

It's Your Neighbourhood



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

PUBLIC NOTICE

July 17, 2026

The City of Victoria is seeking your input on the proposed changes to 517 and 533 Chatham Street and 530-532 and 536 Herald Street:

Zoning Bylaw 2018, Amendment Bylaw (No. 23), No. 26-056:

To rezone the land known as 517 and 533 Chatham Street and 530-532 and 536 Herald Street within the Old Town District-1 (OTD-1) Zone with site-specific regulations to increase the permitted density for a new infill rental housing development.

New Zone: Old Town District-1 (OTD-1 Zone) with site-specific regulations

Legal description: PID 009-370-765, Lot 483, Victoria City; PID 006-087-108, Lot 482, Victoria City; PID 006-087-094, Lot 481, Victoria City; PID 024-380-270, Lot A of Lots 473 and 474 Victoria City Plan VIP68503; PID 025-047-752, Lot A of Lots 475 and 480 Victoria City Plan VIP72416

Existing Zone: Old Town District-1 (OTD-1 Zone), with site-specific regulations applicable to 530-532 Herald Street (Part 4.8.8, Row 50), 536 Herald Street (Part 4.8.8, Row 51)

Development Permit with Variances Application No. 00299

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 517 and 533 Chatham Street and 530 – 532 and 536 Herald Street, in Development Permit Area DPA 2 - Downtown Core, for purposes of approving the exterior design and finishes for a new infill rental housing development, as well as landscaping for the new building, a public pocket park/plaza, and two through-block walkways connecting Herald and Chatham Streets.

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

- Increase the maximum building height from 15m to 21.5m;
- Reduce 3-bedroom dwelling units from 10% to 8% of the total number of dwelling units;
- Reduce total residential and commercial parking from 87 spaces to 72 spaces;
- Reduce visitor parking from 13 spaces to 11 spaces;
- Allow short-term bicycle parking to be located more than 15m from a building entrance;
- Increase the maximum fence height from 1.22m to 3.0m.

The City is prohibited from holding a public hearing on this development proposal pursuant to section 464(3) of the *Local Government Act*. 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.

First reading of the Rezoning Bylaw will be considered by City Council on:

Date: Thursday, July 30

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:

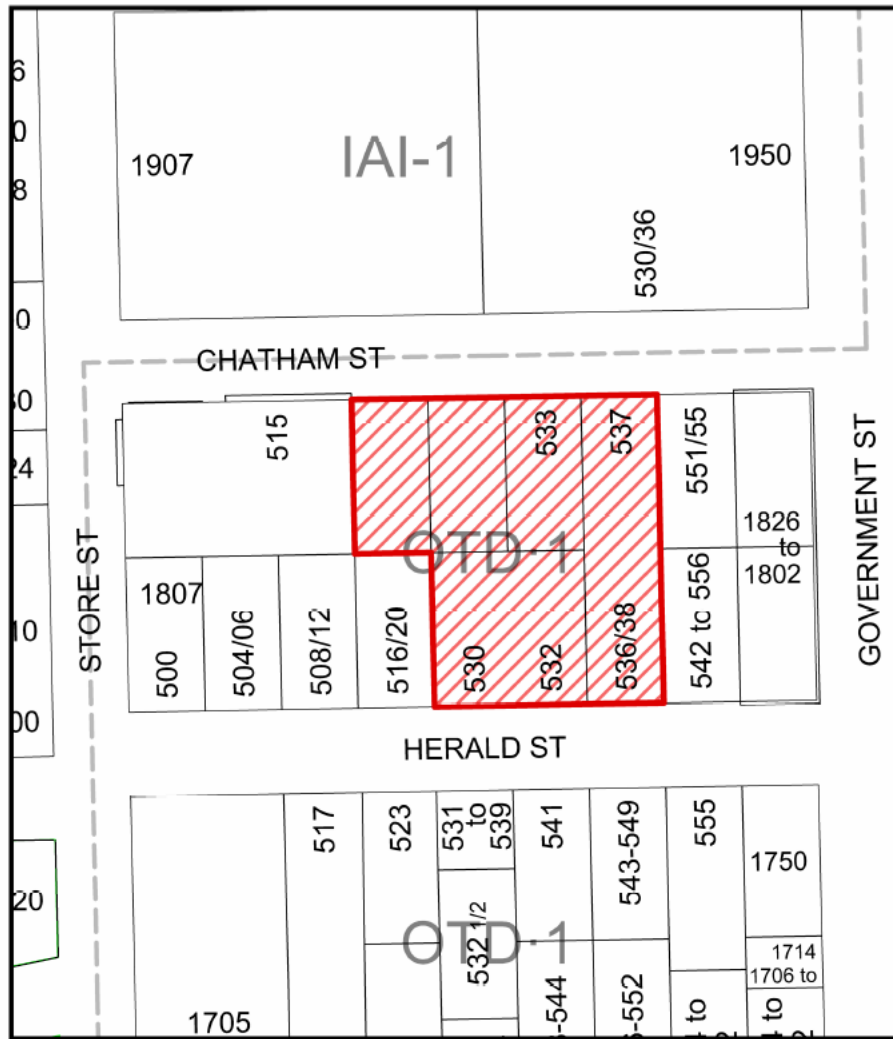
- Email written comments to legislativeservices@victoria.ca
- Mail: Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6
- Drop off: to the Ambassador in City Hall Lobby (entrance off Pandora Ave)
- Submissions must be received by 12:00 p.m. the Tuesday before the meeting

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 relevant documents, the proposed bylaw, 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



530-538 Herald Street, 517-533 Chatham Street
Rezoning No.00907

