

NO. 24-034

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-96 Meares Street Residential District Zone, and to rezone land known as 1011 Fort Street from the CA-42 Zone, Harris Green Commercial District to the CA-96 Zone, Meares Street Residential 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. 1335)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 6 – Central Area Zones by adding the following words:

“6.108 CA-96, Meares Street Residential District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.107 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1011 Fort Street, legally described as PID: 000-643-505, That Part of Lot 1024, Victoria City, Lying South of the Northerly 8 Feet Thereof Taken for Road Purposes, Except the Westerly 30 Feet Thereof.

READ A FIRST TIME the	day of	2024
READ A SECOND TIME the	day of	2024
READ A THIRD TIME the	day of	2024
ADOPTED on the	day of	2024

CITY CLERK

MAYOR

PART 6.108 – CA-96 ZONE, MEARES RESIDENTIAL DISTRICT

6.108.1 General Regulations

- a. The regulations in the CA-42 Zone, Harris Green Commercial District apply in this Zone except Parts 6.55.1 (k) and 6.55.1(2) with respect to the location of use, the regulations in this Part apply.

6.108.2 Permitted Uses in this Zone

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

- a. Churches and places of worship
- b. Commercial/Residential building
- c. Cultural Facility
- d. Financial Service
- e. Office
- f. Retail Trade
- g. Restaurants
- h. Personal Service
- i. Studios
- j. Churches and places of worship

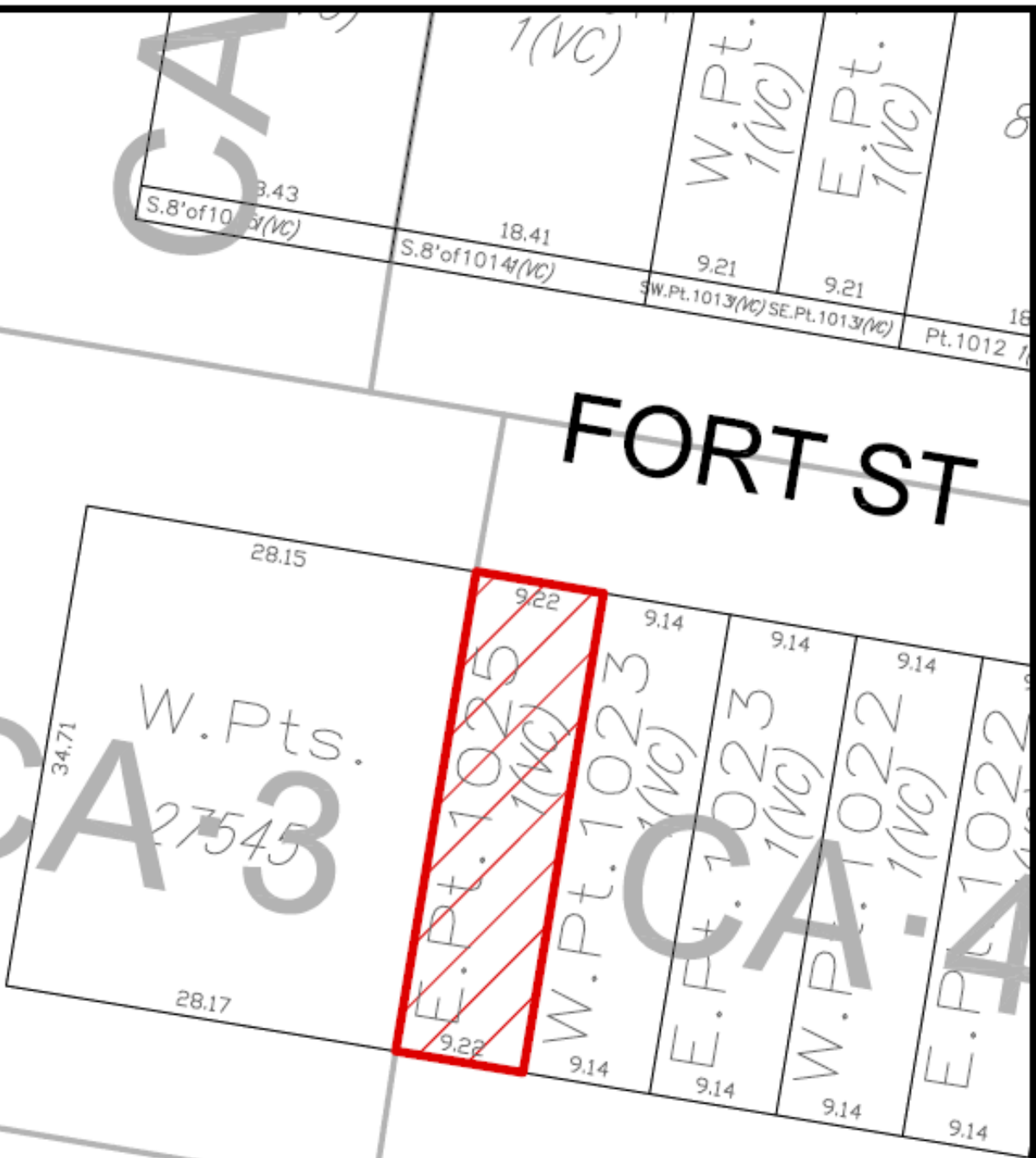
6.108.3 Location of Uses

- a. The uses permitted under sub-sections (2)(d) and (e) must not be located on the first storey within 6m of the building frontage on Fort Street.
- b. A residential use within a Commercial/Residential building is permitted on the first storey of a building frontage on Meares Street but must be located above the first storey of a building frontage on Fort Street.

VANCOUVER ST

FORT ST

MEARES ST



1011 Fort Street
Rezoning No.00863

