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December 6, 2022

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

BGLUC Feedback for Rezoning Application for 129- 135 Gorge Road East

On November 21, 2022, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting where a proposal to 129-135 Gorge Road East from the current T-1 Limited Transient to URMD Residential.

Matt Kolec of Intracorp Homes presented along with presentations by the architect and landscaping design.

The proposal is for a phased development of five (5) 6 storey wood frame buildings. The FSR of 2.0 is at the maximum density of 2.0 FSR as recommended by the Burnside Gorge Neighbourhood plan. Phase 1 proposal is to demolish an existing 59 unit rental building and replace it with a 174 unit rental building.

The Phase 2 proposal is to demolish the 3 remaining four storey rental buildings consisting of 141 affordable units and replacing them with 4 buildings of 6 storeys height for approximately 314 units of a mixture of rental and condominiums. The number of rental units in this phase has not been determined.

Comments and questions from the attendees and online focused on the following:

- Numerous comments on the loss of 200 existing affordable housing units in the 4 existing buildings.
- Numerous comments on the loss of the Gorge waterway view from the residential towers behind the proposed development
- Comment that the Phase 1 building be increased from 4 storeys to 6 storeys and that the Phase 2 buildings towards the Gorge waterway be lowered to 4 storeys with a flat roof design. This would reduce the visual

impact of the buildings along the Gorge waterway. The Burnside Gorge Neighbourhood plan allows for up to 6 storeys height at Gorge Road but prudent design would have the buildings lower in height towards the water and view.

- Comments on the removal of numerous mature trees along the west property line.
- Comments on the lack of any open gathering/ play space for residents
- Comments objecting to the increase of traffic on Gorge Road

The Burnside Gorge LUC recommends the following:

- Applicant to provide a Tenant Relocation Plan acceptable to the City of Victoria that provides for some form of affordable housing.
- Increase the height of the phase 1 building and decrease the heights of the phase 2 buildings.
- Increase the amount of gathering / play space on site.
- Ensure that the commercial space along Gorge Road is maximized.

Although there was a Zoom glitch at the start of the meeting a total of 77 attendees took part in the meeting. In addition there were 56 online responses to this proposal. A majority of approx. 84% of the responses opposed this proposal, with 5% supporting and 10% supporting it with changes.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Matt Kolec – Intracorp Homes