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September 3, 2019

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting for Rezoning Application for 3080-3090 Washington Avenue

On August 28, 2019, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss a proposal to rezone 3080, 3082, and 3090 Washington Avenue from the current R-1B Single Family Dwelling Lots to Site Specific Multi Family Residential.

Sam Ganong of Curate Developments, Rus Collins of Zebra Group, and Tamara Bonnemaïson of Murdoch de Greef Landscape, jointly presented.

The proposal is for a 36 unit residential strata townhome complex consisting of 2 and 3 bedroom units in 10 separate buildings of two and three storeys. A 4.2 meter pathway SRW is located along the north property line. The FSR of .7993 meets the recommended neighbourhood plan of 0.8 FSR. The 53 parking spaces surpass the required 40 spaces. Proposal includes 72 private bicycle spaces and 6 visitor bicycle spaces.

The proposal requires a variance for the following:

- Building height of 3 storeys is above the neighbourhood plan recommendation.

Comments and questions from the 32 attendees focused on the following:

- Repeated positive comments by a majority of residents on the design appearance of the proposal.
- Repeated comments that the 3 storey height of the townhomes is too high for the area. Particular issue with unit height at the rear of the development
- Resident commented he supports this proposal as it is what the community needs to balance the subsidized/ supportive housing projects.

- Resident objected to the development of the walkway as it would bring transients and crime. The majority of the community supports this walkway as stated by an attendee resident.
- Comments that the density of the proposal is too great.
- Question: Have you considered underground parking?
Answer: It is too expensive and would make these units unaffordable.
- Question: Have you done a shadow study?
Answer: We have not but can look at providing one.
- Question: Will the site be fenced and gated?
Answer: The project is not gated. There is a 6 foot fence along the south and west sides, a picket fence along the yards on the north and East sides. Any other gating / fencing would be unneighbourly.
- Comment that the landscaping should have less plantings and more grass for play areas. Response was that yard space must be sacrificed for density.
- Question: Have you done a traffic plan on the increased vehicle traffic?
Answer: We have not but the City will involve their engineering dept. to review.
- Question. Will the project be owned or rental?
Response: It will be owned but with city covenant not restricting rentals over 30 days.
- Comment objecting to the increase of traffic on Washington Avenue
- Question: Can the infrastructure accept the increased density?
Answer: A civil engineer will review the plans to ensure the infrastructure can meet the demand.

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll held. There were 5 votes in favour, 14 votes opposed, and 7 abstentions. A majority of the attendees opposed and abstaining would support this proposal if it had slightly less density / height.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Sam Ganong- Curate Developments, Rus Collins- Zebra Group

August 24, 2020

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

Burnside Gorge LUC comment on Rezoning Application for 3080, 3082, 3090 Washington Avenue

The Burnside Gorge Land Use Committee (BGLUC) has the following comments on a revised proposal to rezone 3080, 3082, 3090 Washington Avenue from the current R-1B Single Family Dwelling to Site specific Multi Family Residential.

The revised proposal is for a 34 unit residential family townhouse complex of 3 storeys, with some buildings adjacent to neighbouring properties reduced to 2 storeys.

The applicant has slightly reduced the number of units from the first proposal, the new 0.8 FSR is below the 1.2 FSR outlined in the BG Neighbourhood Plan. The density on the site is still a concern for the majority of the neighbouring residents.

The incorporation of the long awaited pathway access between Washington Avenue and Carroll street is welcome and is used as an additional access to/ from the site. The revision to the plans to retain the mature trees at the NE corner of the site will provide visual relief from the street diminishing the apparent density.

Although the BGLUC would prefer a proposal with less density we have no objection to this proposal going to a public hearing in its present configuration.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Sam Ganong Curate Developments