



PROPOSED DEVELOPMENT NOTICE

This Notice is an invitation for you to consider a proposed development for the property at:

517, 533 Chatham Street and 530-538 Herald Street (see map on page 2)

This is an opportunity for nearby residents to learn about the proposed development, ask questions, and provide feedback. This happens before the applicant formally submits an application to the City.

Online comment forms submitted by residents or other third parties will include personal email addresses. These email addresses are only for the purpose of the Community Association Land Use Committee (CALUC) or applicant to contact individuals regarding their comments. The email addresses must be secure from any other purpose or provided to any third party for any other purpose than described.

LOOKING FOR DETAILS?

A meeting will be held in person June 18, 2025 at 7:00 p.m.
For more information on this meeting Kwench Experience Room, 2031 Store Street, Victoria, BC

No meeting has been arranged.

- See the information on page 2 of this notice
- View details of this proposal on the City's [Development Tracker](http://victoria.ca/devtracker) (victoria.ca/devtracker)
- For more information on this proposal, please contact the applicant (noted on page 2) or the neighbourhood Community Association Land Use Committee (CALUC contact details noted below)
- For information on the Rezoning process, contact City staff at 250.361.0382 or DevelopmentServices@victoria.ca

WANT TO VOICE YOUR OPINION?

- Attend a meeting hosted by the neighbourhood CALUC, if there is one (see details above).
- A comment form is available on the Development Tracker website (victoria.ca/devtracker).
 - To access the comment form on the Development Tracker, filter "Pre-Application (CALUC)" applications or search all applications by address.
 - Submit your comments by July 3, 2025 to allow the applicant to consider revisions in advance of application submission.
 - Comment forms will be shared with the applicant, CALUC, and City, and will form part of the public record for the application.
- For more information from the applicant please visit _____
- If you wish to provide input directly to Council, you can email mayorandcouncil@victoria.ca with a copy to your CALUC (see email address below).

CALUCs are voluntary organizations that operate under the [CALUC Terms of Reference](#) as endorsed by Council. Contact information for the neighbourhood CALUC where this proposal is located:

Name of CALUC representative Jordan Royer

Name of CALUC Downtown Residents Association

Phone 778-922-5348 Email jdaroyer@gmail.com

RECEIVED
JUN 16 2025

CALUC Chair or Designate Signature: _____ Date: 2025-05-29
 Applicant Signature: [Signature] Date: 2024-05-27

PROPOSED DEVELOPMENT DETAILS

Applicant name Matt Kolec, Intracorp Homes on behalf of Belmont Properties

Applicant phone 604-801-7000 Applicant Email mkolec@intracorphomes.com

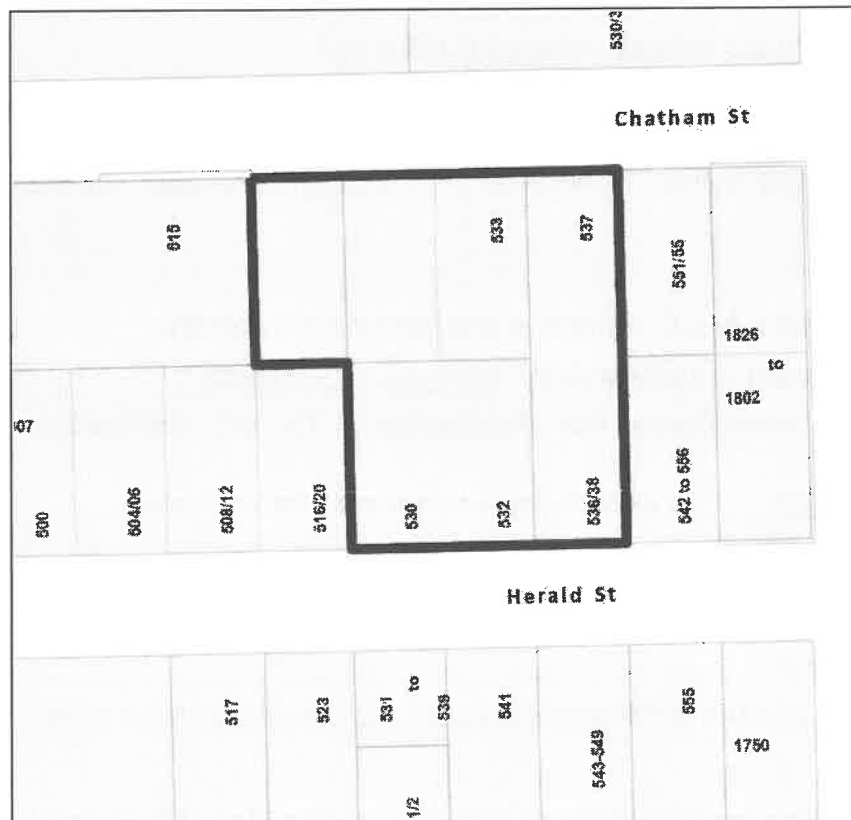
This proposal is to change the zoning of the subject property to accommodate the following proposal:
Redevelopment of existing infill parking lot to 6-storey mixed-use residential building and pocket park. Subdivision and consolidation of existing lots and rezoning.

Changes to the Zoning Bylaw required from OTD-1 (existing zone) to OTD-1
 (zone or indicate new zone/site specific zone), and Official Community Plan amendment details (if applicable)
Rezoning of entire site to OTD-1 per Downtown Core Area Plan.

Describe retention plan or demolition plan for existing buildings:
Existing Biggerstaff and Wilson heritage buildings retained. Existing office addition removed to accommodate new infill 6-storey mixed-use building.

Is the building heritage designated or on the heritage registry, or is there an intention to designate a building?
Existing Biggerstaff and Wilson heritage buildings retained.

LOCATION OF PROPOSED DEVELOPMENT



DATA TABLE

	Existing Zoning Requirement	Proposed
Use of land or buildings	Mixed-use	Mixed-use
Floor space ratio/density	3.0 FAR	3.0 FAR
Number of storeys/height (m)	5-storey	6-storey
Setbacks (m) - indicate north, south, etc.		
Front	N/A	2
Rear	N/A	4
Side lot line	N/A	0
Side lot line	N/A	0

	Existing Protected Trees	Total Required Trees
Tree Protection Bylaw	5	5

You are receiving this notice because you live or own property in the City of Victoria within:

- 100 metres** of the proposed development or land use change
- 200 metres** of the proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines)

CALUC Chair or Designate Signature: _____ Date: 2025-05-29
 Applicant Signature: *[Signature]* Date: 2024-05-27