

It's Your Neighbourhood



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

NOTICE OF DEVELOPMENT PERMIT WITH VARIANCES APPLICATION

January 23, 2026

The City of Victoria is seeking your input on the proposed changes to 1516 Camosun Street, 1270 and 1286 Pandora Avenue:

Development Permit with Variances Application No. 00190

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1516 Camosun Street, 1270 and 1286 Pandora Avenue, in Development Permit Area 1: General Urban Design, for purposes of to permit a five-storey multiple dwelling residential building.

The Development Permit with Variances will vary the following requirements of the *Zoning Bylaw 2018*:

- reduce the front lot line setback from 4.00m to 2.12m
- increase the underground parkade projection from 1.00m to 3.9m for the front setback
- reduce the rear lot line setback from 8.62m to 3.67m
- increase the underground parkade projection from 2.1m to 4.77m for the rear setback
- reduce the north side setback from 7.5m to 4.68m
- reduce the flanking side setback from 4.00m to 1.18m
- increase the building height from 17.00m to 17.43m
- increase the site coverage maximum from 55% to 56.7%
- reduce the required number of residential vehicle parking stalls from 52 stalls to 35 stalls.
- reduce the accessible vehicle parking from 2 stalls to 1 stall
- permit long-term bicycle parking to be in a stacked format
- reduce the ceiling height clearance from 2.10m to 1.20 to permit stacked bicycle parking.

Legal description of the land:

- (a) PID: 005-520-291, Lot 7, Spring Ridge, Victoria City, Plan 182
- (b) PID: 009-283-293, The Westerly 1/2 of Lot 5, Spring Ridge, Victoria City, Plan 182, Except the Southerly 10 Feet Thereof as Shown on Said Plan
- (c) PID: 009-283-307, The Westerly 1/2 of Lot 6, Spring Ridge, Victoria City, Plan 182
- (d) PID: 009-283-196, Parcel A (DD 396833I) of Lots 5 and 6, Spring Ridge, Victoria City, Plan 182

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.

This application will be considered by Council on:

Date: Thursday, February 05, 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 the relevant documents, proposed permit, 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.

