

NO. 19-091

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 209667I), 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	day of	2019
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READ A SECOND TIME the	day of	2019
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Public hearing held on the	day of	2019
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READ A THIRD TIME the	day of	2019
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ADOPTED on the	day of	2019
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CITY CLERK

MAYOR

**PART 3.129 – R-95 ZONE, BALMORAL MULTIPLE DWELLING DISTRICT****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**

<u>Lot area</u> (minimum)	670m <sup>2</sup>
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**3.129.4 Floor Space Ratio**

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| a. <u>Floor Space Ratio</u> (maximum)  | 0.5:1  |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to Part 3.129.2 | 1.38:1 |

**3.129.5 Height**

Principal <u>building height</u> (maximum)	12.5m
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**PART 3.129 – R-95 ZONE, BALMORAL MULTIPLE DWELLING DISTRICT****3.129.6 Setbacks, Projections**

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|--|-----|
| a. <u>Front yard setback</u> (minimum) | 4m  |
| b. <u>Rear yard setback</u> (minimum)  | 10m |
| c. <u>Side yard setback</u> (minimum)  | 6m  |

**3.129.7 Site Coverage, Open Site Space**

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 30% |
| b. <u>Open site space</u> (minimum) | 30% |

**3.129.8 Vehicle and Bicycle Parking**

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum)        | Subject to the regulations in Schedule "C" |

