

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-117 Zone, Multiple Dwelling (1042 Richardson Street) District, and to rezone land known as 1042 and 1044 Richardson Street, from the R-K Zone, Medium Density Attached Dwelling District to the R-117 Zone, Multiple Dwelling (1042 Richardson Street) District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1341)”.
- 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:

“3.156 R-117 Multiple Dwelling (1042 Richardson Street) District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.155 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1042 and 1044 Richardson Street, legally described as PID: 009-396-853, LOT 1663 VICTORIA CITY and shown hatched on the attached map, is removed from the R-K Zone, Medium Density Attached Dwelling District, and placed in the R-117 Multiple Dwelling (1042 Richardson Street) District.

READ A FIRST TIME the	day of	2024
READ A SECOND TIME the	day of	2024
READ A THIRD TIME the	day of	2024
ADOPTED on the	day of	2024

CITY CLERK

MAYOR

PART 3.156 – R-117 ZONE, R-117 MULTIPLE DWELLING (1042 RICHARDSON STREET) DISTRICT**3.156.1 Permitted Uses in this Zone**

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

- a. Multiple dwelling
- b. Attached dwelling subject to the regulations in the R-K Zone
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.156.2 Lot Area

- | | |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 668m ² |
| b. <u>Lot width</u> (minimum) | 18.28m |

3.156.3 Floor Space Ratio

- | | |
|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 1.76:1 |
|---------------------------------------|--------|

3.156.4 Height, Storeys

- | | |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 18.5m |
| b. <u>Storeys</u> (maximum) | 6 |

3.156.5 Setbacks, Projections

- | | |
|--|------|
| a. <u>Front yard setback</u> (minimum) | 4.0m |
| b. <u>Rear yard setback</u> (minimum) | 10m |
| c. <u>Side yard setback</u> (minimum) | 6m |

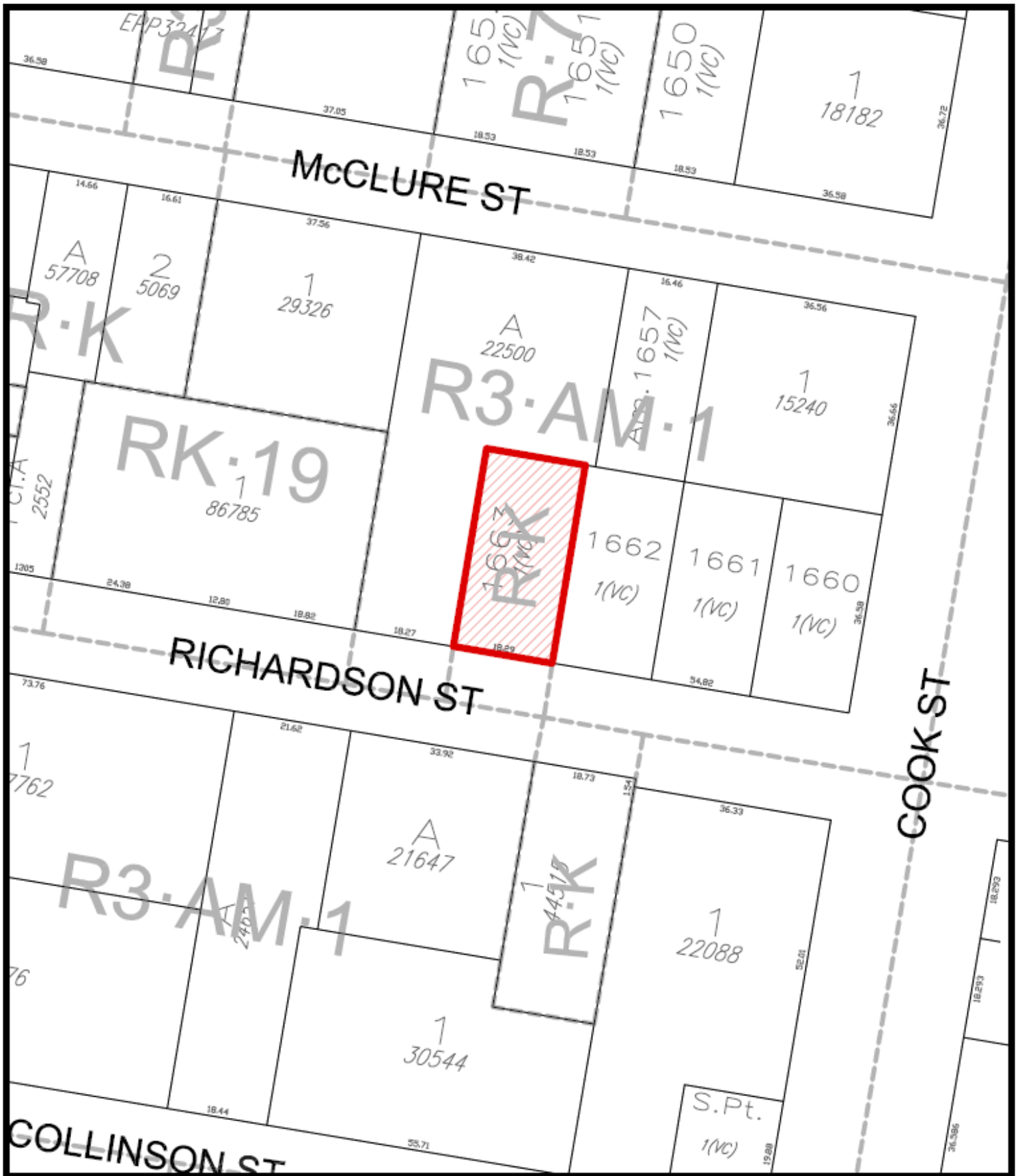
3.156.6 Site Coverage, Open Site Space

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

PART 3.156 – R-117 ZONE, R-117 MULTIPLE DWELLING (1042 RICHARDSON STREET) DISTRICT

3.156.7 Vehicle and Bicycle Parking

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



1042-1044 Richardson Street
 Rezoning No.00753

