

# A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-117 Zone, Multiple Dwelling (1042 Richardson Street) District, and to rezone land known as 1042 and 1044 Richardson Street, from the R-K Zone, Medium Density Attached Dwelling District to the R-117 Zone, Multiple Dwelling (1042 Richardson Street) 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. 1341)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of  
Schedule “B” under the caption PART 3 – Multiple Dwelling Zones by adding the  
following words:

**“3.156 R-117 Multiple Dwelling (1042 Richardson Street) District”**

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.155  
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1042 and 1044 Richardson Street, legally described as PID: 009-  
396-853, LOT 1663 VICTORIA CITY and shown hatched on the attached map, is  
removed from the R-K Zone, Medium Density Attached Dwelling District, and placed in  
the R-117 Multiple Dwelling (1042 Richardson Street) District.

READ A FIRST TIME the **26<sup>th</sup>** day of **September** 2024

READ A SECOND TIME the **26<sup>th</sup>** day of **September** 2024

READ A THIRD TIME the **26<sup>th</sup>** day of **September** 2024

ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2025

CITY CLERK

MAYOR

# **PART 3.156 – R-117 ZONE, R-117 MULTIPLE DWELLING (1042 RICHARDSON STREET) DISTRICT**

## **3.156.1 Permitted Uses in this Zone**

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

- a. Multiple dwelling
- b. Attached dwelling subject to the regulations in the R-K Zone
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

## **3.156.2 Lot Area**

- a. Lot area (minimum) 668m<sup>2</sup>
- b. Lot width (minimum) 18.28m

## **3.156.3 Floor Space Ratio**

- a. Floor space ratio (maximum) 1.76:1

## **3.156.4 Height, Storeys**

- a. Principal building height (maximum) 18.5m
- b. Storeys (maximum) 6

## **3.156.5 Setbacks, Projections**

- a. Front yard setback (minimum) 4.0m
- b. Rear yard setback (minimum) 10m
- c. Side yard setback (minimum) 6m

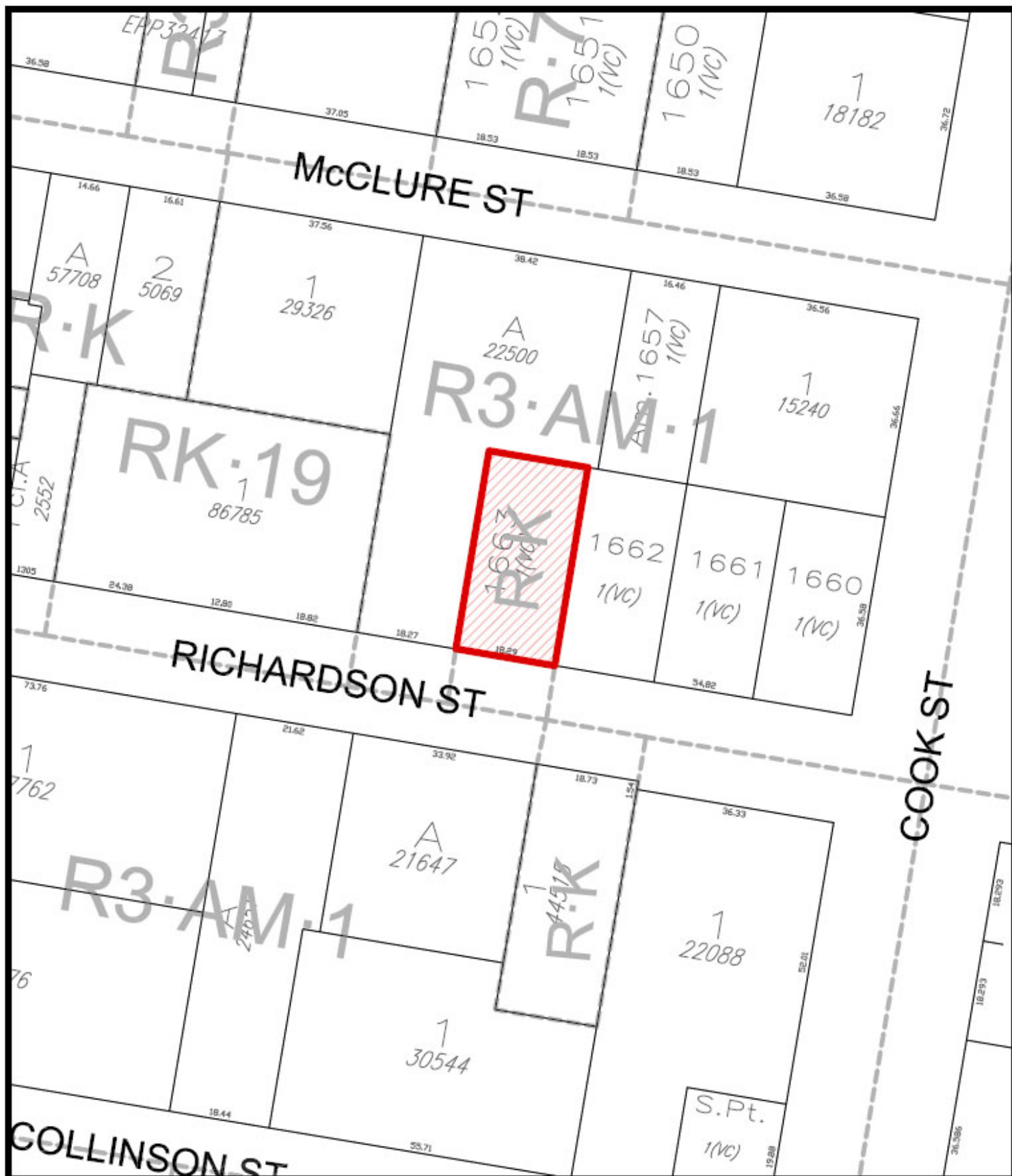
## **3.156.6 Site Coverage, Open Site Space**

- a. Site Coverage (maximum) 40%
- b. Open site space (minimum) 50%

**PART 3.156 – R-117 ZONE, R-117 MULTIPLE DWELLING (1042 RICHARDSON STREET) DISTRICT**

**3.156.7 Vehicle and Bicycle Parking**

- |                                     |  |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum)        | Subject to the regulations in Schedule “C” |



1042-1044 Richardson Street  
Rezoning No.00753

