

NO. 21-013

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-99 Zone, Multiple Dwelling Richardson District, and to rezone land known as 1224 Richardson Street from the R1-B Zone, Single Family Dwelling District to the R-99 Zone, Multiple Dwelling Richardson 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. 1244)”.
- 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:

“3.133 R-99, Multiple Dwelling Richardson District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.132 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1224 Richardson Street, legally described as PID: 009-343-211 Parcel C (DD 38188I) of Section 26, Fairfield Farm Estate, Victoria City, Plan 13 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-99 Zone, Multiple Dwelling Richardson District.

| | | | | |
|----------------------------|------------------|--------|---------|------|
| READ A FIRST TIME the | 14 th | day of | January | 2021 |
| READ A SECOND TIME the | 14 th | day of | January | 2021 |
| Public hearing held on the | | day of | | 2021 |
| READ A THIRD TIME the | | day of | | 2021 |
| ADOPTED on the | | day of | | 2021 |

CITY CLERK

MAYOR

PART 3.133 – R-99 ZONE, MULTIPLE DWELLING RICHARDSON DISTRICT**3.133.1 Definitions**

In this Part, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, at least half of which have individual and direct access at grade level.

3.133.2 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. Ground-oriented multiple dwelling

3.133.3 Lot Area

- | | |
|-------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 1700m ² |
| b. <u>Lot width</u> (minimum) | 17m |

3.133.4 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 1160m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.67:1 |

3.133.5 Height, Storeys

- | | |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2.5 |
| c. <u>Roof deck</u> | Not permitted |

PART 3.133 – R-99 ZONE, MULTIPLE DWELLING RICHARDSON DISTRICT**3.133.6 Setbacks, Projections, Building Separation**

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 6m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • Steps less than 1.7m in <u>height</u> | 2.0m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m |
| c. <u>Side yard setback</u> from the east property line (minimum) | 1.8m |
| d. <u>Side yard setback</u> from the west property line (minimum) | 1.25m |
| e. Separation between <u>buildings</u> other than an <u>accessory building</u> (minimum) | 7.5m |
| f. Eave projections into <u>setback</u> (maximum) | 0.75m |

3.133.7 Site Coverage, Open Site Space

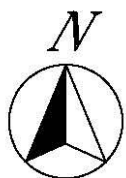
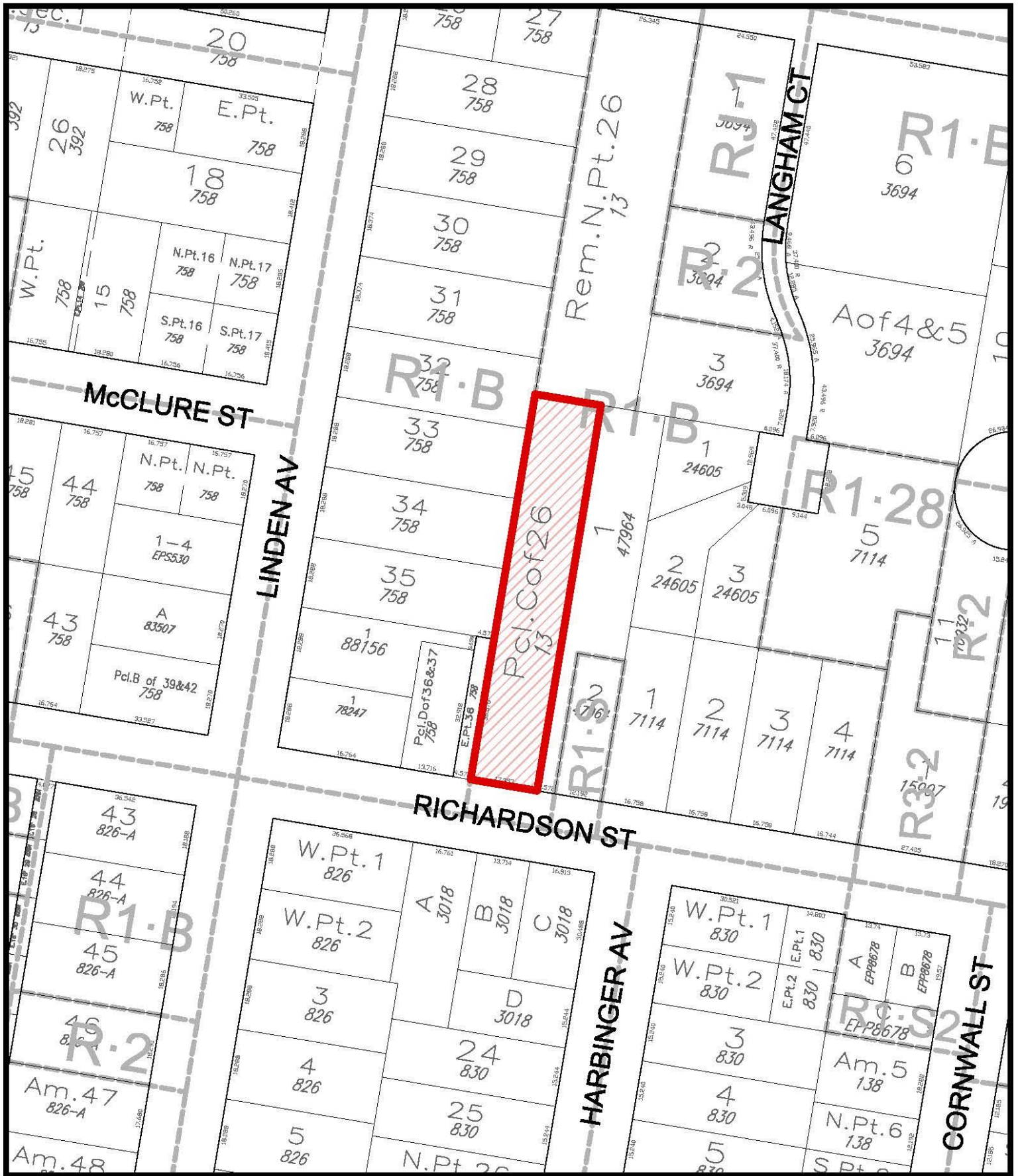
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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

3.133.8 Outdoor Features

- a. The setbacks set out in section 3.133.6 apply to outdoor features as though they are buildings
- b. Outdoor features shall not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

3.133.9 Vehicle and Bicycle Parking

Subject to the regulations in Schedule “C”



1224 Richardson Street
 Rezoning No.00705

