

## Pamela Martin

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**From:** Jim Ahlers [REDACTED]  
**Sent:** March 21, 2018 8:34 PM  
**To:** Public Hearings  
**Subject:** Fwd: Zoning Regulation Bylaw (No. 1143) No. 18-027

As a property owner in the immediate vicinity of this rezoning application I have to voice my objections. This commercial rezoning has no place in an otherwise residential neighbourhood. I agree fully with the points Martin Townson makes in his objection to this rezoning. James Ahlers.

Sent from my iPhone

Begin forwarded message:

**From:** Martin Townson [REDACTED]  
**Date:** March 21, 2018 at 3:44:32 PM PDT  
**To:** [publichearings@victoria.ca](mailto:publichearings@victoria.ca)  
**Subject:** Zoning Regulation Bylaw (No. 1143) No. 18-027

I would like to express my opposition to the re-zoning application for 322 Skinner St (R1-B Zone, Single Family Dwelling, to R1-46 Zone, Skinner Street Daycare District) as follows:

- I am concerned about zoning-creep in my residential neighbourhood
- I am sandwiched between 2 areas (Alston and Craigflower) that are zoned non-residential and do not want exceptions made within the area between these. Any non-residential usage should be confined to those areas and not allowed to encroach on a well established residential area
- I am also concerned about the size of the lot (2/3 size) under review and understand that it has no parking, shares a driveway with an even smaller lot next door (1/2 size) and had limited street parking
- Parking on Raynor, residential only, is at times difficult already and I believe peak drop off times for the day care would increase this difficulty as parents would potentially need to park within a block or two of the day care to drop their children off
- The increase of traffic along Raynor and Catherine St concerns me (potentially another 32 cars twice day or an increase of 64 vehicle trips per day)
- The amount of traffic on Skinner is extremely heavy and I don't believe this is a suitable location for a daycare
- This lot couldn't possibly adequately meet the outdoor needs of up to 32 children in a daycare situation
- I am also concerned about the potential increase of noise from the daycare during the day. I am already dealing with a great deal of noise from all of the outdoor activities at the Selkirk development (regattas, etc. where loud speakers are used for a great many events) and from Victoria West Park, which even though a few blocks away, the sound of activities carries several blocks.

For these and other reasons I would like the re-zoning application to be rejected and that there be no encroachment of non-residential zoning permitted either now or in the future.

Thank you,

Martin

**Pamela Martin**

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**From:** JOHN dietrich [REDACTED]  
**Sent:** March 21, 2018 9:40 PM  
**To:** Public Hearings  
**Subject:** 323 Skinner St

Dear Mayor and Council,

I feel the proposed rezoning is in keeping with the community's need for more daycare, and is suitable for the location considering the upcoming changes to the OCP.

I support the use and development plan if it fits in with the pending OCP.

Thank you,

John Dietrich  
607 Catherine St

## Pamela Martin

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**From:** Martin Townson [REDACTED]  
**Sent:** March 21, 2018 3:45 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw (No. 1143) No. 18-027

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Martin