

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. <u>Floor Space Ratio where amenity has not been provided pursuant to Part 4.95.3 (maximum)</u> | 2.29:1 |
| b. <u>Floor Space Ratio where the amenity has been provided pursuant to Part 4.95.3 (maximum)</u> | 2.55:1 |

4.95.5 Lot Area

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

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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
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
7.00m to building
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

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

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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) 10,815m²
- b. A minimum of 170m² 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:

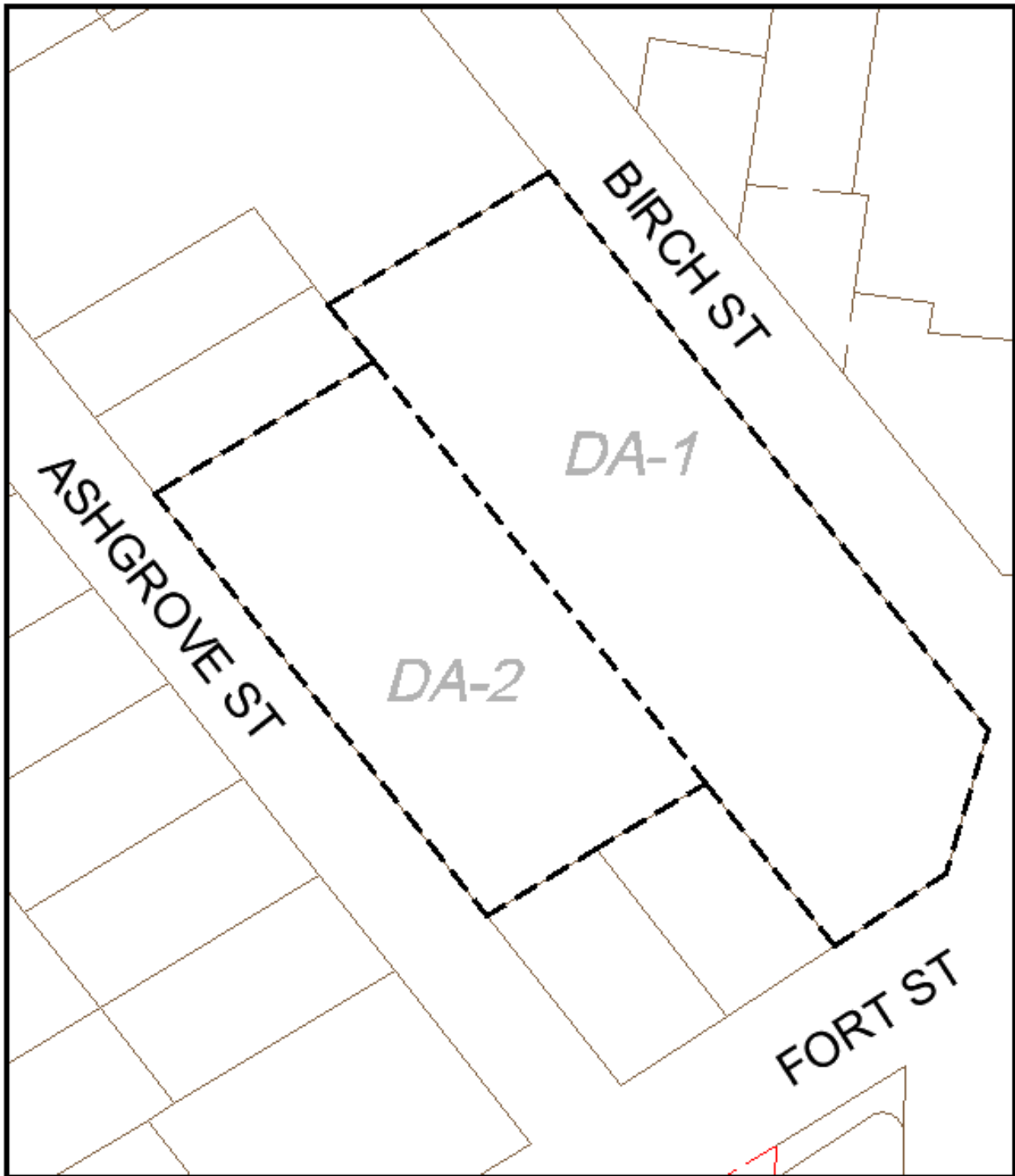
- a. Multiple Dwellings

4.95.13 Floor Area, in DA-2

- a. Total floor area in DA-2 (maximum) 6550m²

Bylaw 24-002 adopted April 3, 2025

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Appendix 1
Development Areas
C1-R Zone, Richmond Limited Commercial 2 District



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