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April 21, 2020

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

**BGLUC Feedback for Rezoning Application REZ 00735 for 3120
Washington Avenue**

On November 18, 2019, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting where a proposal to rezone 3120 Washington Avenue from the current R-1B Single Family Dwelling Lots to Site Specific Multi Family Residential.

Although the formal community meeting for this proposal was cancelled due to the Covid-19 restrictions a presentation on this proposal was provided at the above noted regular Burnside Gorge (BG) community meeting. The proponent informed the surrounding community with delivered notices and the presentation was advertised in the BG newsletter.

Niall Paltiel of Island View Planning and a representative of Zebra Designs presented.

The proposal is for an 8 unit residential strata townhome complex consisting of 3 bedroom units in separate two storey buildings. The FSR of 0.53 is well below the recommended neighbourhood plan of 0.8 FSR. There are 8 parking spaces provided and a private bicycle storage for each unit.

Comments and questions from the 19 attendees 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 available.
- Resident commented he supports this proposal as it is what the community needs to balance the subsidized/ supportive housing projects.

- Question: Will the site be fenced and gated?
Answer: The project is not gated. There is a 6 foot fence along the north, south and west sides, a picket fence along the yards on the East street face with entry pillars.
- Comment that the landscaping should have permeable driveways to control rainwater and soften the roadway visually.
- 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 without the need of another community meeting. A method of providing feedback through a future public hearing will be determined with the assistance of the applicant and City Planning.

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
Niall Paltiel – Island View Planning