTED on the	day of	2021

CITY CLERK

MAYOR



PART 4.107 – C1-FH2 ZONE, FORT STREET COMMERCIAL HERITAGE 2 DISTRICT

4.107.1 Permitted Uses in this Zone

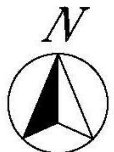
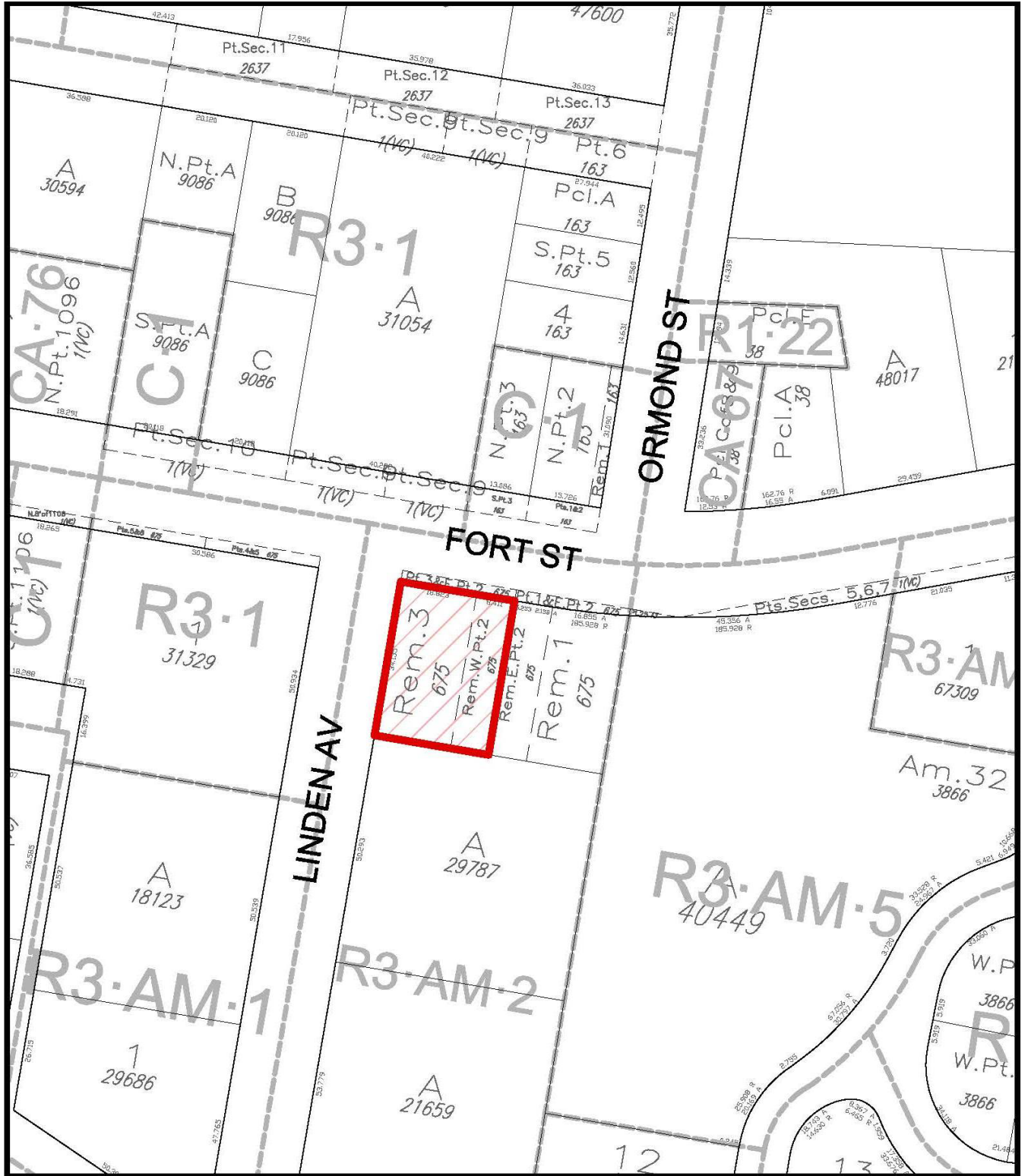
The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, subject to the regulations set out in Part 3.10 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 3.10 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. gymnasias
- 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

4.107.2 Vehicle and Bicycle Parking

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| a. Vehicle parking for all uses combined for <u>buildings</u> constructed prior to January 1, 2020 (minimum) | 4 spaces |
| b. Vehicle parking for all other <u>buildings</u> (minimum) | Subject to the regulations in Schedule “C” |

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw



1177-1185 Fort Street & 1043/1045 Linden Avenue
 Rezoning No.00731

