

City of Victoria  
1 Centennial Square  
Victoria BC  
V8W 1P6

Attn: Mayor and Council

September 27, 2021

Re: Development Variance Permit Application for Burnside Affordable Housing 496-498 Cecelia Road

Mayor and Council,

A technical review of the rezoning application for the Burnside Affordable Housing project has identified the need for a technical variance. The project involves a lot line adjustment to the easterly boundary of the site which is adjacent Burnside School. The zoning review identified a requirement in Schedule C of the Off-Street Parking Regulations (Bylaw 80-159) where a one metre landscape buffer between the new property line location and the existing parking lot of Burnside School site is necessary.

To offset the minimal width of the landscape strip between sites, substantial landscaping along the easterly project boundary has been incorporated into the design. The projects' landscape plans will enhance planting up to the property boundary and the result will achieve the intent of the landscape buffer required in Schedule C.

This proposed technical variance would not impact the existing parking lot at the Burnside School site and will have no negative effects on the final design of the affordable housing project. Thank you for your consideration of this request.

Thank You,



Matthew Vos  
Development Manager  
TL Housing Solutions