

February 11, 2022

Mayor Helps & Council
#1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Council:

BGLUC Feedback for Rezoning Application for 710 Caledonia Street , 1961 Douglas Street

On February 7, 2022 the Burnside Gorge Land Use Committee (BGLUC) hosted a BGGG CALUC community meeting where a proposal to rezone 710 Caledonia and 1961 Douglas Street from the current T-1 limited transient accommodation and C-1 limited commercial to a Site Specific Zoning
A portion of this proposal is a joint venture with BC Housing to provide affordable rental accommodation. The portion of the adjacent BC housing development on 722 Discovery street will be addressed in a separate letter.

Byron Chard of Chard Development, Mark Whitehead of MCM Architects, and Grant Brumpton of PWL Landscape presented. Representatives from BC Housing were also on hand to answer questions.

Comments and questions from the approximately 42 attendees and 10 online responses focused on the following:

- Positive comments by a majority of attendees on the overall concept of the proposal in regards to the inclusion of affordable rental housing.
- Inclusion of a grocery store as the main commercial use was overwhelmingly supported.
- Comments regarding the excessive height of the buildings. Two of the buildings are at 21 storeys, above the OCP maximum.
- Parking concerns were expressed with the residential parking requiring a variance of 21 spaces with the commercial having 30 additional spaces than required.
- Concern was expressed on the truck loading bay access adjacent to the mid-block pedestrian crossing on Caledonia.

The comments of the BGLUC review are as follows:

- The proposed combined FSR density of 6.78:1 far exceeds even the OCP Density Bonus system FSR of 5.0:1. The quality and extent of the public spaces and affordable rental is a positive factor in considering some of the requested density/height variances however although the inclusion of the public plaza allows the FSR to exceed the standard overall FSR of 3.0:1 but

not the requirement that the residential FSR stays below 3.0:1. Granting a variance for any density above 5.0:1 is unacceptable.

- The lack of building setback along Caledonia should be improved from what appears to be a minimum sidewalk and boulevard width. Along Caledonia the height of the lower building face before a step back exceeds the DCAP of 20 meters. Under DCAP Caledonia is considered a future road greenway and this proposal creates an uninviting wall along a narrow walkway.
- The various building floor plates sizes of up to 670 sq. meters exceed the 650 sq. meter DCAP zoning. The building separations of 20 meters are the minimum required and add to the poor livability of this proposal.

The BGLUC cannot support this proposal with the current excessive variances required on density, height, floor plate size, and setback from the street. Until the density and other issues of the proposal are addressed livability of this site are compromised.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Byron Chard – Chard Development