



July 12, 2018

Attn: Robert Batallas
Community Planning Division
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Robert,

Thank you for your presentations to the Burnside Gorge Community Association's Land Use Committee (BGLUC) of the proposed Zoning Bylaw 2018 along with the implementation options for the Rock Bay Area Industrial Lands.

The BGLUC has reviewed the proposed Zoning Bylaw changes and the proposed City Planning department zone development and implementation approach. The BGLUC supports the approach of the process of consultation put forward. The multi-phase process you are considering provides all parties involved the opportunity to present their opinions using a priority input basis.

The BGLUC would anticipate that after an analysis of the current Rock Bay area zones and uses new draft industrial zones would be developed. These zones would accommodate existing businesses and maintaining their development rights while concurrently allowing new industrial context uses. We agree with the concept of zoning consisting of Light Industrial and Heavy (Marine) industrial and can foresee the need for possibly two additional zones for transitional areas abutting commercial or residential areas.

The BGLUC looks forward to reviewing the draft zoning proposal at a presentation along with the property and business owners, and developers. A public open house would follow to allow comments and feedback. A presentation to council and a public hearing would take place prior to the new zoning regulations being put into effect.

As a result of the extensive consultation and work expended on developing the new Burnside Gorge LAP the BGLUC looks forward to the development of a zoning bylaw that aligns with the neighbourhood plan for the Rock Bay area of Burnside Gorge.

Regards,

Avery Stetski
Chair