

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-100 Zone, Richmond Road Multiple Dwelling District, and to rezone land known as 2440 and 2448 Richmond Road, from the R1-B Zone, Single Family Dwelling District to the R-100 Zone, Richmond Road Multiple Dwelling 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. 1248)".
- 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:  

"3.134 R-100, Richmond Road Multiple Dwelling District"
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.133 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2440 and 2448 Richmond Road, legally described as PID: 009-129-073, Lot 47, Section 25, Victoria District, Plan 339, and PID: 009-129-120, Lot 46, Section 25, Victoria District, Plan 339 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-100 Zone, Richmond Road Multiple Dwelling District.
- 5 The Zoning Regulation Bylaw is amended by adding to Schedule N – Residential Rental Tenure Properties the land known as 2440 and 2448 Richmond Road, legally described as PID: 009-129-073, Lot 47, Section 25, Victoria District, Plan 339, and PID: 009-129-120, Lot 46, Section 25, Victoria District, Plan 339.

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 3.134 – R-100 ZONE, RICHMOND ROAD MULTIPLE DWELLING DISTRICT

### 3.134.1 Permitted Uses in this Zone

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

- a. Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Attached dwelling and semi-attached dwelling, subject to the regulations set out in Part 2.138 of the Zoning Regulation Bylaw
- c. Multiple dwelling, subject to the regulations set out in this Part
- d. Accessory Buildings subject to the regulations in Schedule “F”

### 3.134.2 Lot Area

- |                                       |                     |
|---------------------------------------|---------------------|
| a. <u>Lot area</u> (minimum)          | 690.0m <sup>2</sup> |
| b. <u>Lot width</u> (minimum average) | 15.0m               |

### 3.134.3 Floor Area, Floor Space Ratio

- |                                       |                   |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum)  | 547m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 0.78:1            |

### 3.134.4 Height, Storeys

- |   |               |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 9.7m          |
| b. <u>Storeys</u> (maximum)                   | 3             |
| c. <u>Roof deck</u>                           | Not permitted |

### 3.134.5 Setbacks, Projections

- |   |        |
|---|--------|
| a. <u>Front yard setback</u> (minimum)  | 6.0m   |
| b. <u>Rear yard setback</u> (minimum)   | 16.00m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)  | 4.0m   |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum)  | 6.0m   |
| e. Notwithstanding section 27(1) of the General Regulations, the <u>setback</u> requirements in this zone shall be interpreted as though the <u>street line</u> or <u>street frontage</u> is Richmond Road. |        |

**PART 3.134 – R-100 ZONE, RICHMOND ROAD MULTIPLE DWELLING DISTRICT**

**3.134.6 Site Coverage, Open Site Space**

- |                                     |        |
|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum)   | 50.00% |
| b. <u>Open site space</u> (minimum) | 30.00% |

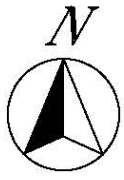
**3.134.7 Vehicle and Bicycle Parking**

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

[NOTE: Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]



# MUNICIPALITY OF SAANICH



2440 and 2448 Richmond Road  
Rezoning No.00722

