

It's Your Neighbourhood

November 9, 2022

The City of Victoria is seeking your input on the proposed Official Community Plan amendment for **1693-1699 Fort Street**. The proposed amendment would allow for the construction of a six-storey mixed use development, with commercial on the ground floor and purpose built rental above. The proposal is for an overall density of 2.74:1 floor space ratio (FSR).

The *Official Community Plan* (OCP, 2012) currently identifies the property within the Urban Residential urban place designation, which supports up to six-storey multi-unit residential buildings with mixed use along arterial roads (Fort Street is an arterial road here). This urban place designation supports a density of up to 1.2:1 FSR, and increased density up to 2:1 FSR in strategic locations for the advancement of plan objectives.

The City is considering an application to amend the OCP Bylaw by changing the urban place designation from Urban Residential to Large Urban Village to facilitate this development. The proposal is consistent with the Large Urban Village urban place designation, which supports up to approximately six storeys of multi-unit residential and mixed-used buildings along arterial roads. This urban place designation supports a density of up to approximately 1.2:1 and increased density up to approximately 2.5:1 with the advancement of plan objectives. It is important to note that this designation would not confer any additional development rights to the property beyond those included in the proposed zoning.

Detailed information on this proposal is available at www.victoria.ca/devtracker. Launch the tracker and search for the property by address (1693 Fort Street).

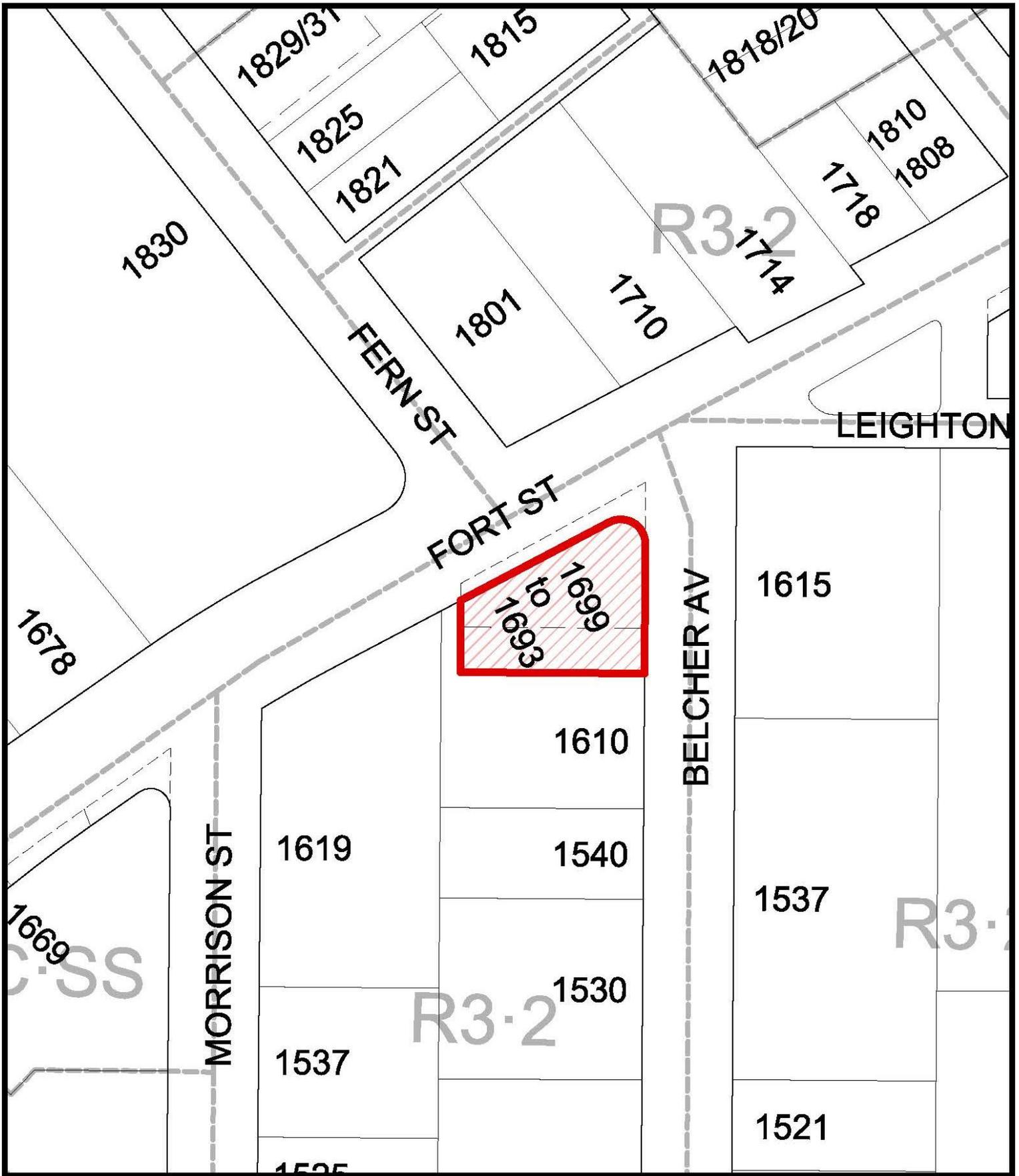
Please provide your questions and feedback on this proposal by end of day, December 9, 2022 to:

Chelsea Medd, Planner
P: 250.361.0254
E: cmedd@victoria.ca

All input received will be shared with City Council for their consideration prior to the public hearing. 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 phone number and email will not be disclosed. For more information on the FOIPPA Act please email foi@victoria.ca.

Once a date for the public hearing has been set, notice will be posted at www.victoria.ca/publicnotices.

We look forward to hearing from you.



1693-1699 Fort Street
Rezoning No.00766

