

NO. 24-085

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-5 Storey Zone, Five Storey District, and to rezone land known as 515 and 519 Rithet Street from the R3-2 Zone, Multiple Dwelling District to the R-515 Zone, Rithet 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. 1351)”.

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3.159 – MULTIPLE DWELLING ZONES by adding the following words:

“3.159-R-515 Zone, Rithet District”

3 The Zoning Regulation Bylaw is also amended by adding to Schedule” B” after Part 3.159 the provisions contained in Schedule 1 of this Bylaw.

4. The land known as 515 and 519 Rithet Street, legally described as follows, and shown hatched on the attached map, is removed from the R3-2 Zone, Multiple Dwelling District, and placed in the R-515 Zone, Rithet District:

(a) PID: 009-212-329, The West 20 feet of Lot 28, Beckley Farm, Victoria City, Plan 237;

(b) PID: 000-236-811, The Westerly 40 Feet of Lot 29, Beckley Farm, Victoria City, Plan 237;  
and

(c) PID: 009-212-370, The East 20 feet of Lot 29, Beckley Farm, Victoria City, Plan 237.

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 3.159 – R-515 ZONE, RITHET DISTRICT****3.159.1 Permitted Uses in this Zone**

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

- a. Accessory Buildings subject to the regulations in Schedule “F”
- b. Multiple dwelling
- c. Attached Dwelling

**3.159.2 Floor Area, Floor Space Ratio**

- a. Floor space ratio (maximum) 1.75:1

**3.159.3 Height, Storeys**

- a. Principal building height (maximum) 16.5m

**3.159.4 Setbacks, Projections**

- a. Front yard setback (minimum) 4.0m

Except for the following maximum projections into the setback:

- Steps less than 1.7m in height 1.0m
  - porch 0.6m
- b. Rear yard setback (minimum) 8.0m
  - c. Side yard setback from interior lot lines (minimum) 3.0m
  - d. Side yard setback on a flanking street for a corner lot (minimum) 3.0m
  - e. Any balcony or deck that faces a street boundary may project into a setback (maximum) 0.6m

**3.159.5 Site Coverage, Open Site Space**

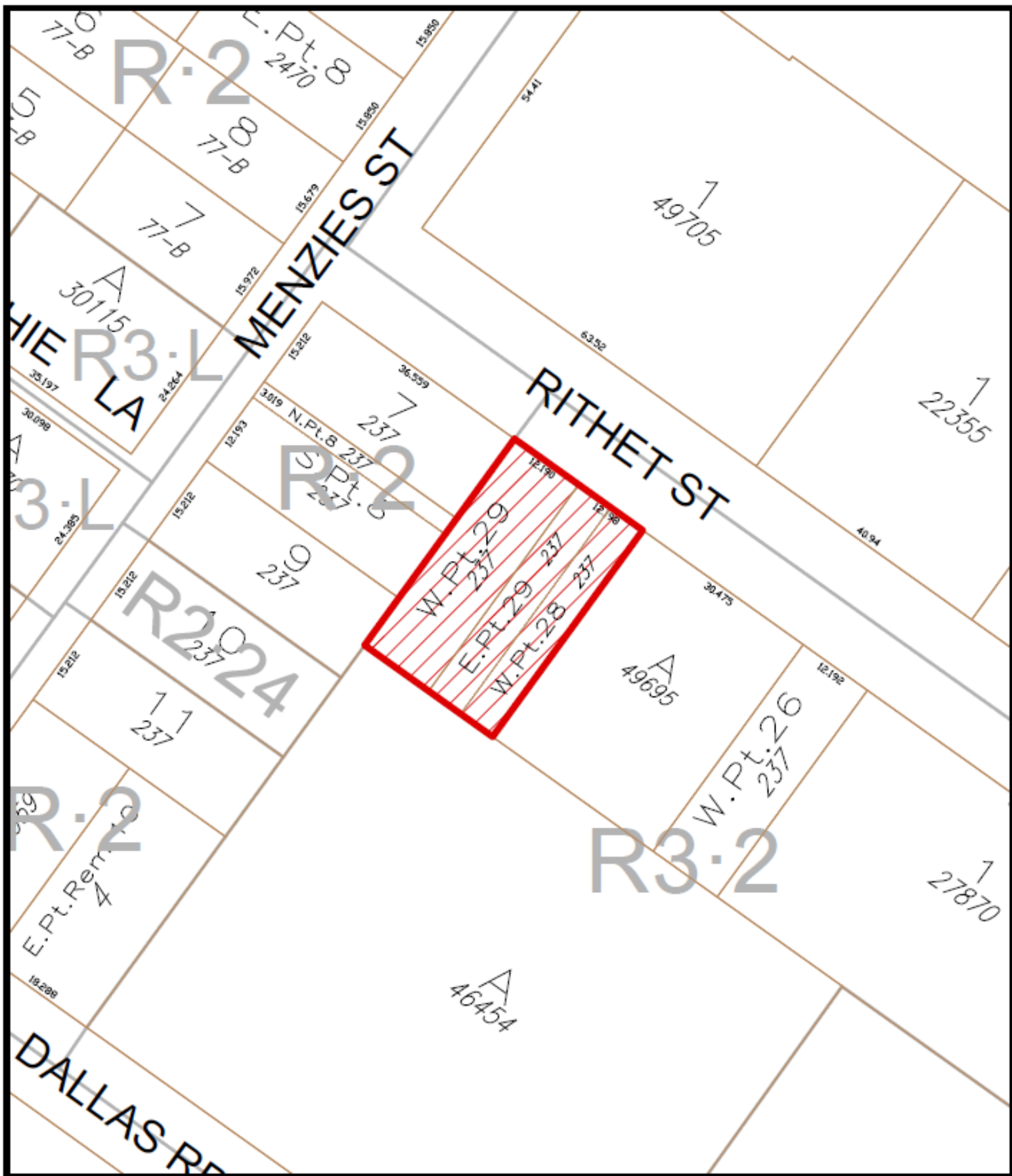
- a. Site Coverage (maximum) 55%
- b. Open site space (minimum) 25%

**PART 3.159 – R-515 ZONE, RITHET DISTRICT**

**3.159.6 Vehicle and Bicycle Parking**

a. Vehicle and bicycle parking (minimum)

Subject to the regulations in  
Schedule “C”



515 & 519 Rithet Street  
 Rezoning No.00868

