

March 19, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

RE: CALUC Community Meeting Rezoning Application for 502/508 Discovery Street

Dear Mayor and Council:

On Mar. 19, 2018, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss Matthew Phillips proposal to rezone 502 / 508 Discovery Street from S-3- limited service district to site-specific zoning. Michael Moody presented.

The existing use is a gymnasium, lounge, grocery store, and wholesale distribution. This proposal removes the grocery store and adds a ground floor restaurant and upper floor office. The proposal is for a discrete second floor addition between two existing peaked roofs. The proposed building is a heritage building that originally housed street cars. The addition of the second floor breezeway does not detract from the heritage appearance and is almost indiscernible from the street. The overall height of the building will not change from the existing. This proposal keeps all the heritage features and upgrades the entrance doors.

The proposal requires a relaxation of the allowed FSR from 1.5 to 2.0.

There is no vehicle parking on site with none required in this zoning. There will be 37 secure interior bike spaces with a planned bike rack on the sidewalk.

Comments were all positive re the structure and concept.

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll. Of the 3 meeting attendees, none were opposed to the proposal.

Respectfully,



Avery Stetski
Land Use Committee Chair

cc: Sustainable Planning and Community Development Department
Matthew Phillips