

[REDACTED]

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: VEHICLE STORAGE LOTS

From: [REDACTED] >
Sent: September 30, 2022 9:25 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: VEHICLE STORAGE LOTS

Mayor Helps and Members of Council

One would like to think that as a major stake holder in the City of Victoria that staff and Council would facilitate some dialogue with the affected parties before considering any amendments to zoning on industrial lands.

In reviewing the Committee of the Whole Report dated July 5, 2022 it is very clear that there is a definite need to enlighten staff and Council on the needs and value of the Automotive industry in Victoria. I believe that there needs to be a better understanding and appreciation for our industry.

In the report of July 5, 2022 prepared by staff it states on page 1:

“Staff have noted a concern with these uses since they tend to be land consumptive, generate minimal levels of employment, and do not align with the land use policies and vision for the City’s industrial lands.”

First, I will speak to the statement on land consumptive. Yes, staff is correct we require large tracks of land to operate our businesses to meet the needs and expectations of our customers. The size and quantity of the products we offer obviously requires both display and storage space. Our customers expect to have the ability to make purchase decisions based on selecting a product that meets the needs of their family. In order for us to operate our business successfully we have to have enough product in close proximity to meet the needs of our customers. Manufacturers require dealers to maintain a level of product to satisfy consumer demand at all times which puts added pressure on vehicle storage.

Next, I would like to clarify the misconception that we generate minimal levels of employment. The Auto industry is a large employer of high paying professional career-oriented jobs. The Greater Victoria auto industry employs thousands of hard-working employees that have families and contribute to their communities. Our industry also supports extensive levels of employment with associated industries such as body shops, part depos, rental and leasing car companies, transport and courier companies, trades people, maintenance companies, advertising companies, insurance companies, accounting firms, lawyers, tourism, architects and the list goes on. The economic spin off of the auto industry on our community is likely one of the highest contributors to career-based employment.

In closing I would like to speak to the assumption that we do not align with the land use policies and vision for the City’s industrial lands. If one of your policies is to make land available for meaningful employment opportunities, I would suggest you already have that. Also, this land being used for storage sites is not going away and is still there for any organization wanting to invest in industrial land in the city as it becomes available. We are holding these lands not generating noise pollution or any negative environmental impact.

In closing the auto dealers are a major tax source for the city. Dealers and their employees fund raise and contribute to many charitable organizations. We need support not hurdles from the city to operate our businesses effectively.

Richard Graham
Graham Holdings Ltd.

Ms. Mayor Lisa Helps
1 Centennial Square,
Victoria, BC V8W 1P6
Via: mayor@victoria.ca

October 3, 2022

City of Victoria Bylaw Amendment (NO. 1286)

Dear Mayor,

I am the owner of 1259287 B.C. Ltd owns the 525 & 617 Gorge Road East, where the Victoria Hyundai dealer is located by Kot Auto Group; I was not aware of this amendment until today by receiving tenant's email.

525 Gorge Rd - is the office building with workshop located on, there are 41 employees are being hired.

617 Gorge Rd - about 45 new vehicles are stored there for showing selling to potential buyers.

1400 Vehicles - being sold each year by Victoria Hyundai Dealers, very active and growing business.

City of Victoria Bylaw Amendment - will push the Hyundai Dealer out of Victoria very soon, people might lose their jobs, also lots of Victoria residents will get nowhere to go for getting their vehicles serviced, this dealer has been there for decades.

As the property owner - I am not ready to build anything there yet, it will be vacant if Hyundai dealer leaves, it will be a big loss for all of us.

Can you please kindly reconsider to leave all the Dealer industrial lot out of your amendment? Those dealers need the lots to storage their vehicles to survive.

Please do not hesitate to call me at [REDACTED] if you have any questions.

Yours truly



Christina Sun

Director | Sun's Holdings LTD

[REDACTED]
1259287 B.C. Ltd (operated as Sun's Holdings Ltd)
301 - 1655 Martin Drive
Surrey, BC V4A 6E1

[REDACTED]

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Zoning Regulation Bylaw Amendment - Self-Storage Facilities and Vehicle Storage Lots

From: David Glabais - General Sales Manager - Campus Honda Victoria [REDACTED]
Sent: October 5, 2022 10:31 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: RE: Zoning Regulation Bylaw Amendment - Self-Storage Facilities and Vehicle Storage Lots

Good Morning Mayor and Council,

I was very disappointed to hear of these possible bylaw amendment to vehicle storage lots with no consultation with the land owners and stake holders. I have been with Victoria's local Honda franchise for over twenty years and over those years I have witnessed mayor and council open to speak about issues and come to amicable solutions for all parties, why not in this case?

I know it looks like these lots are a little on the empty side currently, however you have to remember that the BC Government has put a plan in place to have mainly electrified vehicles on its roads in just a few years. Manufacturers have been working diligently to address these political concerns and are rapidly adjusting their fleets to meet those needs. These means, in short order, we will be filling up these storage lots with electrified vehicles that citizens of greater Victoria will be needing to meet this BC quota. I cannot see other businesses being able to generate the dollar to square foot return on the tax base for the city better than a car dealership can.

Also, we need these lots not only to store these vehicles, but to protect them. Due to the many social issues we continue to have in our city, we have a homeless and marginalized population that has been known to damage inventory and property from time to time and these storage lots help protect those substantial investments.

Remember, we create employment for hundreds of people, including the contractors we use to repair vehicles that use these lots to perform those services. Yes, these past two and a half years have been a struggle for car dealers, however we are creating an even stronger tax base than in previous years as we have all pivoted our business models.

Please reconsider moving forward on this bylaw.

Thank you for your time and consideration.

David Glabais
General Sales Manager
[REDACTED]



Campus Honda Victoria

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