

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-118 Zone, Richmond Road District, and to rezone land known as (2002 Richmond Road, 1909 Birch Street, and 1769 Pembroke Street) from the C-1 Zone – Limited Commercial District (2002 Richmond Road) and the R1-B Zone, Single Family Dwelling District (1909 Birch Street, and 1769 Pembroke Street) to the R-118 Zone, Richmond Road 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. 1356)”.
- 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:
- “3.160 R-118 Zone, Richmond Road 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 2002 Richmond Road, 1909 Birch Street, and 1769 Pembroke Street, legally described as:
- (a) PID: 005-973-201 LOT B SECTION 76 VICTORIA DISTRICT PLAN 5485
 - (b) PID: 009-197-168 LOT 74 SECTION 76 VICTORIA DISTRICT PLAN 257
 - (c) PID: 009-197-133 THE WESTERLY 48 FEET OF LOT 69 SECTION 76 VICTORIA DISTRICT PLAN 257

and shown hatched on the attached map, is removed from the from the C-1 Zone – Limited Commercial District (2002 Richmond Road) and the R1-B Zone, Single Family Dwelling District (1909 Birch Street, and 1769 Pembroke Street) and placed in the R-118 Zone, Richmond Road District.

READ A FIRST TIME the _____ day of _____ 2025

READ A SECOND TIME the _____ day of _____ 2025

READ A THIRD TIME the _____ day of _____ 2025

ADOPTED on the _____ day of _____, 2025

CITY CLERK

MAYOR

PART 3.160 – R-118 ZONE, RICHMOND ROAD DISTRICT**3.160.1 Definitions**

- a. In this Part, “rooftop structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.
- b. In this Part, “parapet” means a vertical projection of a wall at the outer edge of a roof.

3.160.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Commercial uses:
 - i. business offices
 - ii. professional businesses
 - iii. retail stores
 - iv. restaurants
 - v. theatres
 - vi. clubs for social or recreational purposes
 - vii. high tech
 - viii. cultural facilities
 - ix. personal services
 - x. medical offices

3.160.3 Lot Area

- a. Lot area (minimum) 1490 m²

3.160.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 2.91:1

PART 3.160 – R-118 ZONE, RICHMOND ROAD DISTRICT**3.160.5 Height, Storeys**

- | | |
|---|--------|
| a. Principal <u>building height</u> (maximum) | 24.10m |
| b. <u>Storeys</u> (maximum) | 6 |
| c. Projections into <u>height</u> (maximum) | |
| i. <u>Parapets</u> | 1.0m |
| ii. <u>Rooftop Structures</u> | 5.0m |

3.160.6 Setbacks, Projections

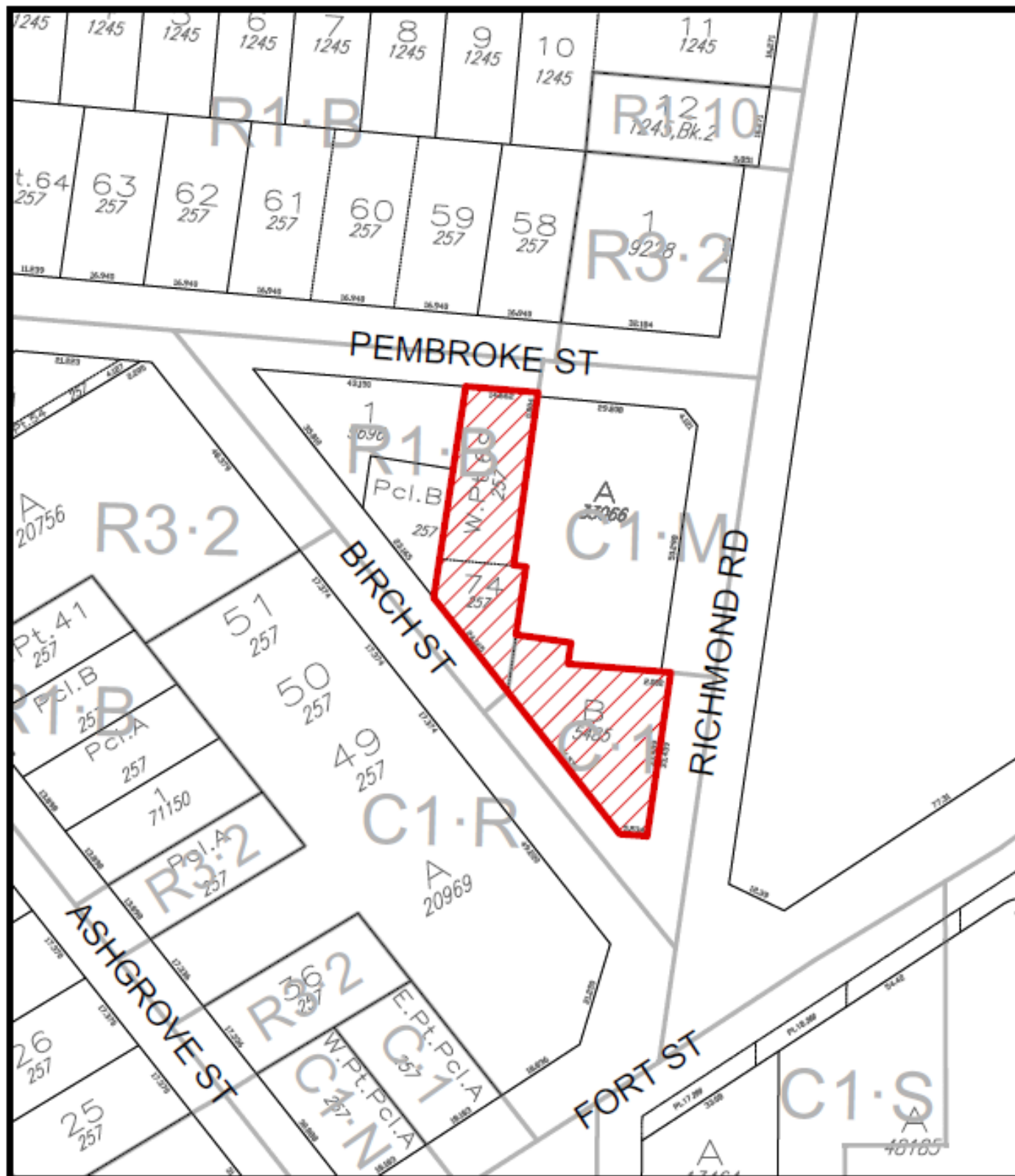
- | | |
|--|---|
| a. <u>Front yard setback</u> (minimum) | 3.0m for the first <u>storey</u> of a <u>building</u>
6.0m for portions of a <u>building</u> above the first <u>storey</u> |
| b. <u>Rear yard setback</u> (minimum) | 6.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 0.0m for the first <u>storey</u> of <u>building</u>
2.4m for portions of a <u>building</u> above the first <u>storey</u> |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 2.40m |
| e. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a setback (maximum) | 2.0m |

3.160.7 Site Coverage, Open Site Space

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|-------------------------------------|-------|
| a. <u>Site Coverage</u> (maximum) | 75.0% |
| b. <u>Open site space</u> (minimum) | 31.0% |

3.160.8 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



2002 Richmond Road, 1909 Birch Street, and
1769 Pembroke Street
Rezoning No.00862

