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City of **VICTORIA** British Columbia

October 19, 1984

MUNICIPAL MANAGER'S OFFICE

OCT: *ck*
Council Agenda

TO: J. H. Bramley
Municipal Manager

FROM: D. Koch, Planning Officer
Planning Department

RE: Study Case #214-287
1500 Block Myrtle Street
City Initiative to Modify the C-1 Zoning

It appears Council's immediate attention is warranted to conserve the existing 9 m wide landscape strip along the Myrtle Street side of this block.

RECOMMENDATION:

1. That Council initiate the re-zoning of properties at 1537, 1555, 1561 and 1557 to 1581 Hillside Avenue, from "C-1 Limited Commercial District" to a new zone; "C1-L Commercial Landscape District". (As shown on attached plan)
2. That Council instruct the City Solicitor to prepare the necessary by-laws, based on the appended map and zone outline.

BACKGROUND:

The four properties were redeveloped from residential to commercial in the late 60's - early 70's on the understanding that a 9 m (30 ft.) landscaped strip would be maintained to buffer residential uses opposite on Myrtle Street. In 1981, following installation of Romeo's Pizza loading area, the neighbours were reassured that, in future the original commitment would be observed.

Recent inquiries indicate the commercial property owners' renewed interest in expanding the parking/loading facilities on the Myrtle Street frontage.

Note: Although this item is included in the Planning Department's 1984 Work Program of January 24, 1984, given the current workload, it is unlikely to receive APC review in the near future.

cc: Alderman J. R. Cooper
Alderman W. E. Simmons
C. Timms
L. Roberts

DK/ss