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June 17, 2022

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting for Rezoning Application for 2816 Irma Street

On June 13, 2022 the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss a proposal to rezone 2816 Irma Street from the current R-1B single Family Dwelling Traditional Residential to Site Specific Zoning

Shiloh Sukkau of September Architects and Interiors presented for the owner Pablo Virk of DOC Development Limited of White Rock BC.

The proposal is for an 8 unit residential complex consisting of one interconnected building of 3 storeys, Units currently consist of three bedrooms of 1500 square feet each. Parking proposed is one level of underground parking with 10 spaces including 2 visitor spaces. Bicycle parking would be shared with each parking stall.

The zoning allows for a 0.8 FSR with an allowance of up to 1.0 where underground parking is provided which requirement this proposal meets.

Due to a Zoom link issue many community members were unable to participate. Comments and questions from the 15 attendees and 44 online submissions focused on the following:

- Repeated comments by a majority of residents on the lack of onsite parking.
- Repeated vocal comments objecting to the size and massing of the proposed building. Requests to separate the building into sections to provide a view opening for buildings to the north.

- The possibility of revising the layout to provide a shared open space with the complex to the north was proposed. The offer was not taken up by the presenter or owner in the meeting.
- The landscaping and open space does not provide sufficient play space for families/ children.
- Question. Will the building be rental in perpetuity.
Response was No as the owner will not grant the covenant. This proposal cannot be considered as a rental development by City of Victoria planning.
- There have been 4 previous proposals of 5 or more units that have been rejected by planning. This proposal does not factor in the previous neighbourhood objections to the massing on site.
- Comments objecting to the increase of traffic on Irma Street.

Of the 15 attendees all opposed this proposal based on the grounds noted above. Of the 44 online responses there were 38 opposed, 3 in favour and 3 asking for revisions before supporting the proposal.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Shiloh Sukkau September Architecture and Interiors