

Case Summary

Case ID:	201001169605
Case creation date:	1/23/2024, 5:57:28 PM
Case created by:	Service Account
Channel:	WEB

Location and request details:

Location:	none
Advised: Your name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject (address if applicable):	1890 SW MARINE DRIVE
Position:	Oppose
Comments:	<p>I am strongly opposed to an application proceeding under a policy that was terminated three years ago and that is inconsistent and contrary to current, existing policy.</p> <p>This project should only be considered against current city policies in force at the time of the application.</p> <p>To allow prospective applicants to submit an enquiry and effectively "hold their place in line" for years is unjust.</p>

This applicant has been given the right to proceed (depending on what is in their best interest) under either: a) a current policy (ie like all property owners); or 2) a defunct policy that Council did not want to extend. I don't believe the intention of Council was to allow enquiries that were in stream at the time the AHC expired to "hold their place in line" and bring an application three years later.

Since the AHC is no longer City policy, it is my belief that this application should solely be considered against the Southlands Plan. Section 7 of the Southlands Plan specifically refers to the south side of SW Marine as a "sub area" in which "zoning and subdivision regulations should reinforce the single-family, estate character of the area" and the "environmentally sensitive escarpment lands" should be protected.

Even if the AHC was still current policy, the Southlands Plan was established prior to the AHC. Thus, the AHC should be interpreted in light of the pre-existing Southlands Plan. To interpret both plans consistently and contextually leads to the conclusion that applications under the AHC should only be considered for the north side of SW Marine and not the south side as it would be inconsistent with Section 7 of the Southlands Plan.

Council should not approve rezonings under defunct policies that are inconsistent with current, existing policy such as the Southlands Plan.

Neighbourhood:	Dunbar-Southlands
Subject classification:	PH 1 - 1. CD-1 Rezoning: 1890 Southwest Marine Drive

File upload:

[policy-plan-southlands \(1\).pdf](#)

[affordable-housing-choices-interim-rezoning-policy.pdf](#)

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