

# It's Your Neighbourhood

June 3, 2019

The City of Victoria is seeking your input on the proposed changes to an amendment to the *Official Community Plan* for 2566-2580 Fifth Street.

The City is considering an application to amend the Official Community Plan (OCP) Bylaw for 2566-2580 Fifth Street to change the urban place designation from Urban Residential to Large Urban Village. The Development Permit Area would also change from Development Permit Area 16: General Form and Character to Development Permit Area 5: Large Urban Villages for consistency with the urban place designation. This amendment would only apply to the subject property and would accommodate a proposed rezoning application for a five-storey, multi-unit residential rental building with space for a school or community service on the ground floor. 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.

The OCP currently identifies the site as being located in the Urban Residential urban place designation, which envisions multi-unit residential buildings up to approximately six storeys with a maximum floor space ratio of 2:1. The proposal is for 2.41:1 floor space ratio and has a commercial use on the ground floor; therefore, the proposal does not meet the use and density envisioned in the Urban Residential Designation. The application is consistent with the proposed Large Urban Village Designation, which supports low to mid-rise mixed-use buildings up to approximately six storeys and floor space ratios up to 2.5:1.

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.

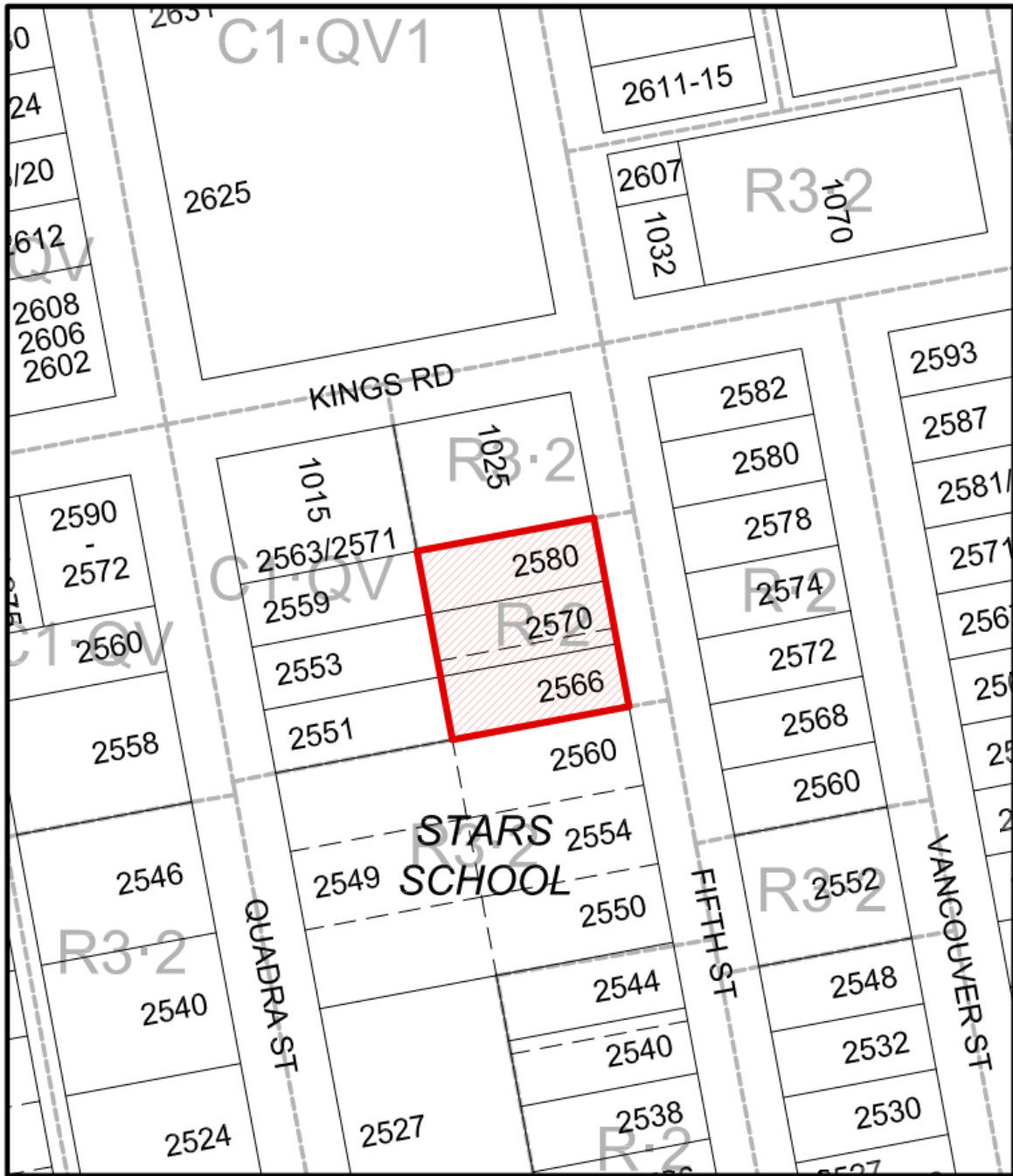
Please provide your questions and feedback on this proposal by end of day, Wednesday, July 3, 2019 to:

Michael Angrove, Planner  
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 introduction of the proposed Bylaw Amendments. Once a date for the public hearing has been set, notice will be posted on the property and at [www.victoria.ca/publicnotices](http://www.victoria.ca/publicnotices).

We look forward to hearing from you.

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2566, 2570 and 2580 Fifth Street  
Rezoning No.00673

