

It's Your Neighbourhood



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

NOTICE OF PUBLIC HEARING

August 29, 2025

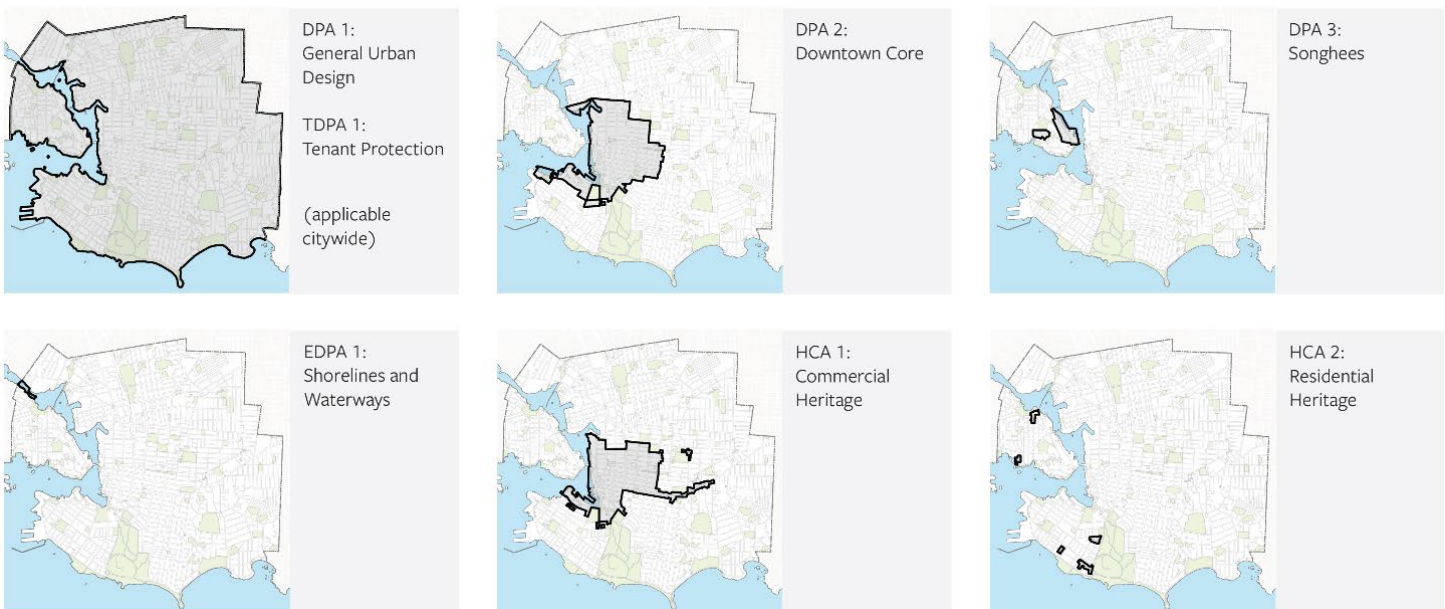
The City of Victoria is seeking your input on the proposed new Official Community Plan, changes to Zoning Bylaw 2018 and the Zoning Regulation Bylaw, as well as the proposed Amenity Cost Charges Bylaw. These changes affect the entire City of Victoria.

Official Community Plan Bylaw, 2025, No. 25-045

The purpose of this bylaw is to replace the 2012 Official Community Plan with a new Official Community Plan, 2025. This plan guides how Victoria will meet the needs of our growing population and address the housing and climate crises. In addition to updated policies, objectives and targets, the new Official Community Plan provides a simplified framework for the City's Development Permit Areas (DPA) and Heritage Conservation Areas (HCA), applying the following DPAs and HCAs to the City:

- DPA 1: General Urban Design
- DPA 2: Downtown Core
- DPA 3: Songhees
- Environmental DPA 1: Shorelines and Waterways
- HCA 1: Commercial Heritage
- HCA 2: Residential Heritage
- TDPA: Tenant Protection

The maps below show the DPAs and HCAs in the proposed Official Community Plan. For full detail, please review the proposed Official Community Plan document online at: engage.victoria.ca/ocp

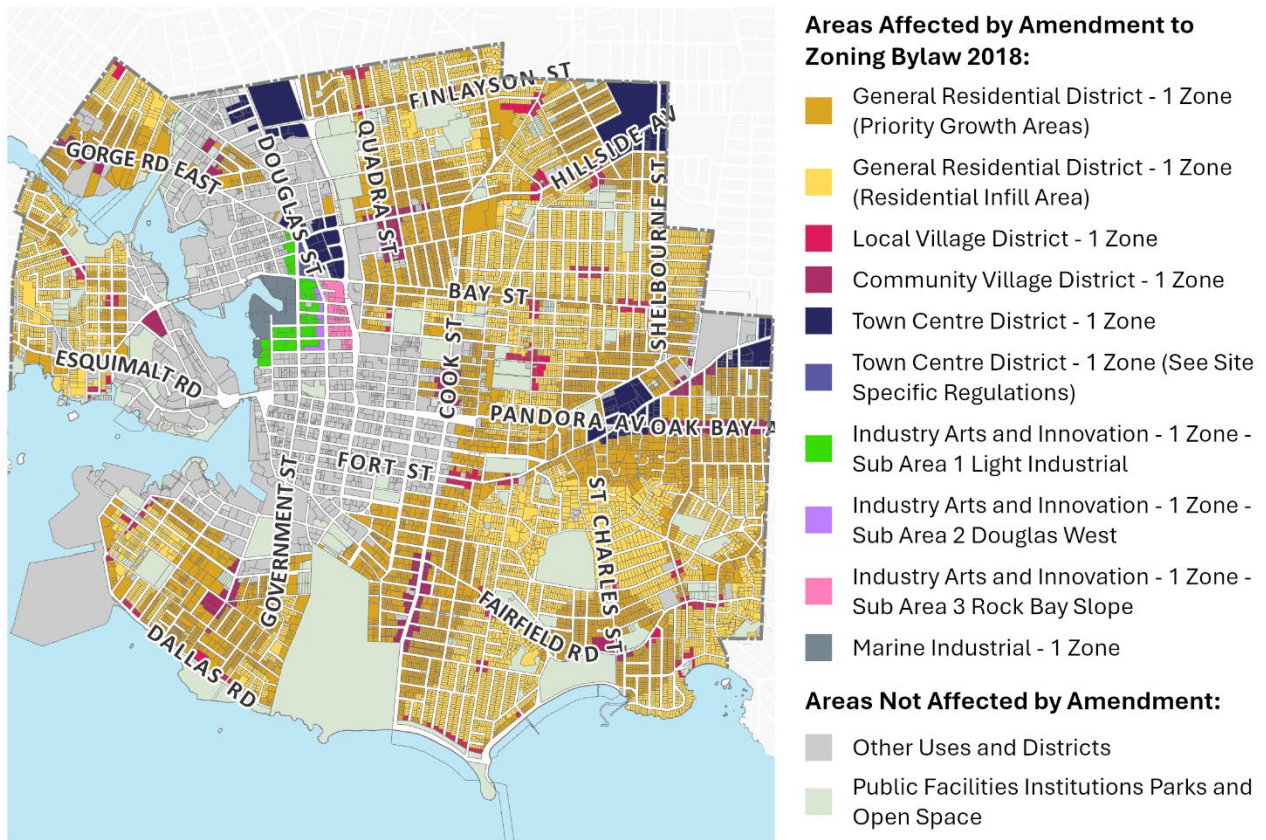


Zoning Bylaw 2018, Amendment Bylaw (No. 17), No. 25-038

The purpose of this bylaw is to align zoning with the Official Community Plan and thereby proactively enable the housing capacity needed to meet Victoria's long term (20 to 30 year) housing needs. In addition, new zones developed as part of the Industry, Arts & Innovation District Action Plan would be applied through this amendment. Overall, the bylaw simplifies zoning regulations across the city while generally retaining entitlements for existing uses. This bylaw introduces the following zones which would apply to parcels throughout the city as depicted on the following map, replacing hundreds of zones currently regulated by the Zoning Regulation Bylaw:

- General Residential District – 1 Zone (GRD-1)
- Local Village District – 1 Zone (LVD-1)
- Community Village District – 1 Zone (CVD-1)
- Town Centre District – 1 Zone (TCD-1)
- Industry, Arts & Innovation – 1 Zone (IAI-1)
- Marine Industrial – 1 Zone (MI-1)

This map shows the proposed application of new zones in accordance with Zoning Bylaw 2018, Amendment Bylaw (No. 17), No. 25-038, in alignment with the proposed Official Community Plan, 2025. A larger version of this map is available via the project webpage: engage.victoria.ca/ocp



A LARGER VERSION OF THIS MAP CAN BE VIEWED AT <https://ow.ly/vChH50WGgnO>

Zoning Regulation Bylaw, Amendment Bylaw (No. 1361), No. 25-051

The purpose of this bylaw is to:

- replace references to the 2012 Official Community Plan with references to the proposed new Official Community Plan, 2025,
- remove the requirement for highway dedications on Missing Middle projects in zoning, as they are intended to be captured under the forthcoming Works and Services Bylaw,
- allow highway dedications to be exempt from the calculation of floor space ratio, and
- incorporate rental rates for the purposes of the Tenant Protection During Redevelopment Bylaw.

Amenity Cost Charges Bylaw 2025, No. 25-048

The purpose of this bylaw is to establish a financing tool to help fund capital costs of new community, cultural and childcare spaces as well as street parks and plazas. This tool provides a clear and predictable framework through which new development will contribute to amenities needed as Victoria grows, even as zoning modernization enables most residential development to proceed without the need for a rezoning process.

The bylaws will be considered at a public hearing by City Council on:

Date: Thursday, September 11, 2025

Time: 6:30 p.m.

Location: Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

All persons who believe their interest in property is affected by the above bylaws will be given a reasonable opportunity to be heard.

How to Participate:

1. Watch the meeting live at the following link:

- victoria.ca/councilmeetings

2. Submit written comments:

- Email: publichearings@victoria.ca
- Mail: Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6
- Drop off: to the Ambassador in City Hall Lobby (entrance off Pandora Avenue)
- Written submissions must be received by 12:00 p.m. the date of the meeting

3. Submit pre-recorded video:

- Email submission to publichearings@victoria.ca
 - Maximum 5 minutes in length
 - Must be received by 2:00 p.m. the Tuesday before the meeting

4. Pre-register to speak live – via telephone

- Email publichearings@victoria.ca
 - Maximum 5 minutes to address Council
 - Register by 2:00 p.m. the day before the meeting

- Alternatively, you may watch the meeting live stream and call to speak during the public hearing by calling 778-698-2440: participation code 1551794#

5. Attend in-person

- Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

Please note that the opinions you express orally and any presentations you submit will be webcast live and will be recorded to form a part of the public record. 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 FOIPP Act. Your phone number and email will not be disclosed. For more information on the FOIPP Act please email privacy@victoria.ca.

How to view relevant documents, the proposed bylaws, and information about the OCP update:

1. Council Agenda: available the Friday before the meeting date at: victoria.ca/councilmeetings.
2. In person: inspect documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing legislativeservices@victoria.ca.
3. Additional information: the OCP update which informs these proposed amendments and new bylaws can be found at engage.victoria.ca/ocp or by making an appointment at City Hall as identified above.