

F.1 **Bylaw for 235 Russell Street and 247 Russell Street: Rezoning Application No. 00798 and Rezoning Application No. 00799**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1284) No. 22-076

**CARRIED UNANIMOUSLY**

DRAFT



## Council Report

For the Meeting of September 1, 2022

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**To:** Council **Date:** August 16, 2022  
**From:** C. Kingsley, City Clerk  
**Subject:** 235 Russell Street and 247 Russell Street: Rezoning Application No. 00798 and Rezoning Application No. 00799

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### RECOMMENDATION

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1284) No. 22-076

### BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 22-076.

The issue came before Council on July 7, 2022 where the following resolution was approved:

**235 and 247 Russell Street: Rezoning Application No.00798 and Rezoning Application No. 00799 (Victoria West)**

**235 Russell Street**

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00798 for 235 Russell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

**247 Russell Street**

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00799 for 247 Russell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. Kingsley".

Curt Kingsley  
City Clerk

**Report accepted and recommended by the City Manager**

### List of Attachments:

- Bylaw No. 22-076

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the M1-R Zone, Russell Street Light Industrial District, and to rezone the lands known as 235 Russell Street and 247, 249, 251 and 253 Russell Street and 340, 344, 346 Mary Street from the M-1 Zone, Limited Light Industrial District, to the M1-R Zone, Russell Street Light 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. 1284)”.
- 2 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 SERVICE ZONES by adding the following words:

“7.66 M1-R, Russell Street Light Industrial District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.65 the provisions contained in Schedule 1 of this Bylaw.
- 4 The following lands, shown hatched on the attached map, are removed from the M-1 Zone, Limited Light Industrial District, and placed in the M1-R Zone, Russell Street Light Industrial District:
  - (a) 235 Russell Street  
PID: 003-391-426  
Lot 39, Section 31, Esquimalt District, Plan 549
  - (b) 247, 249, 251 and 253 Russell Street and 340, 344, 346 Mary Street  
PID: 001-422-294  
Lot A, Section 31, Esquimalt District, Plan 29271

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 7.66 – M1-R ZONE, RUSSELL STREET LIGHT INDUSTRIAL  
DISTRICT**

**7.66.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone, provided they are not noxious or offensive to any adjacent property or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration or hazard

- a. Uses permitted in the M-1 Zone, Limited Light Industrial District, subject to the regulations set out in Part 7.1 of the Zoning Regulation Bylaw
- b. Light industry, including manufacturing, processing, assembly, testing, servicing and repairing, subject to the regulations set out in Part 7.1 of the Zoning Regulation Bylaw

