It's Your Neighbourhood

CITY OF VICTORIA | 1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

PUBLIC NOTICE November 20, 2026

The City of Victoria is seeking your input on the proposed changes to 2580-2582 Vancouver Street:

Zoning Bylaw 2018, Amendment Bylaw (No. 29), No. 26-081:

To rezone the lands known as 2580 and 2582 Vancouver Street from the General Residential District – 1 Zone (GRD-1) with site-specific regulations to increase the permitted density in order to construct a 40-unit non-market rental housing development.

New Zone: General Residential District – 1 Zone (GRD-1) with site-specific regulations

Legal description: PID 008-135-398 Lot 2, Section 4, Victoria District, Plan 964, and PID 001-723-472, Lot 1, Section 4, Victoria District, Plan 964

Existing Zone: General Residential District – 1 Zone (GRD-1)

Development Permit with Variances Application No. 000657

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 2580 and 2582 Vancouver Street, in Development Permit Area 1: General Urban Design for the purposes of approving the exterior design and finishes for a new 40-unit below market rental building as well as landscaping.

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

- reduce the minimum street frontage from 36m to 30.48m
- increase the site coverage from 55 percent to 81 percent
- decrease the open lot space from 30 percent to 12.64 percent
- reduce the landscape area from 10 percent to 0 percent
- reduce the front yard setback (at Vancouver Street) from 4m to 1.31m
- reduce the rear yard setback (at Fifth Street) from 8.89m to 0.58m
- reduce the flanking side yard setback (at Kings Road) from 4m to 0.89m
- increase the rooftop structure projection from 3.00m to 5.10m
- permit the location of an accessory landscape structure in the side yard
- decrease the building separation distance from 2.40m to 0.00m
- reduce the number of vehicle parking stalls from 20 to 15
- reduce the number of visitor parking stalls from 4 to 3.

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, December 3, 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 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

