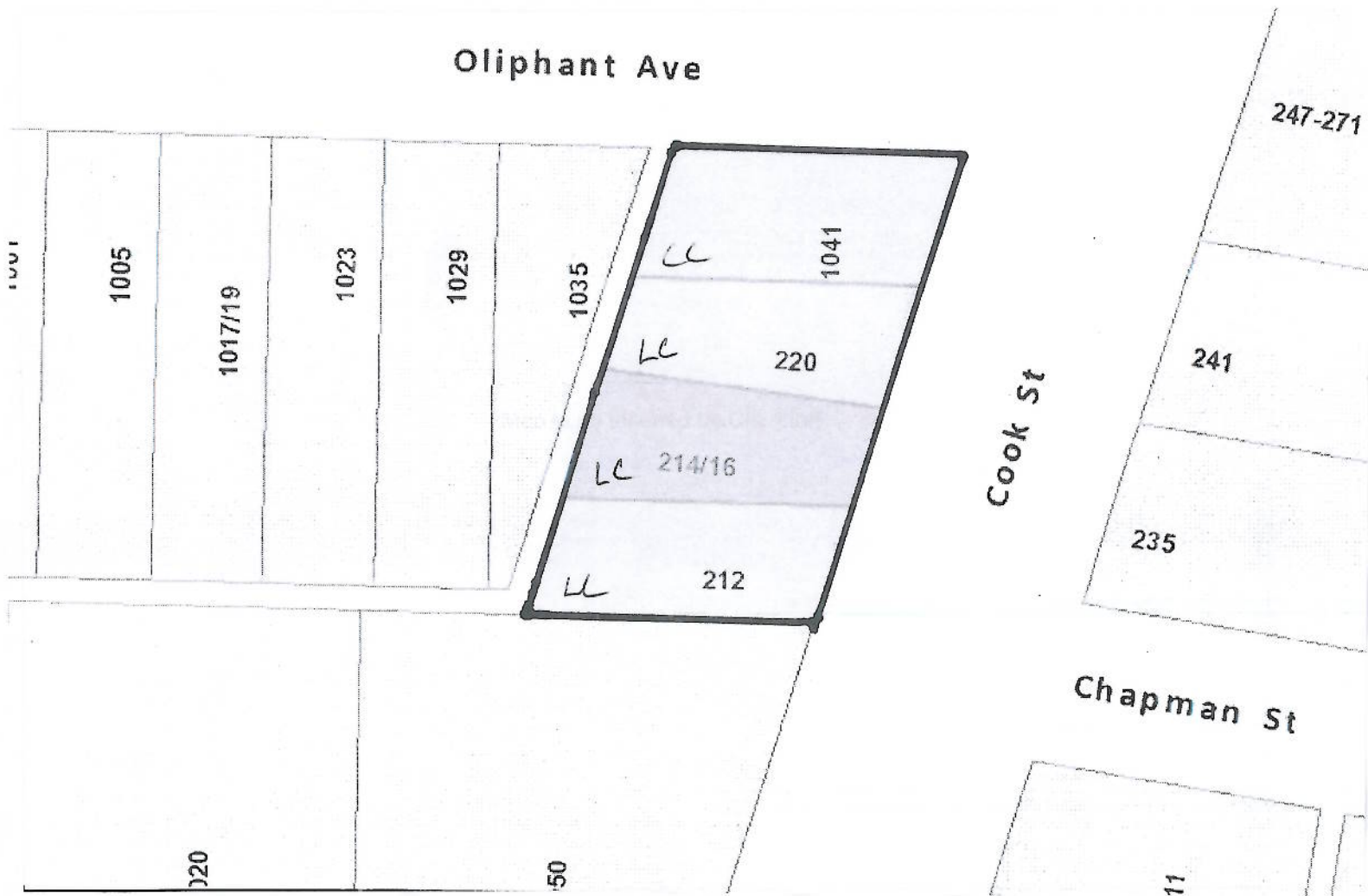


# DEVELOPMENT PROPOSAL

## COMMUNITY MEETING NOTICE

ADDRESS: \_\_\_\_\_



You are receiving this notice because you live or own property within the City of Victoria property within:

- 100 metres of a proposed development or land use change
- 200 metres of a proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines).

You are invited to a Community Meeting to hear more about the proposed development and to discuss your concerns, if any, about how the proposed development may affect you.

### THE COMMUNITY MEETING

Date: 2015 / 12 / 07 (YYYY/MM/DD)

Time: 6:45  AM  PM

Address: SIR JAMES DOUGLAS SCHOOL GYM (401 MOSS ST) ENTER VIA THURLOW RD PARKING LOT

Hosted By: FAIRFIELD GONZALES PLANNING AND ZONING COMMITTEE (FGCA)

Land Use Committee Chair name: WAYNE HOLLOHAN

Land Use Committee Chair email: VICTORIA@SHAW.CA

Land Use Committee Chair phone: (250) 383-8043

Land Use Committee Chair or Designate (initials): [Signature]

PLEASE TURN PAGE OVER FOR MORE DETAILS ABOUT THE PROPOSED DEVELOPMENT

## THE PROPOSAL

This proposal is to change the current land use, description and zone:

From: R3-A2

To: New zone site specific zoning under the density bonus

Applicant name: Urban Core Ventures

Phone: 250 885-0190

Briefly explain your proposal:

Mixed uses commercial on the main floor and 4 stories of residential above

Changes are proposed that affect the following: (check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Official Community Plan Amendment                  | <input checked="" type="checkbox"/> New zone being requested          |
| <input checked="" type="checkbox"/> Remove or demolish existing building(s) | <input checked="" type="checkbox"/> Use of land or buildings          |
| <input type="checkbox"/> Renovate existing building(s)                      | <input checked="" type="checkbox"/> Number of units/residences        |
| <input checked="" type="checkbox"/> Number of buildings on the property     | <input type="checkbox"/> Basement with separate entrance              |
| <input checked="" type="checkbox"/> Height                                  | <input type="checkbox"/> Garage in yard                               |
| <input checked="" type="checkbox"/> Number of storeys                       | <input type="checkbox"/> Blasting                                     |
| <input checked="" type="checkbox"/> Floor area                              | <input checked="" type="checkbox"/> Green space/open space            |
| <input checked="" type="checkbox"/> Site coverage (%)                       | <input type="checkbox"/> Existing trees                               |
| <input type="checkbox"/> Strata subdivision                                 | <input checked="" type="checkbox"/> Views from surrounding properties |
| <input type="checkbox"/> Number of rental units                             | <input type="checkbox"/> Heritage values                              |

Variances(s) being requested:

Setbacks on:  Street frontage

One or both sides

Rear

Parking on site:  Number of spaces

Location on site

Underground parking

Traffic:  Volumes

Patterns

## HOW THE PROCESS WORKS

- STEP 1** This Community Meeting is the first step in the process and is required by the City of Victoria.
- STEP 2** Applicant and Land Use Committee Chair agree on meeting date, time and location. Chair to review and initial this notice.
- STEP 3** The City of Victoria mails out this Community Meeting Notice to the neighbours (owners and occupiers) approximately two weeks prior to the meeting.
- STEP 4** The applicant will consider the feedback received at the Community Meeting and may revise the application before formally submitting it to the City.
- STEP 5** The applicant submits their rezoning application to the City.
- STEP 6** The application is then reviewed by City staff and presented to Council at a Committee Meeting. At this point Council will decide to either decline, refer or advance the application for consideration at a public hearing.
- STEP 7** If the application advances to a public hearing, the public is invited to speak at the hearing. After the hearing, Council usually makes their decision to support or decline the application.

## ABOUT THE COMMUNITY MEETING

Community Meetings are hosted by volunteers from your Community Association Land Use Committee. The Land Use Committee is a voluntary organization not affiliated with the applicant or the City.

At this meeting, the applicant will present information about the proposal and will answer questions.

Volunteers will make notes and will provide comments to the City. If you have strong feelings about the proposal, you should also provide a written submission to the City.