

NO. 17-021

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RTM Zone, Traditional Residential Multiple Dwelling District, and to rezone land known as 2330 Richmond Road from the R1-B Zone, Single Family District to the RTM Zone, Traditional Residential 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. 1087)”.
- 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:

“3.108 RTM Traditional Residential Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.107 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2330 Richmond Road, legally described as Lot A, Section 76, Victoria City, Plan VIP72013 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the RTM Zone, Traditional Residential Multiple Dwelling District.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

PART 3.108 – RTM ZONE, TRADITIONAL RESIDENTIAL MULTIPLE DWELLING DISTRICT**3.108.1 Permitted Uses in this Zone**

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

- a. Single family dwelling, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Attached dwelling and semi-attached dwelling, subject to the regulations set out in Part 2.138 of the Zoning Regulation Bylaw
- d. Multiple dwelling, subject to the regulations set out in this Part
- e. Accessory building, subject to the regulations set out in Schedule “F”
- f. Notwithstanding paragraphs a to e, secondary suites, roomers, or boarders are only permitted as an accessory use to a single family dwelling and in accordance with Part 1.2 of the Zoning Regulation Bylaw

3.108.2 Lot Area and Width

- | | |
|-------------------------------|--------------------------------|
| a. <u>Lot area</u> (minimum) | 920.0m ² |
| b. <u>Lot width</u> (minimum) | 20.0m average <u>lot width</u> |

3.108.3 Floor Area, Floor Space Ratio

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|---------------------------------------|-------|
| a. <u>Floor space ratio</u> (maximum) | 1.0:1 |
|---------------------------------------|-------|

3.108.4 Height, Storeys and Roof Decks

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|---|---------------|
| a. Principal <u>building height</u> (maximum) | 10.5m |
| b. <u>Storeys</u> (maximum) | 3 |
| c. <u>Roof deck</u> | Not permitted |

3.108.5 Setbacks, Projections

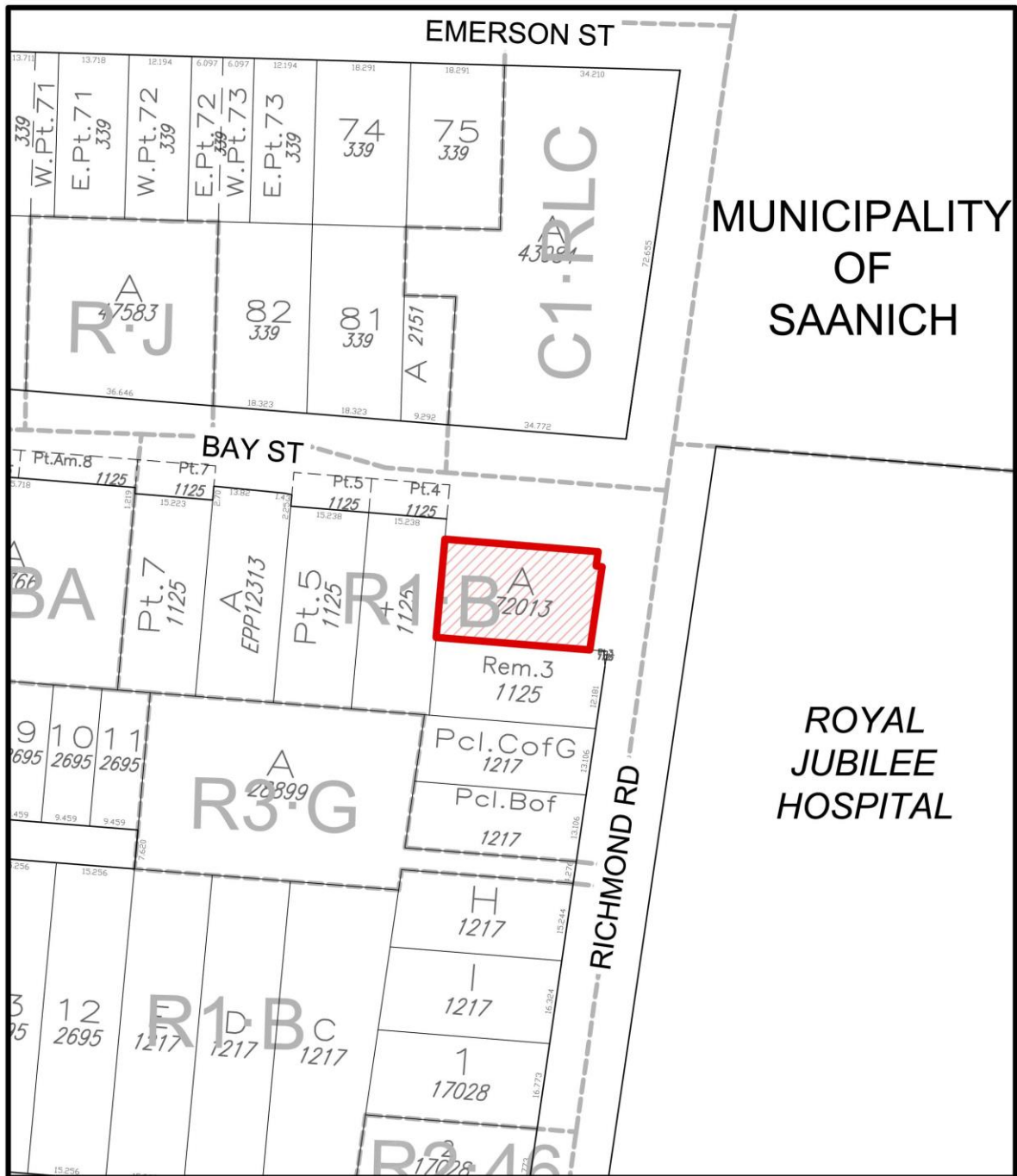
- | | |
|--|-------|
| a. <u>Setback</u> from Shelbourne Street for lots bordering the west side of Shelbourne Street (minimum) | 10.7m |
| b. <u>Front yard setback</u> for all other lots (minimum) | 6.0m |
| c. <u>Rear yard setback</u> (minimum) | 4.0m |
| d. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |
| e. Flanking street <u>setback</u> for a <u>corner lot</u> (minimum) | 6.0m |

PART 3.108 – RTM ZONE, TRADITIONAL RESIDENTIAL MULTIPLE DWELLING DISTRICT**3.108.6 Site Coverage, Open Site Space**

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|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 30% |

3.108.7 Vehicle and Bicycle Parking

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



2330 Richmond Avenue
Rezoning #00485
Bylaw #

