

Attachment: E

June 4, 2021

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

Re: Updated letter on Rezoning Application for 3145 Balfour Avenue

The Burnside Gorge Land Use Committee (BGLUC) has the following feedback on the small lot rezoning application for 3145 Balfour Avenue.

We have reviewed the rezoning application plans dated March 15, 2021 by Victoria Design Group presented by owner Dana Benson. The rezoning from R1-B to Small Lot zoning R1-S2 meets all the criteria with the exception of a minor rear yard setback variance required for a deck stairway.

The required neighbourhood support petitions are in support, with the exception of 300 Doric Street. The BGLUC does not foresee a need for a virtual community meeting and waives the requirement for both a 30 day waiting period and of a community meeting.

The Burnside Gorge Land Use Committee supports this small lot rezoning application as it fully conforms to the OCP and the intended development direction of the Burnside Gorge Neighbourhood Plan.

Respectfully,



Avery Stetski
Chair, Burnside Gorge Land Use Committee

cc: Sustainable Planning and Community Development Department
Dana Benson