

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R2-57 Zone, Two Single Family Dwelling District (Richmond), and to rezone land known as 2424 Richmond Road from the R1-B Zone, Single Family Dwelling District to the R2-57 Zone, Two Single Family Dwelling (Richmond) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1187)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 2 – Attached Dwelling Zones by adding the following words:

“2.150 R2-57 Zone, Two Single Family Dwelling District (Richmond)”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.149 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2424 Richmond Road, legally described as PID: 009-129-197, Lot 49, Section 25, Victoria District, Plan 339, Except the Westerly 10 feet thereof and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R2-57 Zone, Two Single Family Dwelling (Richmond) District.

READ A FIRST TIME the	18th	day of	July	2019
READ A SECOND TIME the	18th	day of	July	2019
Public hearing held on the		day of		2019
READ A THIRD TIME the		day of		2019
ADOPTED on the		day of		2019

CITY CLERK

MAYOR

PART 2.150 – R2-57 ZONE, TWO SINGLE FAMILY DWELLING (RICHMOND) DISTRICT

2.150.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Notwithstanding Section 19 of the General Regulations, two single family dwellings are permitted on one lot subject to the regulations in this Part, with the following accessory use:

Roomers and/or Boarders up to a maximum of 4

2.150.2 Lot Area

- | | |
|-------------------------------|------------------------------|
| a. <u>Lot area</u> (minimum) | 580m ² |
| b. <u>Lot width</u> (minimum) | 15m average <u>lot width</u> |

2.150.3 Floor Area

- | | |
|---|-------------------|
| a. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 205m ² |
| b. Floor <u>area</u> , of all floor levels combined (maximum) | 275m ² |

2.150.4 Height, Storeys

- | | |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 6.5m |
| b. <u>Storeys</u> (maximum) | 2 |
| c. <u>Roof deck</u> | Not permitted |

PART 2.150 – R2-57 ZONE, TWO SINGLE FAMILY DWELLING (RICHMOND) DISTRICT

2.150.5 Setbacks, Projections

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 1.5m |
| c. <u>Side yard setback</u> (north) (minimum) | 2.5m |
| d. <u>Side yard setback</u> (south) (minimum) | 3.6m |
| e. Combined <u>side yards</u> (minimum) | 4.5m |
| f. Eave projections into <u>setback</u> (maximum) | 0.75m |
| g. Separation space between <u>buildings</u> (minimum) | 3.0m |

2.150.6 Site Coverage

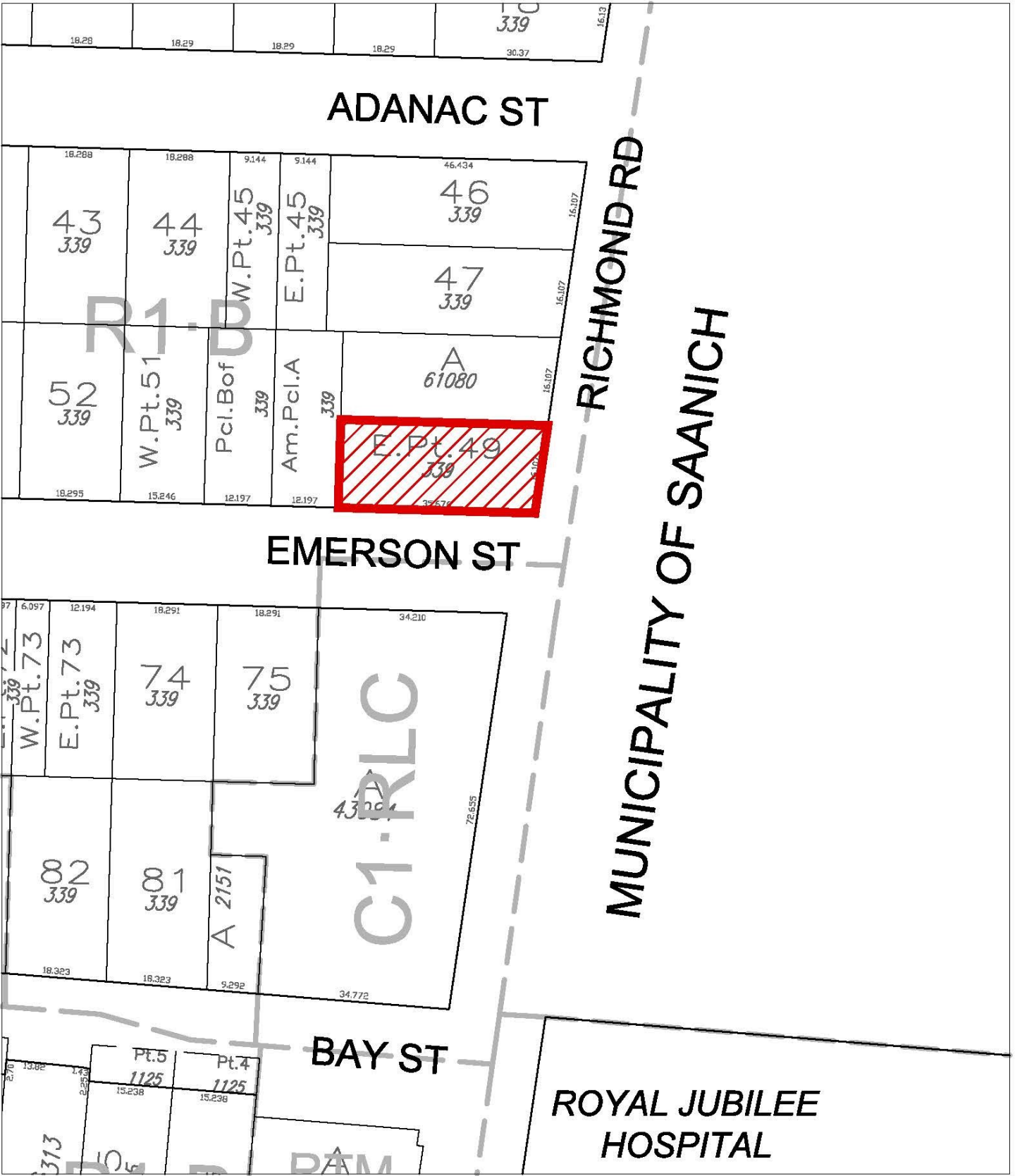
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| a. <u>Site Coverage</u> (maximum) | 35% |
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2.150.7 Outdoor Features

- a. The setbacks in section 2.150.5 apply to outdoor features as though they are buildings
- b. Outdoor features must not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

2.150.8 Vehicle and Bicycle Parking

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



2424 Richmond Road
Rezoning No.00649

