



August 14, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting for Rezoning Application for 3020 Douglas Street

On August 13th, 2018, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss a proposal to rezone 3020 Douglas Street from T-1 Limited Transient Accommodation to Site Specific Commercial / residential zoning. Proposed name to be Crosstown.

Deanna Bhandar of Cool Aid, and representatives of Low Hammond Rowe Architecture, Townline Housing, and Murdoch deGreeff Landcape, jointly presented.

The proposal is for Phase One of the redevelopment of the Tally Ho site to a mixed use development with commercial / office space on the ground and second levels and 162 affordable rental housing units for seniors, families, and low income singles over six levels. The portion facing Burnside Road consists of a 5 storey building of ground level commercial and of 52 supportive housing units on 4 stories. Adjoining this is a six storey building of commercial on the first and second level with 110 affordable residential rental units on 4 levels above. The FSR consists of a commercial of 0.56:1 and a residential of 1.5:1 of residential.

The proposal also includes a large south facing treed plaza space, and a proposed segregated day care space, and two levels of underground parking for 110 vehicles and surface parking for 8 vehicles.

Comments and questions from the attendees focused on the following:

- Q. Can the daycare overlook the supportive housing open space. Ans. No
- Q. Why is the supportive housing separated from other rental space. Ans. It would be too difficult to monitor / oversight and supply support services if distributed throughout the complex.
- Q. Could the overhang of upper levels along Burnside cause loitering in poor weather. Ans. With businesses on main level and monitoring by Cool Aid this problem is unlikely.
- The walkway with steps along south side of project has no handicapped access ability shown. Proponent commented this will be reviewed.



- Q. Why is the commercial portion not greater in relation to residential. Ans. Market research has indicated there is limited demand for office space and some commercial uses at this location. In addition the proponent desired more open space/ plaza at ground level.
- Residents comment that a pharmacy was not desired at this location. Day care was welcomed.
- Concern that there would be no control over development in Phase 2. Ans. Both city planning and Cool Aid as owner could set parameters for development.

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll held. There were 6 votes in favour, 3 Votes opposed, and 6 abstentions.

Respectfully,

Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Cool Aid Society