

December 10, 2019

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

**Burnside Gorge LUC comment on Rezoning Application for 43, 45, 55  
Gorge Road East and 2827, 2831 Irma Street**

The Burnside Gorge Land Use Committee (BGLUC) has the following comments on a revised proposal to rezone 43-55 Gorge Road East & 2827-2831 Irma Street from the current R-1B Single Family Dwelling to Multi Family Residential

The revised proposal is for a 157 unit residential rental building of 5 storeys, with an approximate 7 meter southern portion reduced to 4 storeys.

Although the applicant has slightly reduced the number of units, the 2.38 FSR is well above the 1.2 FSR outlined in the BG Neighbourhood Plan. Up to a maximum of 2.0 FSR along Gorge Road would be considered if amenities to offset the density are provided. This proposal does not meet this criteria with the limited commercial space shown.

In addition, although the applicant has increased the commercial space to approximately 8.5% of the main floor this proposal does not meet the Neighbourhood Plan designation of a Large Urban Village with a full main floor of commercial / community amenity space.

As the proposal fails to provide sufficient amenities to offset the density the BGLUC and community cannot support this proposal in its present configuration.

Respectfully,



Avery Stetski  
Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Chris Karu, PC Urban,



May 26, 2020

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

## **Burnside Gorge LUC comment on Revised Rezoning Application for 43, 45, 55 Gorge Road East and 2827, 2831 Irma Street**

The Burnside Gorge Land Use Committee (BGLUC) has the following comments on a revised proposal to rezone 43-55 Gorge Road East & 2827-2831 Irma Street from the current R-1B Single Family Dwelling to Multi Family Residential

The revised proposal is for a 153 unit residential rental building of 6 storeys (5 floors), with an approximate 7 meter southern portion reduced to 5 storeys (4 floors)

Although the applicant has slightly reduced the number of units, the density has increased to a 2.43 FSR, excessively above the 1.2 FSR outlined in the BG Neighbourhood Plan. Up to a maximum of 2.0 FSR along Gorge Road would be considered if amenities, such as a commercial main floor, to offset the density was provided. This proposal does not come close to meeting this criteria with the limited commercial space shown.

The space designated as an enhanced community plaza, located at the corner of Gorge and Irma encompasses the two sidewalks, crossing points and required Right of Way that could be allocated to future bike lanes, parking, etc.

In addition, although the applicant has increased the commercial space to approximately 12% of the main floor this proposal does not meet the Neighbourhood Plan designation of a Large Urban Village with a full main floor of commercial / community amenity space.

Unfortunately, instead of incorporating the feedback from the community meeting regarding the unwanted massing the applicant has increased the density and height.

As the proposal fails to provide sufficient amenities to begin to offset the density the BGLUC and community cannot support this proposal in its present configuration.

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  
Chris Karu, PC Urban,