



471 Cecelia Road, Victoria, BC V8T 4T4  
T. 250-388-5251 | F. 250-388-5269  
info@burnsidegorge.ca | www.burnsidegorge.ca

November 15, 2021

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

### **BGLUC Feedback for Rezoning Application 624 and 628 Manchester Road**

On November 15, 2021 the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community Zoom meeting where a proposal to rezone 624 and 628 Manchester Road from the current R-1B Single Family Dwelling Lots to Site Specific Multi Family Residential.

Trent Praski of Urban Edge Investments and Michael Moody of MJM Architect Inc presented.

The proposal is for an 11 unit residential strata townhome complex consisting of 3 bedroom units in separate two storey buildings. There are seven 3 bedroom units, two 4 bedroom units and two 2 bedroom units. There is a shared patio space above the parking between the two buildings. The FSR of 1.2:1 is within the recommended neighbourhood plan of 1.2:1 FSR. The buildings are 31.56m high from the average grade requiring a slight height variance. There are 13 parking spaces provided and 16 Class 2, 6 Class 1 bicycle spaces.

Comments and questions from the 10 attendees and emailed submissions focused on the following:

- Objections to the height of the buildings by approximately half of the attendees.
- Objections on the number of units in the proposal with a maximum of 9 units desired.
- Comments that the concept of possible additional basement bedrooms in some of the unit's flex rooms were not desired as the density would be considered too high for the parking available.
- Many residents supported the concept and commented that this proposal adds much desired and needed larger family sized units to the community.

- Comment that the bicycle storage is awkward and should be revised to ease the use of storage.
- Positive comments on the design appearance of the proposal.
- Comments objecting to the expected increase of traffic and parking on Manchester Road.

All of the attendees would approve of this proposal if the height was reduced and/ or the number of units was reduced to possibly 9 units.

The Burnside Gorge LUC has no objections to this proposal moving forward to planning and council review and a public hearing.

Respectfully,

A handwritten signature in black ink, appearing to read 'Avery Stetski', enclosed in a rectangular box.

Avery Stetski  
Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Trent Praski- Urban Edge Investments