A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw is to amend the Zoning Regulation Bylaw by creating the R-95 Zone, Balmoral Multiple Dwelling District, and to rezone land known as 953 Balmoral Road from the R-2 Zone, Two Family Dwelling District to the R-95 Zone, Balmoral 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. 1206)”.

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 DWELLINGS ZONES by adding the following words:

   “3.129 R-95, Balmoral Multiple Dwelling District”

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.128 the provisions contained in Schedule 1 of this Bylaw.

4 The land known as 953 Balmoral Road, legally described as PID: 003-832-163, Lot 15, Suburban Lot 9, Victoria City, except that Part in Parcel A (DD 209667l), and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R-95 Zone, Balmoral Multiple Dwelling District.

READ A FIRST TIME the 28th day of November 2019

READ A SECOND TIME the 28th day of November 2019

Public hearing held on the day of 2019

READ A THIRD TIME the day of 2019

ADOPTED on the day of 2019

CITY CLERK MAYOR
3.129.1 Permitted Uses in this Zone

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

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. Multiple dwelling, subject to the regulations in this Zone

c. Home Occupation subject to the regulations in Schedule “D”

3.129.2 Community Amenities

a. As a condition of using the additional density pursuant to Part 3.129.4.b, the following community amenity contribution, as adjusted pursuant to Part 3.129.2.b, must be made prior to building permit issuance:
   (i) a monetary contribution to the Local Amenity Reserve Fund in the amount of $76,694.69;

b. Until it is paid, the community amenity contribution identified in Part 3.129.a (the “Base Contribution”) shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw 19-091 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage change in the CPI for the most recently published 12 month period.

c. For the purposes of Part 3.129.2.b, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.129.3 Lot Area

Lot area (minimum) 670m²

3.129.4 Floor Space Ratio

a. Floor Space Ratio (maximum) 0.5:1

b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 3.129.2 1.38:1

3.129.5 Height

Principal building height (maximum) 12.5m
### 3.129.6 Setbacks, Projections

<table>
<thead>
<tr>
<th>Description</th>
<th>Minimum</th>
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</thead>
<tbody>
<tr>
<td>Front yard setback</td>
<td>4m</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>10m</td>
</tr>
<tr>
<td>Side yard setback</td>
<td>6m</td>
</tr>
</tbody>
</table>

### 3.129.7 Site Coverage, Open Site Space

<table>
<thead>
<tr>
<th>Description</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Coverage (maximum)</td>
<td>30%</td>
</tr>
<tr>
<td>Open site space (minimum)</td>
<td>30%</td>
</tr>
</tbody>
</table>

### 3.129.8 Vehicle and Bicycle Parking

<table>
<thead>
<tr>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle parking (minimum)</td>
<td>Subject to the regulations in Schedule “C”</td>
</tr>
<tr>
<td>Bicycle parking (minimum)</td>
<td>Subject to the regulations in Schedule “C”</td>
</tr>
</tbody>
</table>
953 Balmoral Road
Rezoning No.REZ00598 & Development Permit No. DP000506