

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 \_\_\_\_\_ day of \_\_\_\_\_ 2021

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_ 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 <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 17m                |

**3.133.4 Floor Area, Floor Space Ratio**

- |                                       |                    |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum)  | 1160m <sup>2</sup> |
| 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**

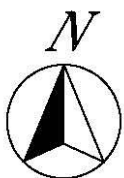
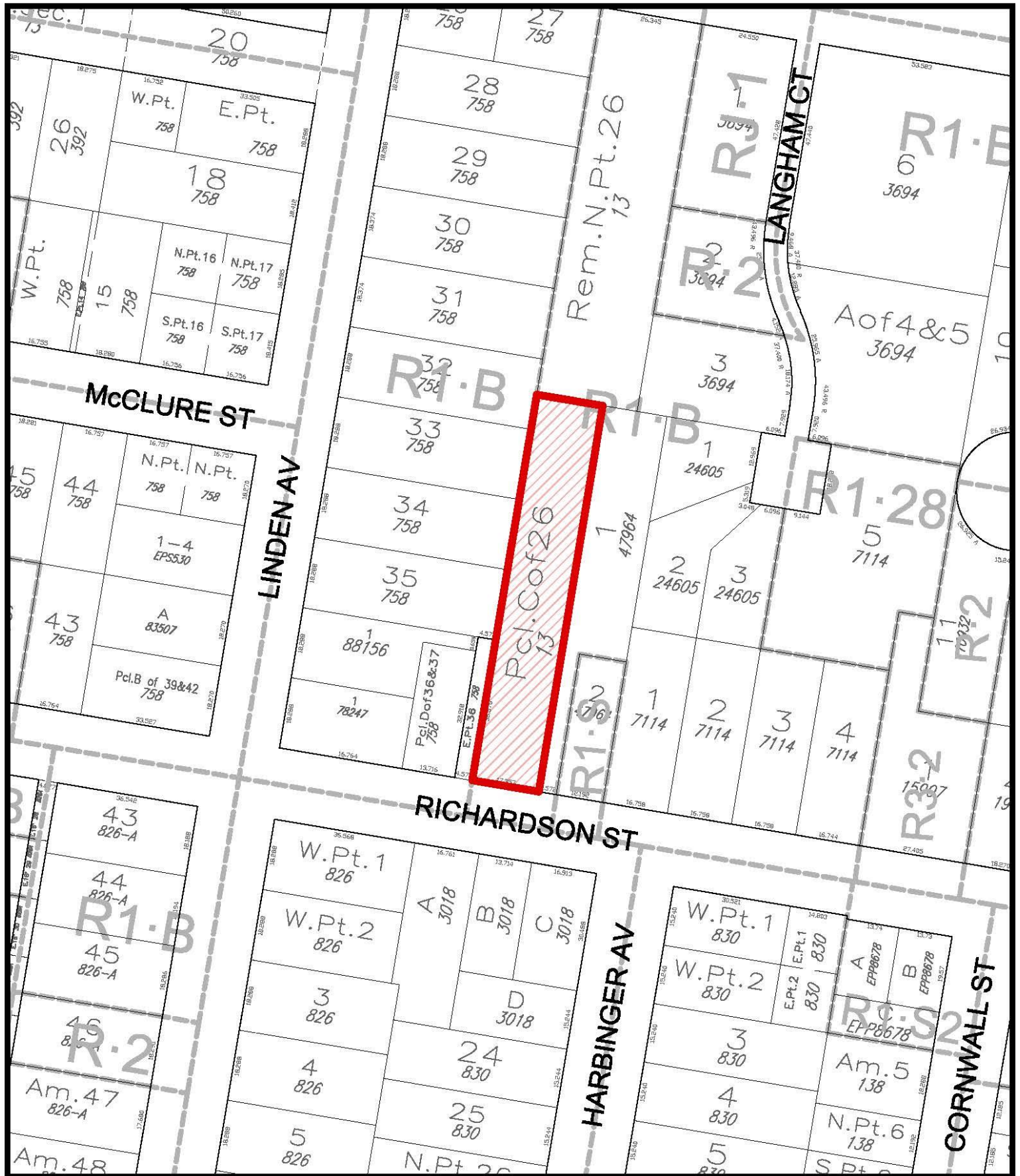
- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

**3.133.8 Outdoor Features**

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

**3.133.9 Vehicle and Bicycle Parking**

Subject to the regulations in Schedule “C”



1224 Richardson Street  
Rezoning No.00705

