#### NO. 24-071

#### A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-FG Zone, Fernwood Commercial Residential (Gladstone) District, and to rezone land known as 1276/1278 Gladstone Avenue from the R-2-T Zone, Two Single Family Dwelling District, to the CR-FG Zone, Fernwood Commercial Residential (Gladstone) 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. 1347)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 4 4.111 by adding the following words:

"4.111 CR-FG Zone, Fernwood Commercial Residential (Gladstone) District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.110 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 1276/1278 Gladstone Avenue, legally described as PID: 009-166-084 LOT 2 SECTION 61 SPRING RIDGE VICTORIA CITY PLAN 312 and shown hatched on the attached map, is removed from the R-2-T Zone, Two Single Family Dwelling District and placed in the CR-FG Zone, Fernwood Commercial Residential (Gladstone) District.

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** 

#### Schedule 1

# PART 4.111 – CR-FG ZONE, FERNWOOD COMMERCIAL RESIDENTIAL (GLADSTONE) DISTRICT

#### 4.111.1 Permitted Uses in this Zone

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

- a. Uses and regulations permitted in the R-2-T Zone
- b. Retail
- c. Bakery
- d. Restaurant
- e. Neighbourhood pub, restricted to 133 m<sup>2</sup>
- f. Personal services
- g. Self-contained dwelling units
- h. Commercial-residential buildings

#### 4.111.2 General

If the primary use of a Lot is a use permitted in the R-2-T, Two Single Family Dwellings District:

- a. The regulations in the R-2-T, Two Single Family Dwellings District apply
- b. The regulations set out in sections 4.111.3-4.111.7 do not apply.

#### 4.111.3 Lot Area

a.	Lot area	(minimum)	627m <sup>2</sup>
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b. Lot width (minimum) 13.74m average lot width

## 4.111.4 Floor Area, Floor Space Ratio

2	Total floor area (max	rimum)	950m <sup>2</sup>
а.	Total noor area (max	amum)	90011

b. Floor space ratio (maximum) 1.52:1

## 4.111.5 Height, Storeys

a. Principal building height (maximum) 12m

b. Storeys (maximum) 4

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

# Schedule 1

# PART 4.111 – CR-FG ZONE, FERNWOOD COMMERCIAL RESIDENTIAL (GLADSTONE) DISTRICT

4.111.5 Setbacks					
a. Front yard setback (minimum)	5.70m				
b. Rear yard setback (minimum)	6.00m				
c. West side yard setback from the interior lot line (minimum)	3.50m				
d. East side yard setback from the interior lot line (minimum)	3.50m				
e. A <u>building</u> canopy which faces a <u>street boundary</u> may project into a <u>setback</u> (maximum)	2.00m				
4.111.6 Site Coverage, Open Site Space					
a. <u>Site Coverage</u> (maximum)	61%				
4.111.7 Vehicle and Bicycle Parking					
a. <u>Vehicle parking</u> (minimum)	Subject to the regulations in Schedule "C" except as otherwise specified by the				

b. Bicycle parking (minimum)

regulations in this Part

Schedule "C"

Subject to the regulations in





