



T O W N L I N E

December 12, 2017

City of Victoria
1 Centennial Square
Victoria, BC V8W, 1P6

Dear Mayor Helps and Council;

RE: ZONING BYLAW 2017

Mayor and Council,

On behalf of Townline, I would like to confirm our support for the adoption of Zoning Bylaw 2017. As you may be aware, Townline current has a number of pending applications related to our Hudson District projects which have been developed and submitted in anticipation of the changes being introduced as part of the bylaw update. Delays will lead to uncertainty as to how to move forward with our projects in which we have spent considerable time and financial resources to develop.

Through our involvement with UDI Capital Region, we have participated in a number of review and feedback sessions with City staff through 2017. We appreciate the opportunity to provide feedback and also want to recognize the hard work that has gone into the entire process to engage with both the public and development community.

Sincerely,

Justin Filuk
Director of Development – Townline

Pamela Martin

From: [REDACTED]
Sent: Wednesday, December 13, 2017 9:32 AM
To: Victoria Mayor and Council; Public Hearings; Jonathan Tinney
Subject: Zoning Bylaw 2017 comments from Hillside-Quadra Neighbourhood Action Committee

Importance: High

December 13, 2017

Mayor and Council:

Re: Zoning Bylaw 2017

The Hillside-Quadra Neighbourhood Action Committee is writing to express our support of the letter you have received from the Downtown Residents Association and our concerns with the proposed Zoning Bylaw 2017 scheduled for a public hearing December 14, 2017.

Currently, this bylaw would see zones in the downtown neighbourhood consolidated and development permit areas established.

The Victoria Land Use Procedures Bylaw has no provision for posting signs or giving any notice regarding a development permit. Hillside-Quadra Neighbourhood Action Committee encourages Mayor and Council to amend the Land Use Procedures Bylaw to include notice regarding development permits (including notice methods, timing, and type of public meetings required), as is required elsewhere in the region. This bylaw change would offer a reasonable opportunity to be heard, a basic legal principle.

It is our view that development permits are definitely a weaker regulatory tool than zones which specify use or density. Even if the development permit is open to public comment, the development is not as controlled as a rezoning with a DP as one package.

We would also suggest that any designated or new commercial, industrial or multi-family residential development also be automatically put in DP Areas.

Janis La Couvée
on behalf of the
Hillside-Quadra Neighbourhood Action Committee
land use committee for Hillside-Quadra