G.1 <u>Bylaw for 2740 Bridge Street and 450 Hillside Avenue: Rezoning</u> Application No. 00779

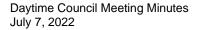
Committee received an update from the Senior Planner of Development Services. The Senior Planner noted an error in the staff report, that it should state the applicant ha executed the legal agreement and lawyers are proceeding with the registration on title.

Moved By Councillor Potts Seconded By Councillor Alto

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1276) No. 22-038

CARRIED UNANIMOUSLY





Council Report For the Meeting of July 7, 2022

To: Council Date: June 23, 2022

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00779 for 2740 Bridge Street and 450 Hillside

Avenue

RECOMMENDATION

That the following bylaw be given introductory readings:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1276) No. 22-038.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for 2740 Bridge Street and 450 Hillside Avenue. The proposal is to rezone the subject property from the M-3 Zone, Heavy Industrial District, to a new industrial zone in order to permit liquor retail sales and brewpub use in the existing brewery.

The application was considered by Council at the Committee of the Whole meeting on October 7. 2021, and it came before Council on October 21, 2021, where the following resolutions were approved:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00779 for 2740 Bridge Street and 450 Hillside Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- 1. Preparation and execution of the following legal agreement, to the satisfaction of the City Solicitor and Director of Engineering and Public Works:
 - i. a Statutory Right-of-Way of 1.7m on Bridge Street."

COMMENTS

The applicant has registered 1.7m statutory right-of-way on Bridge Street in accordance with the pre-condition that Council set in relation to this application. The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Council Report June 23, 2022 Rezoning Application No. 00779 for 2740 Bridge Street and 450 Hillside Avenue Page 1 of 2 Respectfully submitted,

Leanne Taylor Senior Planner **Development Services Division**

Karen Hoese, Director Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager.

Council Report June 23, 2022 Rezoning Application No. 00779 for 2740 Bridge Street and 450 Hillside Avenue Page 2 of 2

NO. 22-038

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the M3-BH Zone, Bridge & Hillside Heavy Industrial District, and to rezone land known as 2740 Bridge Street and 450 Hillside Avenue from the M-3 Zone, Heavy Industrial District, to the M3-BH Zone, Bridge & Hillside Heavy Industrial District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1276)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 7 Industrial and Services Zones by adding the following words:

"7.65 M3-BH, Bridge & Hillside Heavy Industrial District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.64 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 2740 Bridge Street and 450 Hillside Avenue, legally described as PID: 003-336-271 Lot A, Section 4, Victoria District, Plan 43384 and shown hatched on the attached map, is removed from the M-3 Zone, Heavy Industrial District, and placed in the M3-BH Zone, Bridge & Hillside Heavy Industrial District.

READ A FIRST TIME the	day of	2022
READ A SECOND TIME the	day of	2022
Public hearing held on the	day of	2022
READ A THIRD TIME the	day of	2022
ADOPTED on the	day of	2022

CITY CLERK

MAYOR

Schedule 1

PART 7.65 – M3-BH ZONE, BRIDGE & HILLSIDE HEAVY INDUSTRIAL DISTRICT

7.65.1 Permitted Uses in this Zone

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

- a. Uses permitted in the M-3 Zone, Heavy Industrial District, subject to the regulations set out in Part 7.3 of the Zoning Regulation Bylaw
- b. brewpub as an accessory use to a brewery
- c. liquor retail store.

7.65.2 Restrictions on use, Bicycle Parking

- a. the floor area of a liquor retail store shall not exceed a maximum floor area of 50m2
- b. only one liquor retail store permitted on the lot
- c. a minimum of one bike rack to accommodate six bikes, subject to the short-term bicycle parking regulations in Schedule C must be provided when there is a brewpub use on the <u>lot.</u>

7.65.3 General Regulations

a. Except as provided in this Part, the regulations applicable in the M-3 Zone, Heavy Industrial District, apply in this Zone.

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

