NO. 21-023

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)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 3 – Multiple Dwelling Zones</u> by adding the following words:

"3.134 R-100, Richmond Road Multiple Dwelling District"

- 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.
- 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.
- 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	10 th	day of	June	2021
READ A SECOND TIME the	10 th	day of	June	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

Schedule 1 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. <u>Two family dwelling</u>, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. <u>Attached dwelling</u> and <u>semi-attached dwelling</u>, 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"

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.

3.134.	2 Lot Area	
a.	Lot area (minimum)	690.0m ²
b.	Lot width (minimum average)	15.0m
3.134.	3 Floor Area, Floor Space Ratio	
a.	Total floor area (maximum)	547m²
b.	Floor space ratio (maximum)	0.78:1
3.134.	4 Height, Storeys	
a.	Principal building height (maximum)	9.7m
b.	Storeys (maximum)	3
C.	Roof deck	Not permitted
3.134.	5 Setbacks, Projections	
a.	Front yard setback (minimum)	6.0m
b.	Rear yard setback (minimum)	16.00m
C.	Side yard setback from interior lot lines (minimum)	4.0m
d.	Side yard setback on a flanking street for a corner lot (minimum)	6.0m
e.	Notwithstanding section 27(1) of the General Regulations,	

Schedule 1 PART 3.134 – R-100 ZONE, RICHMOND ROAD MULTIPLE DWELLING DISTRICT

3.134.6 Site Coverage, Open Site Space			
a. Site Coverage (maximum)	50.00%		
b. Open site space (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.]





