

It's Your Neighbourhood

January 20, 2025

The City of Victoria is seeking your input on the proposed Official Community Plan amendment for **1824, 1900, 1907, 1908, 1924 and 2010 Store Street and 530 Chatham Street**. The proposal is for a phased mixed-use development consisting of three residential buildings with heights of eight, fourteen and fourteen storeys, above a mixed-use podium that averages five storeys across the site. The proposal spans two city blocks with a density of 2.05:1 floor space ratio (FSR) in the block fronting the water and at density of 4.5:1 FSR in the block bounded by Discovery, Government, Chatham and Store Streets. The OCP amendment is required to increase the permitted density, allow the proposed building heights and to allow residential uses in areas of the site currently reserved for employment and industrial uses only.

The *Official Community Plan* (OCP, 2012) currently identifies the property within the Core Employment urban place designation, which supports predominantly industrial, light industrial, high technology, marine industrial, research and development, commercial, office and complementary retail uses. Residential uses are also currently supported on the second floor of buildings along the half block facing Chatham Street. Buildings up to five storeys in height are supported and up to a density of 3:1 FSR.

The City is considering an application to amend the OCP Bylaw by amending the urban place designation to change the location of permitted residential uses to a greater area of the block bounded by Discovery, Chatham, Government and Store Street and to increase the density of this block from 3.0:1 FSR to 4.5: 1 FSR / The OCP Bylaw is also proposed to be amended to permit residential uses within the block west of Store Street, south of Discovery Street and North of Swift Street in a specific location.

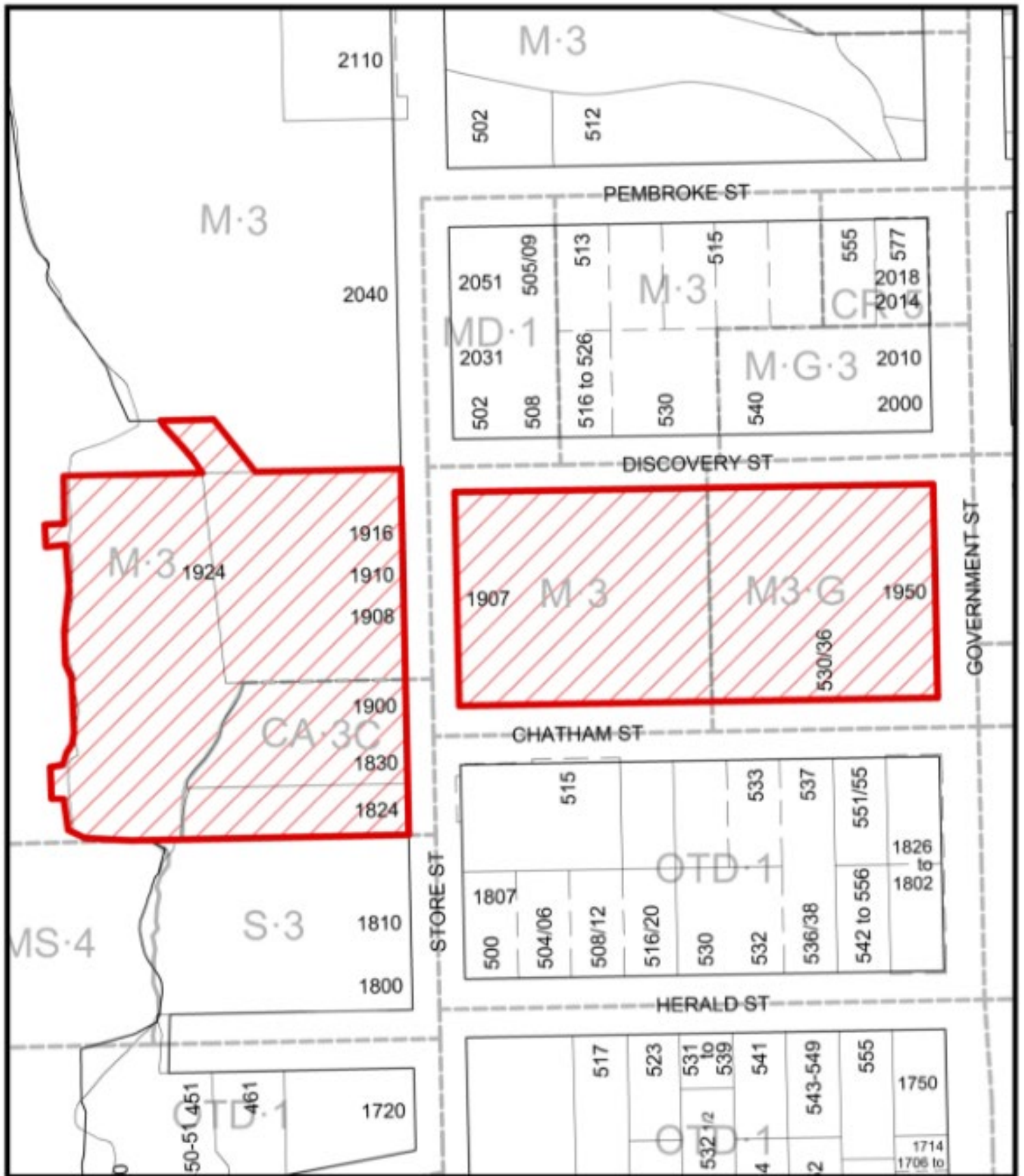
To provide comments for Council's consideration, and for detailed information on the proposal, please visit victoria.ca/devtracker. Use the tracker to search for the property by its address (1824, 1900, 1907, 1908, 1924 and 2010 Store Street and 530 Chatham Street). For assistance, please contact Development Services staff at: developmentsservices@victoria.ca.

Please provide your questions and feedback on this proposal by end of day, Wednesday, February 19, 2025.

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.

Once a date for the public hearing has been set, notice will be posted at victoria.ca/publicnotices.

We look forward to hearing from you.



1824, 1900, 1908, 1924 and 2010 Store Street,
 1907 Store Street and 530 Chatham Street
 Rezoning No.00796

