

It's Your Neighbourhood



1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

PUBLIC NOTICE

September 25, 2026

The City of Victoria is seeking your input on the proposed changes to 932 Balmoral Road:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1369), No. 26-051:

To rezone the land known as 932 Balmoral Road 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., to permit residential, commercial, and office uses.

New Zone: CD-23 Zone, Balmoral Road District

Legal description: PID: 004-976-941 LOT A, SUBURBAN LOT 9, VICTORIA CITY, PLAN 12146

Existing Zone: C-1 Zone – Limited Commercial District and R-2 Zone, Two Family Dwelling District

Development Permit with Variances Application No. 00293

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 932 Balmoral Road, in Development Permit Area 2 – Downtown Core for the purposes of approving the exterior design and finishes for the residential, office, and commercial uses as well as landscaping.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

- i. reduce the rear lot line setback from 8.0m to 5.16m;
- ii. increase rooftop structure projection from 5.00m to 5.10m;
- iii. reduce the rooftop structure setback from building edge from 3.00m to 1.65m;
- iv. reduce the number of residential long term vehicle parking stalls from 86 stalls to 41 stalls;
- v. reduce the number of commercial vehicle parking stalls from 5 stalls to 2 stalls;
- vi. reduce the number of visitor parking stalls from 13 stalls to 8 stalls.

Heritage Alteration Permit with Variances Application No. 00271

The Council of the City of Victoria will also consider issuing a Heritage Alteration Permit with Variances for the land known as 932 Balmoral Road, in Development Permit Area 2 – Downtown Core Area and Heritage Conservation Area 1- North Park Village Area for the purposes approving the exterior alterations to the heritage designated building.

The Heritage Alteration Permit with Variances will vary the following requirements of the *Zoning Regulation Bylaw*:

- i. reduce the rear setback from 10.00m to 2.10m;
- ii. reduce the institutional vehicle parking stalls located on the church property from 35 stalls to 4 stalls and permit those stalls to be provided on adjacent lands;
- iii. increase rooftop structure projection from 0.00m to 1.83m;
- iv. reduce the rooftop structure setback from building edge from 3.00m to 0.30m.

The City is prohibited from holding a public hearing on this development proposal pursuant to section 464(3) of the *Local Government Act*. Members of the public interested in this matter may provide written submissions to be published on the agenda for consideration at the meeting of Council at which this application will be considered.

First reading of the Rezoning Bylaw will be considered by City Council on:

Date: Thursday, October 8, 2026

Time: After the conclusion of the Committee of the Whole meeting beginning at 9:00 a.m.

Location: Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

How to Participate:

1. Submit written comments:

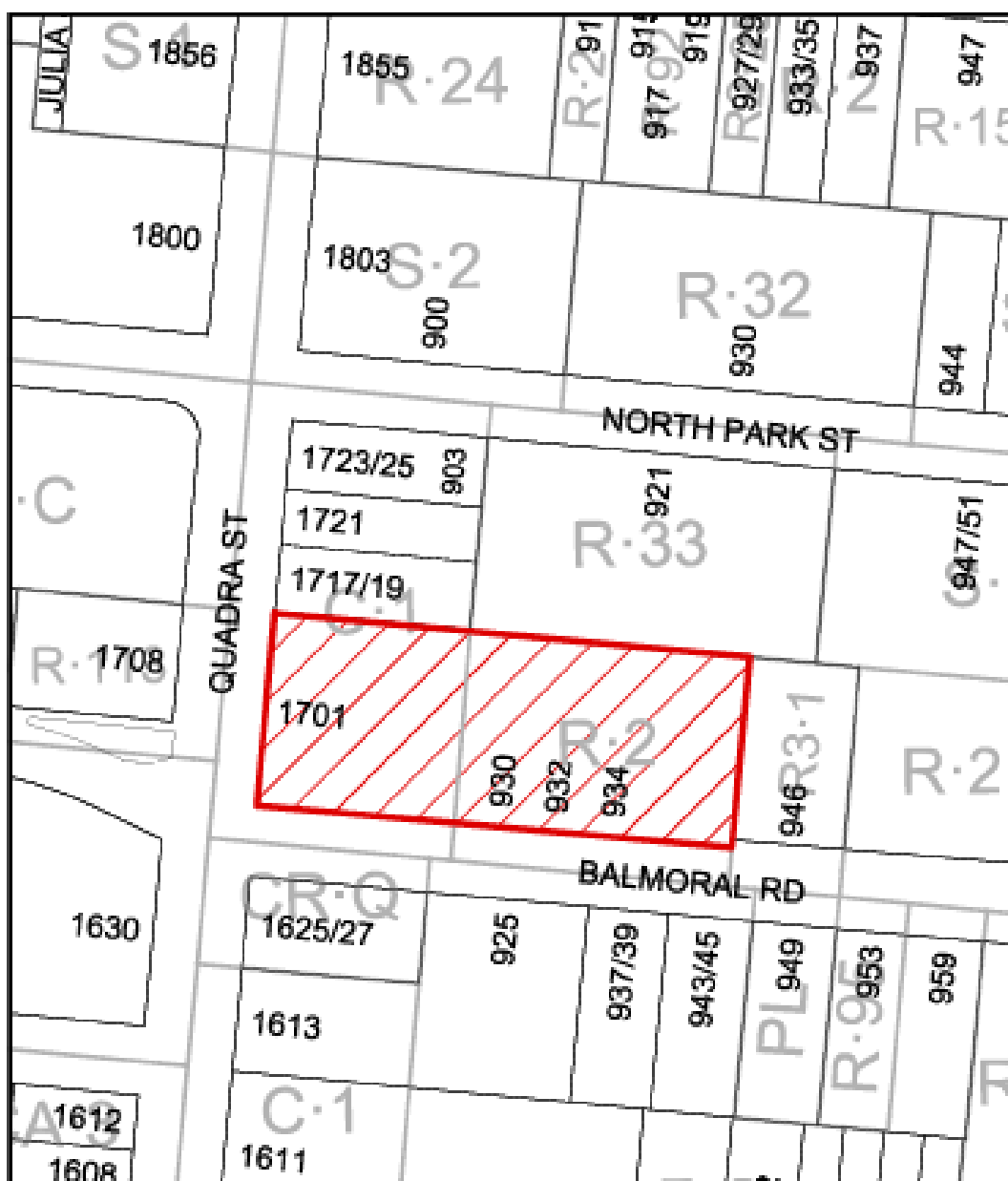
- Email written comments to legislativeservices@victoria.ca
- Mail: Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6
- Drop off: to the Ambassador in City Hall Lobby (entrance off Pandora Ave)
- Submissions must be received by 12:00 p.m. the Tuesday before the meeting

2. Watch the meeting live at the following link: victoria.ca/councilmeetings

Please note that correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of FOIPPA Act. Your email address will not be disclosed. For more information on the FOIPPA Act please email privacy@victoria.ca.

How to view relevant documents, the proposed bylaw, and information about this application:

1. Council Agenda: available the Friday before the meeting date at: victoria.ca/councilmeetings
2. City Development tracker: at victoria.ca/devtracker
3. In person: inspect documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing legislativeservices@victoria.ca



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

