

PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT**4.95.1 Definitions**

In this Part, Assisted Living Facility means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and one or two prescribed services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises.

4.95.2 Permitted Uses in this Zone

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

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Assisted Living Facility
- c. Medical Laboratory
- d. Medical Offices
- e. Restaurant
- f. Retail

4.95.3 Lot Area

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| a. <u>Lot area</u> (minimum) | 4697m ² |
| b. <u>Lot width</u> (minimum) | 72m |

4.95.4 Community Amenities

- a. As a condition of additional density pursuant to Part 4.95.5, a monetary contribution of \$1,000,000 must be provided to the Victoria Housing Reserve Fund prior to issuance of a Development Permit.
- b. Until the amenity contribution identified in Part 4.95.4 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #19-060 is adopted and each year thereafter, by adding to the base contribution amount in Part 4.95.4 a. an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 4.95.4 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT**4.95.5 Floor Area, Floor Space Ratio**

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| a. <u>Total floor area</u> (maximum) | 10,771.30m ² |
| b. <u>Floor space ratio</u> where the amenity has not been provided pursuant to Part 4.95.4 (maximum) | 1.4:1 |
| c. <u>Floor space ratio</u> where the amenity has been provided pursuant to Part 4.95.4 (maximum) | 2.29:1 |
| d. A minimum of 170m ² on the ground floor must be dedicated to one or more of the following uses: medical laboratory, medical office or pharmacy. | |

4.95.6 Height, Storeys

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| a. Principal <u>building height</u> where the amenity has not been provided pursuant to Part 4.95.4 (maximum) | 12m |
| b. Principal <u>building height</u> where the amenity has been provided pursuant to Part 4.95.4 (maximum) | 20.64m |
| c. <u>Storeys</u> (maximum) | 5 |

4.95.7 Setbacks, Projections

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| a. <u>Street Boundary</u> – Birch Street (minimum) | 1.10m |
| b. <u>Rear yard setback</u> – Ashgrove Street (minimum) | 2.55m |
| c. <u>Side yard setback</u> - from interior <u>lot lines</u> (minimum) | 2.24m |
| d. <u>Side yard setback</u> – Fort Street (minimum) | 2.00m |

4.95.8 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 51% |
| b. <u>Open site space</u> (minimum) | 30.45% |

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4.95.9 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part |
| b. <u>Medical Offices</u> | 1 space per 50m ² floor area |
| c. <u>Medical Laboratory</u> | 1 space per 50m ² floor area |
| d. <u>Restaurant</u> | 1 space per 50m ² floor area |
| e. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |