

NO. 26-051

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CD-23 Zone, Balmoral Road District, and to rezone land known as 932 Balmoral Road from the C-1 Zone – Limited Commercial District and R-2 Zone, Two Family Dwelling District to the CD-23 Zone, Balmoral Road District.

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

1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1369)”.

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 12 – COMPREHENSIVE DEVELOPMENT ZONES by adding the following words:

“12.23 CD-23 Zone, Balmoral Road District”

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 12.22 the provisions contained in Schedule 1 of this Bylaw.

4 The land known as 932 Balmoral Road, legally described as PID: 004-976-941 LOT A, SUBURBAN LOT 9, VICTORIA CITY, PLAN 12146 and shown hatched on the attached map in Appendix 1, is removed from the C-1 Zone – Limited Commercial District and R-2 Zone, Two Family Dwelling District, and placed in the CD-23 Zone, Balmoral Road District.

READ A FIRST TIME the day of 2026

READ A SECOND TIME the day of 2026

READ A THIRD TIME the day of 2026

ADOPTED on the day of 2026

CITY CLERK

MAYOR

PART 12.23 – CD-23 ZONE, BALMORAL ROAD DISTRICT

12.23.1 Definitions

In this part:

- a. “Artisan studio” means a building or portion thereof used for the practice of a trade or craft requiring artisan skills, but not offensively dirty or noisy in its operation, including but not limited to garment making, tailoring, goldsmithing, silversmithing and jewelry-making, shoe and leather repairing and pottery making
- b. “Arts studio” means a building, or portion thereof, used for the creation, display, instruction or sale of arts
- c. “Live work” means a self-contained dwelling unit that is combined with commercial space, which is limited to the following commercial uses:
 - i. Artisan studio
 - ii. Arts studio
 - iii. High tech
 - iv. Retail
 - v. Office
- d. “Parapet” means a vertical projection of a wall at the outer edge of a roof.
- e. “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, but excludes a rooftop greenhouse.

12.23.2 General Regulations

- a. This Zone is divided into Development Areas 1 and 2, as shown on the map attached as Appendix 2.
- b. Notwithstanding section 19 of the Bylaw, more than one building is permitted on a lot.
- c. The regulations in this Zone apply to each development area as if that development area is a separate lot.

PART 12.23 – CD-23 ZONE, BALMORAL ROAD DISTRICT**12.23.3 Development Area 1 (DA-1)**

- a. The regulations in Part 12.23.4 to 12.23.9 apply to Development Area 1 (DA-1) only.

12.23.4 Permitted Uses (DA-1)

- a. cultural facility
- b. club
- c. office
- d. public building
- e. retail
- f. restaurant
- g. theatre

12.23.5 Location, Siting, Size and Dimensions of Uses and Structures (DA-1)

- a. Rooftop structures must:
 - i. not occupy more than 20% of the roof area of the building; and
 - ii. be set back a minimum of 3m from the outer edge of the roof.
- b. Areas used for the storage of garbage or recyclable materials must be enclosed within a building or screened by a fence or masonry wall that provides a complete visual barrier.

12.23.6 Floor Space Ratio (DA-1)

- a. Floor space ratio (maximum) 0.95:1

12.23.7 Height, Projections (DA-1)

- a. Building height for a building that is heritage designated (maximum) 32.0m
- b. Building height for all other buildings (maximum) 9.2m
- a. Projections into height (maximum)
 - i. Parapets 0.0m
 - ii. Rooftop structures 0.0m

PART 12.23 – CD-23 ZONE, BALMORAL ROAD DISTRICT**12.23.8 Setbacks (DA-1)**

- | | |
|---|-------|
| a. <u>Front yard setback</u> (minimum) | 0.0m |
| b. <u>Rear yard setback</u> (minimum) | 10.0m |
| c. <u>Side yard setback</u> north (minimum) | 5.65m |
| d. <u>Side yard setback</u> south (minimum) | 1.35m |

12.23.9 Vehicle and Bicycle Parking (DA-1)

- | | |
|-------------------------------------|---|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |
| c. Parking Standards | Subject to the regulations in Schedule “C”, except notwithstanding section 2.2.1 of Schedule “C”, motor vehicle parking spaces may be provided on a separate <u>Lot</u> within Development Area 2, if the <u>Parking Area</u> is charged by a covenant in favour of the City restricting the use of the <u>Parking Area</u> and an easement in favour of the owner who requires the parking spaces. |

12.23.10 Development Area 2 (DA-2)

- b. The regulations in Part 12.23.11 to 12.23.16 apply to Development Area 2 (DA-2) only.

12.23.11 Permitted Uses – DA-2

- a. home occupation subject to the regulations in Schedule “D”
- b. live work
- c. multiple dwelling
- d. office
- e. restaurant
- f. retail

PART 12.23 – CD-23 ZONE, BALMORAL ROAD DISTRICT**12.23.12 Location, Siting, Size and Dimensions of Uses and Structures (DA-2)**

- a. Rooftop structures must:
 - i. not occupy more than 20% of the roof area of the building; and
 - ii. be set back a minimum of 3m from the outer edge of the roof.
- b. Areas used for the storage of garbage or recyclable materials must be enclosed within a building or screened by a fence or masonry wall that provides a complete visual barrier.
- c. The only use permitted above the first storey of a building is multiple dwelling.

12.23.13 Floor Space Ratio (DA-2)

- a. Floor space ratio (maximum) 3.25:1

12.23.14 Height, Projections (DA-2)

- a. Building height (maximum) 22.0m
- b. Projections into height (maximum)
 - i. Parapets 1.0m
 - ii. Rooftop structures 5.0m

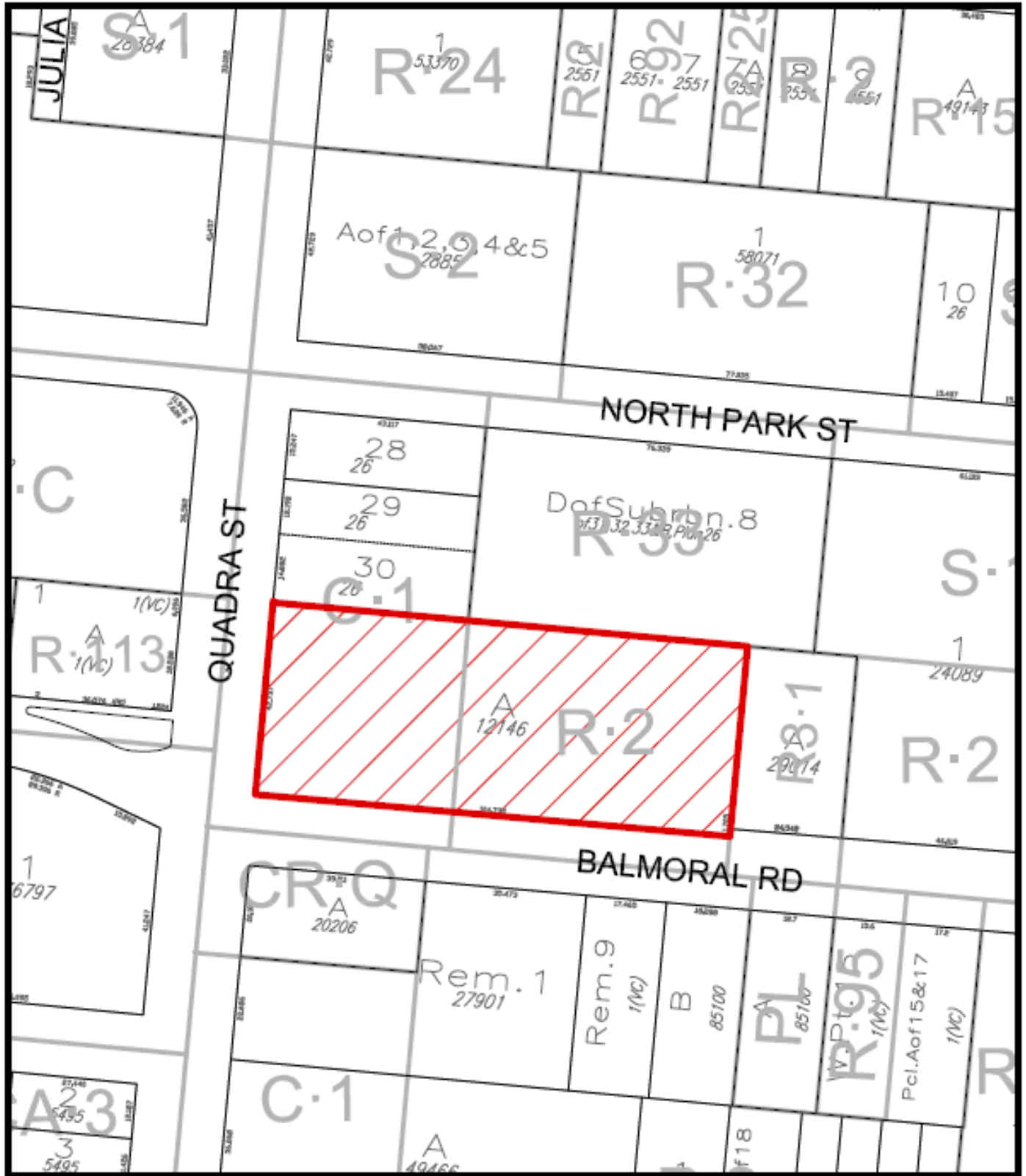
12.23.15 Setbacks, Projections (DA-2)

- a. Front yard setback (minimum) 0.0m
- b. Rear yard setback (minimum) 8.0m
- c. Side yard setback west (minimum) 1.9m
- d. Side yard setback east (minimum) 4.0m
- e. Balcony projection into a setback (maximum) 2.0 m

12.23.16 Vehicle and Bicycle Parking

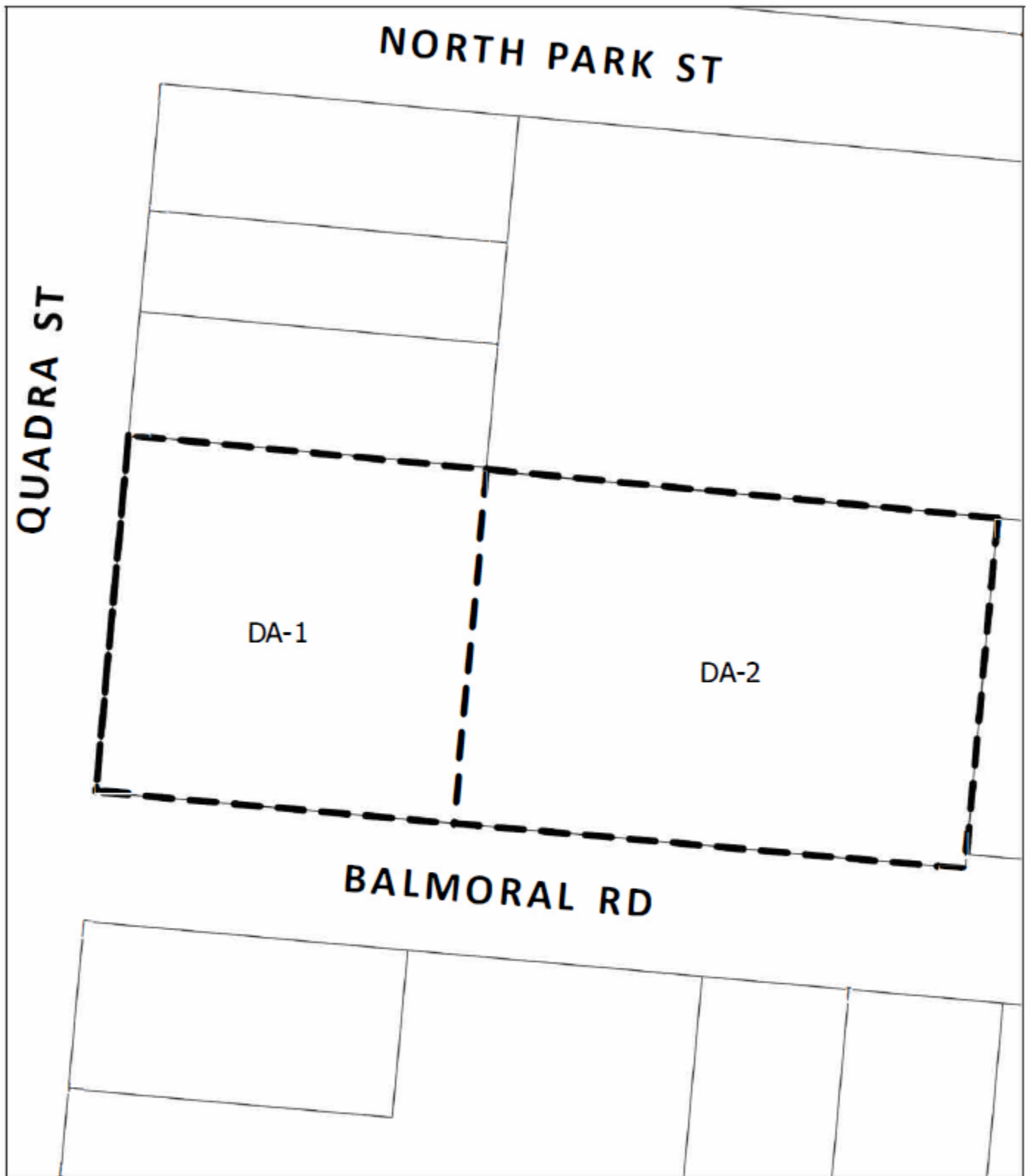
- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

APPENDIX 1



930-934 Balmoral Road, 1701 Quadra Street
Rezoning No. 00894





Development Areas
CD-23 Zone, Balmoral Road District

