

# It's Your Neighbourhood

August 2, 2022

The City of Victoria is seeking your input on the proposed Official Community Plan amendment for **450 Dallas Road**. The proposal is to redevelop the three-storey annex building with a seven-storey multi-unit rental building while retaining the existing twelve-storey residential building to the east. The building will read as six storeys, but is technically defined by the Zoning Regulation Bylaw as seven stories due to the rooftop amenity access. The proposal is for an overall density of 2.41:1 floor space ratio (FSR).

The *Official Community Plan, 2012* (OCP) currently identifies the property within the Urban Residential urban place designation, which supports multi-unit residential buildings of up to six storeys. For this urban place designation, the OCP supports a density of up to 2:1 FSR.

The City is considering an application to amend the OCP Bylaw by adding wording to the Urban Residential urban place designation to increase the density up to 2.5:1 FSR at this location to facilitate this development. The proposal is otherwise generally consistent with the Urban Residential urban place designation, which supports multi-unit residential buildings up to six storeys along with the further advancement of other OCP objectives related to housing, urban design and placemaking, transportation and mobility. 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](http://www.victoria.ca/devtracker). Launch the tracker and search for the property by address (450 Dallas Road).

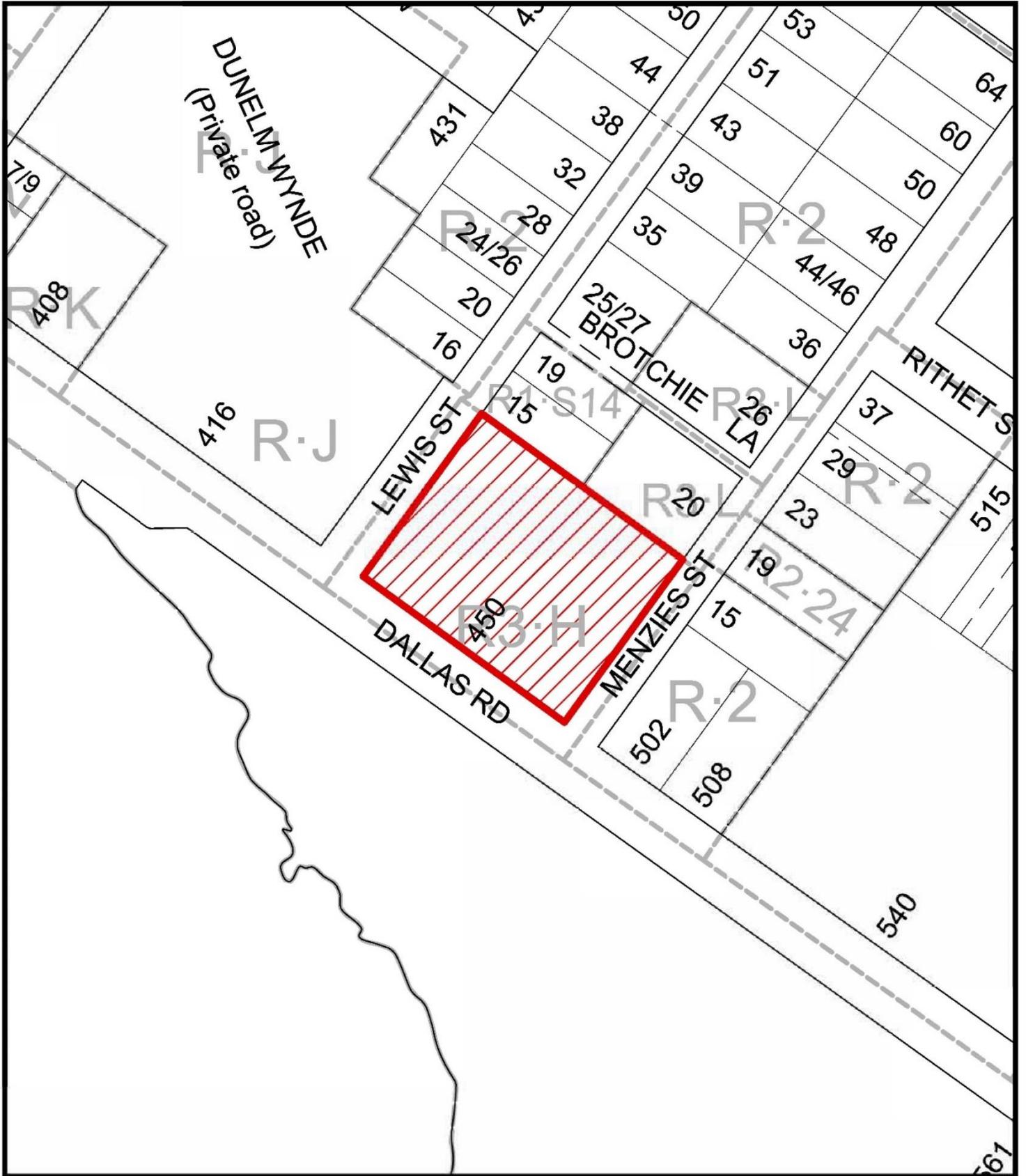
Please provide your questions and feedback on this proposal by end of day, Thursday, September 1, 2022 to:

Mike Angrove, Senior Planner – Development Agreements  
P: 250.361.0285  
E: [mangrove@victoria.ca](mailto:mangrove@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](mailto:foi@victoria.ca).

Once a date for the public hearing has been set, notice will be posted at [www.victoria.ca/publicnotices](http://www.victoria.ca/publicnotices).

We look forward to hearing from you.



450 Dallas Road  
Rezoning No.00789

