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June 22, 2023

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

BGLUC Feedback for Rezoning and Subdivision Application CLC00412 for 3106 Washington Avenue

On June 19, 2023, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting where a proposal to rezone 3106 Washington Avenue from the current R-1B Single Family Dwelling Lots to Site Specific Multi Family Residential.

Louis Horvat of Zebra Designs and Erin Renwick of Greenspace Designs presented.

The proposal is for 8 units of residential strata townhome complex consisting of four 3 bedroom units and four 1 bedroom units in 4 separate two storey buildings. These would be located on a proposed panhandle lot behind an existing heritage home. The FSR of 0.47 is well below the recommended neighbourhood plan of 0.8 FSR. There are 6 parking spaces provided and private secure bicycle storage for each unit.

There will be 5 existing trees removed and 13 new trees planted. The site design allows for some special mature trees to remain. The proposal is extensively landscaped

Comments and questions from the 18 attendees and online submissions focused on the following:

- Repeated positive comments by a majority of residents on the design appearance of the proposal.
- Comments that the concept of possible basement suites in some of the units were not desired as the density would be considered too high for the parking spaces proposed.

- Concern over the loss of a street parking space required for the proposed new driveway access.
- Resident commented he supports this proposal as it is what the community needs to balance the subsidized/ supportive housing projects.
- Comment that the landscaping use of permeable driveways to control rainwater and soften the roadway visually is appreciated.
- Comment objecting to the increase of traffic on Washington Avenue

As a majority of the attendees approved of this proposal the Burnside Gorge LUC supports this project proceeding to Planning and Development and to City Council.

Respectfully,

A handwritten signature in black ink, appearing to read "Avery Stetski", enclosed in a thin black rectangular border.

Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Louis Horvat of Zebra Designs