

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 **27th** day of **May** 2021

READ A SECOND TIME the **27th** day of **May** 2021

Public hearing held on the **10th** day of **June** 2021

READ A THIRD TIME the **10th** day of **June** 2021

ADOPTED on the _____ day of _____ 2021

CITY CLERK

MAYOR

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

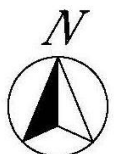
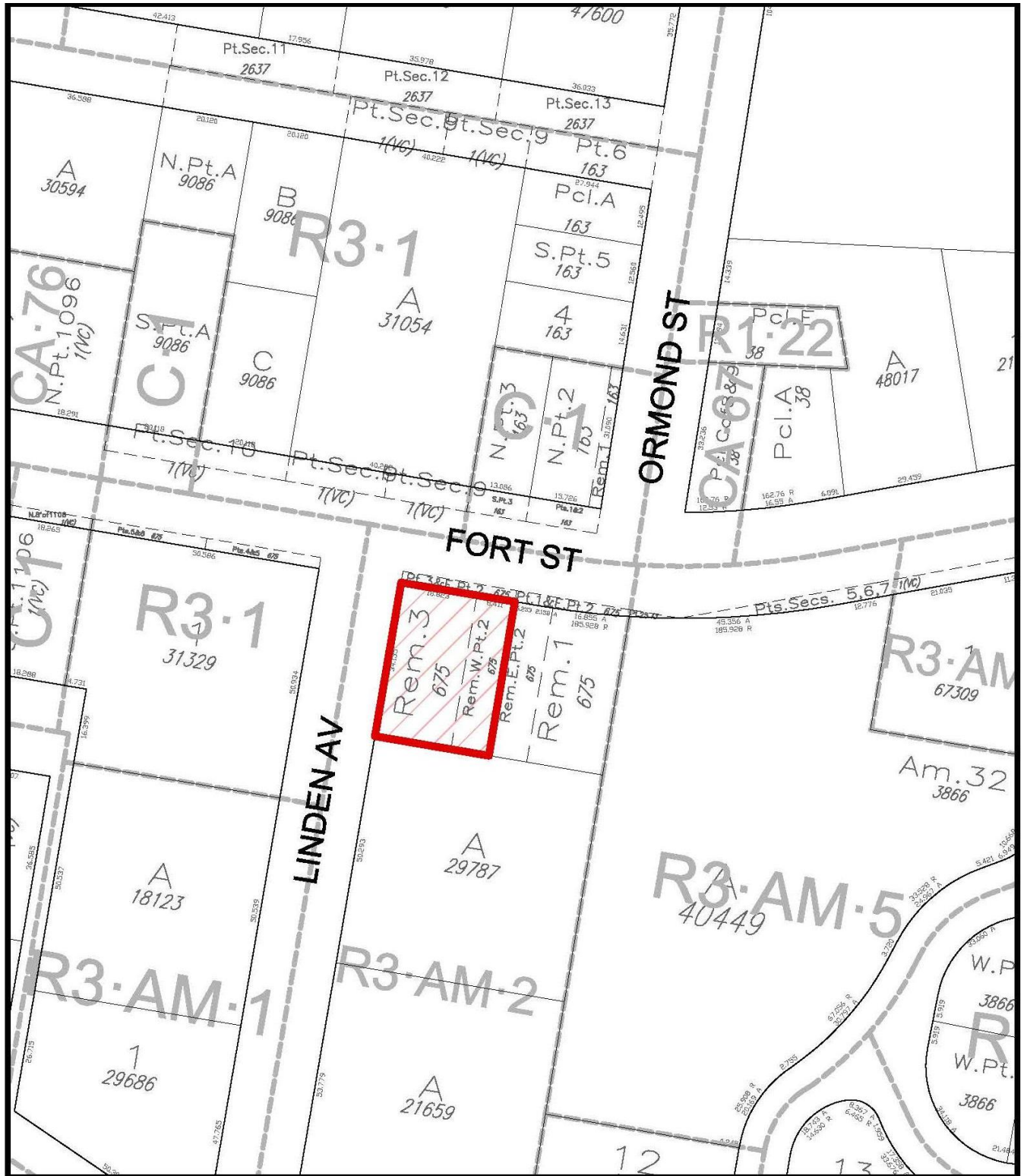
4.107.1 Permitted Uses in this Zone

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

- a. Vehicle parking for all uses combined for buildings constructed prior to January 1, 2020 (minimum) 4 spaces
- b. Vehicle parking for all other buildings (minimum) Subject to the regulations in Schedule "C"



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

