



Rock Bay Square LP

Managed by Paramount Executive Centre

300-848 Courtney Street,
Victoria, BC V8W 1C4
[REDACTED]

July 20, 2022

RE: PUBLIC HEARING PROPOSED CHANGES 2740 BRIDGE STREET

Dear Victoria City Council;

I am the Manager of Rock Bay Square at 2612-2630 Bridge Street, neighbours to Hoyne Brewing Company. I am **strongly in favour of the proposed change in zoning from M-3 to M3-BH for 2740 Bridge Street**. The brewery is well suited to this neighbourhood, and I believe that continuing beer retail sales at this location is excellent for the area. The retail strip along Bridge Street has become more vibrant in the last couple of years with industrial arts style businesses drawing people to this area, and we look forward to that continuing and growing. In the future if the brewpub use (as allowed by this proposed new zoning) is considered to expand on the current retail store, I would be in favour of this development as well.

If needed, I can be reached at [REDACTED] or by email at [REDACTED]

Regards,

Joy Funk
Manager
Rock Bay Square



404 Hillside Ave, Victoria, BC V8T 1Y7

July 21, 2022

To: Mayor and Council:

Re: Zoning Regulation Bylaw, Amendment Bylaw (No. 1276) - No. 22-038:

To rezone the land known as 2740 Bridge Street and 450 Hillside Avenue from the M-3 Zone, Heavy Industrial District, to the M3-BH Zone, Bridge & Hillside Heavy Industrial District, to permit liquor retail store and brewpub uses.

New Zone: M3-BH Zone, Bridge & Hillside Heavy Industrial District

Legal description: PID: 003-336-271 Lot A, Section 4, Victoria District, Plan 43384

Existing Zone: M-3 Zone, Heavy Industrial District

Thank you for providing Van Isle Windows Ltd. the opportunity to provide feedback on the Zoning Regulation Bylaw, Amendment Bylaw (No. 1276) – No. 22-038.

As long-time business owners, residents and tax payers of 404 Hillside Avenue (since 1978), we are very concerned that with the increased number of customers inside the liquor retail store, combined with those eating and drinking in the brewpub, that vehicle parking will be even a bigger problem than it is currently. Therefore, what are the plans for managing parking for the increase in customers, as there will be a notable increase of both customers and vehicles, hence parking, to access these two amenities.

Today the parking in this area is extremely difficult at best, and is not being monitored by the City of Victoria. Over and above customers, many business owners and their employees are parking in the limited time zone parking spaces, which are also being abused. By adding a liquor retail store and brewpub into this area, where will all these folks park?

I am an advocate in supporting new, innovative ventures and my intention is to not stop this from proceeding, but to ensure that the parking is fully addressed and we are not just compounding the existing problem. Lastly, it would be extremely helpful if the City of Victoria would start monitoring parking in this area again, and ticketing the offenders.

Sincerely,

Van Isle Windows Ltd.

Linda Gourlay

Linda Gourlay - General Manager