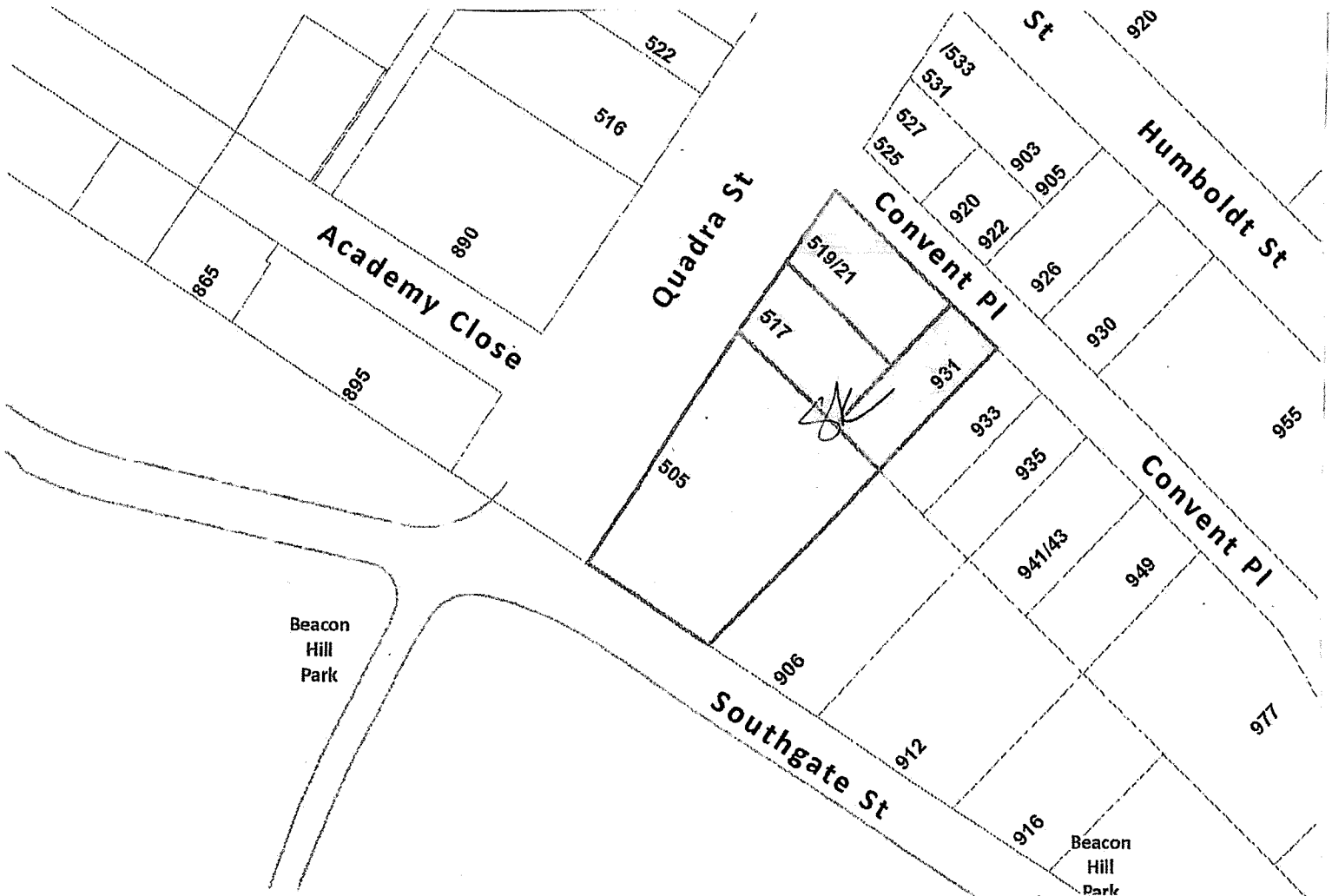


DEVELOPMENT PROPOSAL

COMMUNITY MEETING NOTICE

ADDRESS: 505, 517, 519/21 Quadra St & 931 Convent Pl



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: 2017 / 05 / 15 (YYYY/MM/DD)

Time: 7:00 AM PM

Address: 1330 Fairfield Road, Victoria, BC

Hosted By: Fairfield Gonzales Community Association Land Use Committee

Land Use Committee Chair name: David Biltek

Land Use Committee Chair email: planandzone@fairfieldcommunity.ca

Land Use Committee Chair phone: 250-382-4604

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-AM-1; R3-A1; R-K

To: Comprehensive Development (CD)

Applicant name: Analogue Projects Ltd.

Phone: 250-516-7879

Briefly explain your proposal: Demolition of a 34-unit rental apartment building and 3 adjacent houses to construct a new 6-storey 83-unit purpose-built rental apartment and 4 rental townhomes with underground parking accessed off of Convent Place.

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 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 checked="" 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.