

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to rezone the lands known as 781 Richmond Avenue from the R1-B Zone, Single Family Dwelling District to the General Residential District – 1 Zone with site specific regulations, and to include 731 and 735 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730 and 736 Maddison Street (currently in the General Residential District – 1 Zone) in the same site specific regulations.

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

Title

1. This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 27)”.

Definition

2. “**Lands**” means the lands with the following civic addresses and legal descriptions, and shown hatched on the attached map at Appendix 1:
 - a. 731 Richmond Avenue
PID: 002-137-569 LOT 2, BLOCK 1, SECTION 68, VICTORIA DISTRICT, PLAN 8535
 - b. 735 Richmond Avenue
PID: 003-871-169 LOT 1, BLOCK 1, SECTION 68, VICTORIA DISTRICT, PLAN 8535
 - c. 781 Richmond Avenue
PID: 018-373-992 LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155
PID: 001-289-781 LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP30098
PID: 006-152-813 LOT 2, SECTION 68, VICTORIA DISTRICT, PLAN VIP3841
PID: 006-152-864 LOT 3, SECTION 68, VICTORIA DISTRICT, PLAN VIP3841
 - d. 724 Maddison Street
PID: 001-894-005 LOT 9, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535
 - e. 730 Maddison Street
PID: 005-550-611 LOT 10, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535
 - f. 736 Maddison Street
PID: 005-550-629 LOT 11, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535
 - g. 728 Laurentian Place
PID: 005-550-271 LOT 7, BLOCK 1, SECTION 68, VICTORIA DISTRICT, PLAN 8535
 - h. 729 Laurentian Place
PID: 005-550-386 LOT 3, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535
 - i. 733 Laurentian Place
PID: 004-725-573 LOT 2, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535

Rezoning

3. The property identified in 2.c. is removed from the R1-B Zone in the Zoning Regulation Bylaw and rezoned to the General Residential District -1 Zone (GRD-1) in the Zoning Bylaw 2018.
4. The Lands are ascribed with the site-specific regulations specified in section 5(b) of this Bylaw.

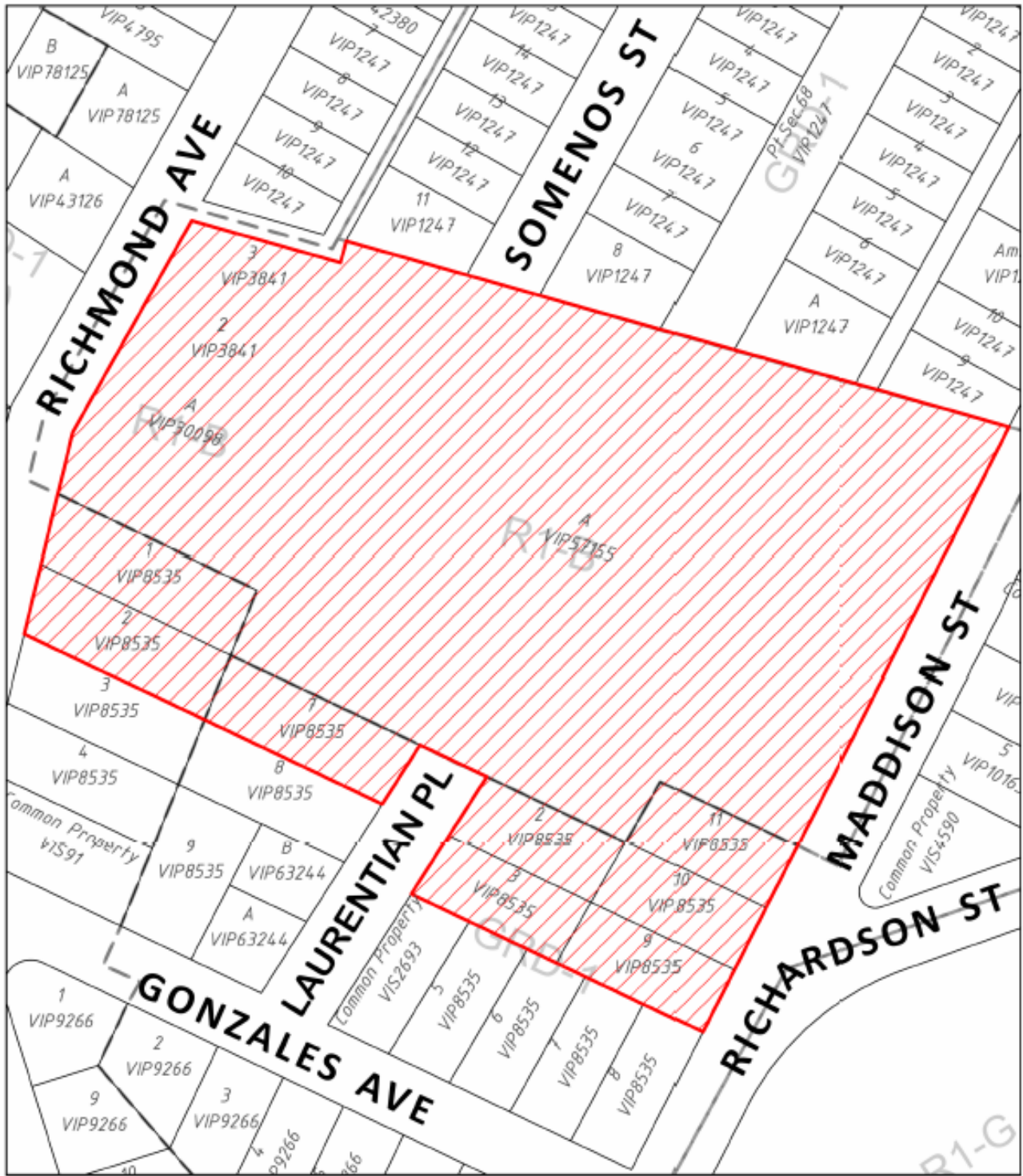
Amendments

5. The Zoning Bylaw 2018 is amended:

- (a) in Part 1.1, Section 2, by deleting Map 1 and replacing it with Map 1 attached as Appendix 2 to this Bylaw; and
- (b) in Part 4.1, Section 8, by adding the following row after row 59 in that table and renumbering all subsequent rows accordingly:

60.	731, 735 & 781 Richmond Avenue, 724, 730 & 736 Maddison Street, and 728, 729 & 733 Laurentian Place PID: 002-137-569 LOT 2, BLOCK 1, SECTION 68, VICTORIA DISTRICT, PLAN 8535 PID: 003-871-169 LOT 1, BLOCK 1, SECTION 68, VICTORIA DISTRICT, PLAN 8535 PID: 018-373-992 LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155 PID: 001-289-781 LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP30098 PID: 006-152-813 LOT 2, SECTION 68, VICTORIA DISTRICT, PLAN VIP3841 PID: 006-152-864 LOT 3, SECTION 68, VICTORIA DISTRICT, PLAN VIP3841 PID: 001-894-005 LOT 9, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535 PID: 005-550-611 LOT 10, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535 PID: 005-550-629 LOT 11, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535 PID: 005-550-271 LOT 7, BLOCK 1, SECTION 68, VICTORIA DISTRICT, PLAN 8535 PID: 005-550-386 LOT 3, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 8535	a. "GNS Lands" means all the lands identified in Column A of this row. b. Part 4.1.1.1.a does not apply. c. Maximum Density of Development for the entirety of the GNS Lands combined: 0.67:1 d. Maximum Density of Development for Residential for the entirety of the GNS Lands combined: 0.1:1 e. Maximum Height: 11m f. Notwithstanding subsection e., any portion of a non-residential Building located not less than 19m from a Lot Line is permitted a maximum Height of 18m. g. Parapets may project into Height up to a maximum of 5.0m h. Minimum Richmond Avenue Front Lot Line Setback: 9.0m i. Minimum Maddison Street Rear Lot Line Setback: 11.0m j. Minimum north Side Lot Line Setback: 6.0m k. Minimum south Side Lot Line Setback: 12.0m l. Maximum Lot Coverage: 27% m. Minimum Open Lot Space: 63%
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APPENDIX 1



731, 735, 781 Richmond Avenue,
728, 729, 733 Laurentian Place &
724, 730, 736 Maddison Street
Rezoning No.00876



APPENDIX 2

