

[REDACTED]

From: Kolby Harris [REDACTED]
Sent: December 6, 2023 12:42 PM
To: Public Hearings
Subject: Zoning and Development Hearing No. 23-076 No. 00195

Hello,

I'm writing to voice my opposition for the 624 and 628 Manchester Road rezoning and development.

I am not against change, or change in my neighbourhood, but this location is not the location for 11 townhomes. Burnside is a small community, with affordable single dwelling homes, nestled away in an industrial district. The roads are small, with little parking at all times for guests. This is a poor excuse to buy cheap land and turn a profit on it by maximizing the amount of homes you can cram into a tiny area.

I moved from Vancouver because of this. The majority of character homes from the turn of the century like 624 was either demolished or converted into duplexes. It's near impossible to find a regular 2/3 bedroom home in Vancouver.

Construction will screw over every family on this street, and the influx of 11 families will be too much for the block. It's a tiny area.

November 28, 2023

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

BGLUC Comment on 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.

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. The proponent has made some positive revisions in response to the public's comments in a November 15, 2012 community meeting held to present this proposal.

This project generally meets the Burnside Gorge Neighbourhood Plan parameters and the Burnside Gorge LUC has no objections and recommends this proposal moving to a council review and a public hearing if required.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

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

Brent Alston
304 Milburn Drive, Victoria

City of Victoria
Development Services Department

Subject: Support for Development Permit Application - 624 / 628 Manchester Road

To whom it may concern,

I am writing this letter in strong support of the development permit application for the proposed 11-unit townhouse project at 624 / 628 Manchester Road in Victoria. I believe that this project will contribute positively to our community in several ways.

Firstly, the project aligns with the city's vision for sustainable urban development. By maximizing the use of available space, this project promotes efficient land use within the city limits, contributing to a more compact and environmentally friendly urban landscape. This type of development is crucial for accommodating our growing population while preserving green spaces and minimizing urban sprawl.

Additionally, the thoughtful design and construction of these townhouses will undoubtedly elevate the aesthetic appeal of the area, setting a high standard for future developments. This commitment to architectural quality reflects positively on the city's image and contributes to the overall sense of pride within our community.

Furthermore, the proposed development aligns with the city's goals of creating vibrant, livable neighborhoods. The addition of these townhouses will likely attract a diverse mix of residents, fostering a sense of community and promoting social interaction. The project's proximity to amenities and public transportation also makes it a convenient and desirable location for individuals and families alike.

In conclusion, I believe that the 11-unit townhouse project at 624 / 628 Manchester Road is a well-conceived and beneficial addition to our community. I urge the City of Victoria to approve the development permit application, recognizing the positive impact it will have on our neighborhood and the city as a whole.

Thank you for your time and consideration.

Sincerely,

A black rectangular redaction box covering the signature of Brent Alston.

Brent Alston