

NO. 24-002

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to:

- amend the C1-R Zone, Richmond Limited Commercial 2 District in the Zoning Regulation Bylaw, which impacts 1900 Richmond Road, and
- rezone the land known as 1921 Ashgrove Street, 1929 Ashgrove Street, 1931/1933 Ashgrove Street, and 1935 Ashgrove Street, to the C1-R Richmond Limited Commercial 2 District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1332)”.
- 2 The Zoning Regulation Bylaw No. 08-159 is amended by repealing Part 4.95 and replacing it with the new Part 4.95 attached as Schedule 1 to this Bylaw.
- 3 The following properties, shown hatched on the attached map, are removed from their current zones and placed in the C1-R Zone, Richmond Limited Commercial 2 District:
  - (a) 1921 Ashgrove Street  
PID: 009-195-777, Lot 36, Section 76, Victoria District, Plan 257  
(removed from R3-1 and R3-2 Zone, Multiple Dwelling District),
  - (b) 1929 Ashgrove Street  
PID: 002-991-560, Parcel A (D.D. 41125I), Lot 38, Section 76, Victoria District, Plan 257  
(removed from R3-1 and R3-2 Zone, Multiple Dwelling District),
  - (c) 1931 Ashgrove Street  
PID: 024-829-005, Strata Lot B Section 76 Victoria District Strata Plan VIS5007  
(removed from R1-B, Single Family Dwelling District),
  - (d) 1933 Ashgrove Street  
PID: 024-828-998, Strata Lot A Section 76 Victoria District Strata Plan VIS5007(removed from R1-B, Single Family Dwelling District), and
  - (e) 1935 Ashgrove Street  
PID: 009-196-005, Parcel A (DD 82534I) of Lots 39 and 40, Section 76, Victoria District, Plan 257  
(removed from R1-B, Single Family Dwelling District).

READ A FIRST TIME the **7th** day of **March** 2024

READ A SECOND TIME the **7th** day of **March** 2024

READ A THIRD TIME the **7th** day of **March** 2024

RESCINDED THIRD READING the day of 2025

AMENDED the day of 2025

READ A THIRD TIME the day of 2025

ADOPTED on the day of 2025

CITY CLERK

MAYOR

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

**4.95.1 Regulations in the C1-R Zone**

- a. This Zone is divided into Development Areas 1 and 2 (DA-1 and DA-2), as shown on the map attached as Appendix 1.
- b. All regulations in this Zone apply to all Development Areas, unless expressly stated otherwise.
- c. A building may straddle a Development Area boundary.

**4.95.2 Definitions**

In this Zone,

“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 at least one prescribed service as defined in the *Community Care and Assisted Living Act* is 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.

**4.95.3 Community Amenities**

- a. As a condition of additional density pursuant to Part 4.95.4, a monetary contribution of \$1,000,000 must be provided, with 70% going to the Local Amenities Fund to be expended in the northern portion of the Jubilee Neighborhood and 30% going to the Victoria Housing Reserve Fund prior to issuance of a Building Permit for any building on DA-2.
- b. Until the amenity contribution identified in Part 4.95.3 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #24-002 is adopted and each year thereafter, by adding to the base contribution amount in Part 4.95.3 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 4.95.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

**4.95.4 Floor Space Ratio**

- a. Floor Space Ratio where amenity has not been provided pursuant to Part 4.95.3 (maximum) 2.29:1
- b. Floor Space Ratio where the amenity has been provided pursuant to Part 4.95.3 (maximum) 2.55:1

**4.95.5 Lot Area**

- a. Lot area (minimum) 6830.00m<sup>2</sup>
- b. Lot Width (minimum) 72.00m

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

**PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT****4.95.6 Height, Storeys**

- |   |        |
|---|--------|
| a. Principal <u>building height</u> (maximum) | 20.64m |
| b. <u>Storeys</u> (maximum)                   | 5      |

**4.95.7 Site Coverage, Open Site Space**

- |                                     |        |
|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum)   | 51.00% |
| b. <u>Open site space</u> (minimum) | 30.00% |

**4.95.8 Setbacks**

- |  |  |
|--|--|
| a. <u>Setback</u> from street boundary – Birch Street (minimum)        | 1.10m to balconies<br>3.40m to building                    |
| b. <u>Side yard setback</u> - from interior <u>lot lines</u> (minimum) | 2.42m  |
| c. <u>Setback</u> from street boundary – Ashgrove Street (minimum)     | 6.00m to balconies<br>7.00m to building<br>2.20m to canopy |
| d. <u>Side yard setback</u> – Fort Street (minimum)                    | 2.00m  |
| e. Separation space between building wings                             | 12.50m   |

**4.95.9 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” |

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

**Development Area 1 (DA-1)**

**4.95.10 Permitted Uses in DA-1**

The following uses are the only uses permitted in DA-1:

- 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

**4.95.11 Floor Area and Location of Uses in DA-1**

- a. Total floor area in DA-1 (maximum) 10,815m<sup>2</sup>
- b. A minimum of 170m<sup>2</sup> of the floor area of the ground floor must be dedicated to one or more of the following uses: medical laboratory, medical office or pharmacy.

**Development Area 2 (DA-2)**

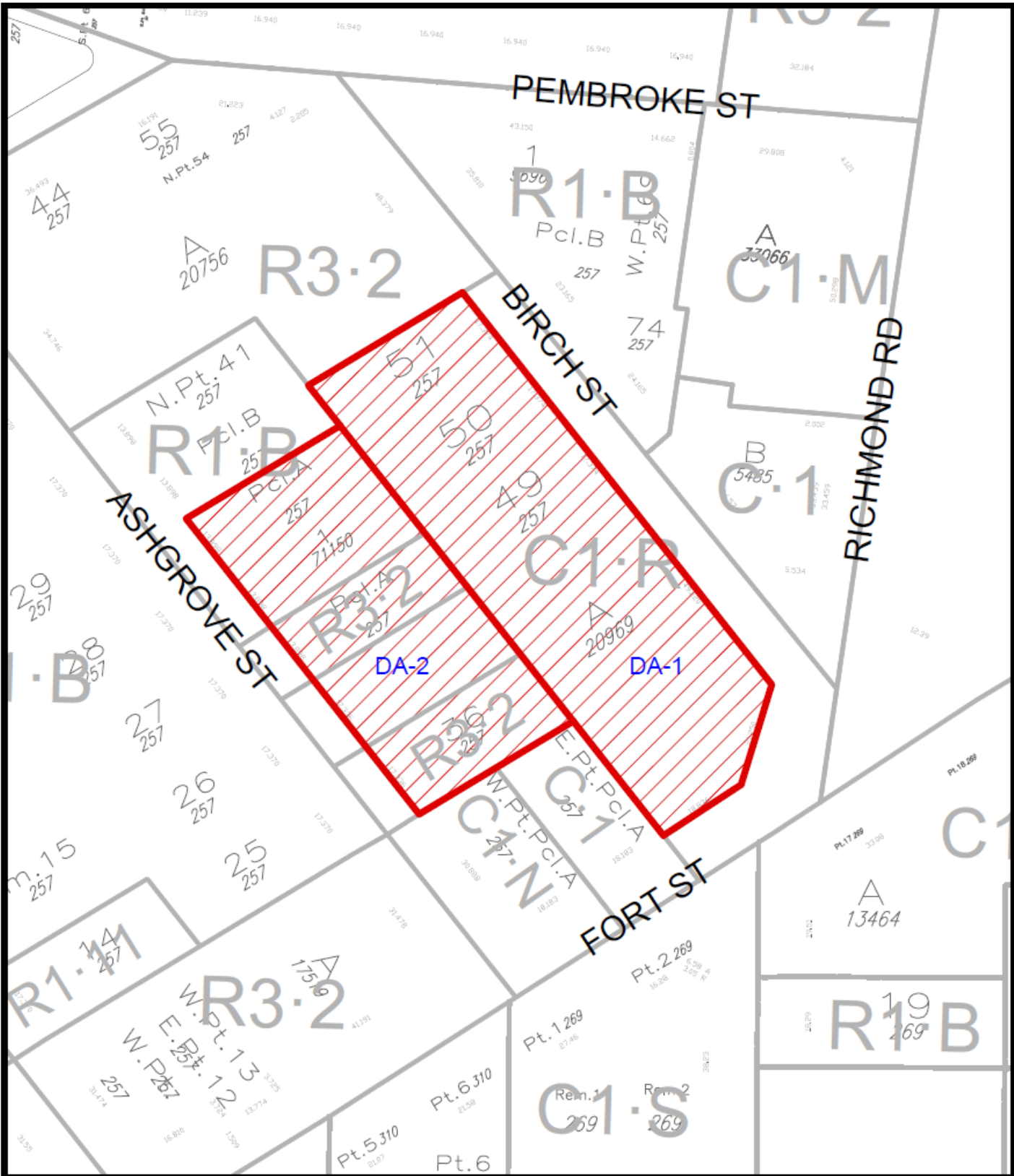
**4.95.12 Permitted Uses in DA-2**

The following uses are the only uses permitted in DA-2:

- a. Multiple Dwellings

**4.95.13 Floor Area, in DA-2**

- a. Total floor area in DA-2 (maximum) 6550m<sup>2</sup>



1900 Richmond Avenue and 1921-1935  
 Ashgrove Street  
 Rezoning No.00830

