

September 30, 2021

Mayor Helps & Council
 #1 Centennial Square
 Victoria, BC V8W 1P6

Dear Mayor Helps and Council:

**BGLUC Feedback for Rezoning Application 1824,1900,1907,1908,1924,2010
 Store Street & 530 Chatham Street**

On September 21, 2021 the Burnside Gorge Land Use Committee (BGLUC) hosted a joint DRA / BGGGA CALUC community meeting where a proposal to rezone 1824-2010 Store Street & 530 Chatham Street from the current M3, M3-G Heavy Industrial (Government) and CA-3C (Old Town District) to a Site Specific Zoning. The proposal is for a blanket rezoning that would allow a phased development application process based on the preliminary presentation concepts.

Jon Stovell of Reliance Properties and Franc D'Ambrosio of D'Ambrosio Architecture presented. Janyce Ronson outlined the interests of the Art Gallery of Greater Victoria (AGGV).

Comments and questions from the approximately 45 attendees and 6 online responses focused on the following:

- Repeated positive comments by a majority of attendees on the overall concept of the proposal.
- Inclusion of the Art Gallery of Greater Victoria in a custom designed focus building was overwhelmingly supported.
- Desire for public access along the entire waterfront was answered with the response that there would be public access along the south portion behind the Capital Iron building but diverted onto Store Street via Discovery Lane on the north portion to allow for commercial marine industrial use of the waterfront.
- Comments regarding the excessive height of the buildings especially of those west of Store Street. The proposed W6 10 storey residential building would visually appear to be 13 stories from the water.
- Parking concerns were addressed with comment that two levels of underground parking and limited surface curb parking planned.

The comments of the BGLUC review are as follows:

- The 2020 Victoria 3.0 Vision of an Arts and Innovation District for this site is outlined in the Burnside Gorge Neighbourhood Plan (BGNP). It envisions maximum 5 storey industrial/ commercial buildings. Any residential would be

a maximum of 50% of floor space limited to along Chatham Street. The amount and distribution of proposed residential considerably exceeds the OCP and BGNP land use policies.

- The proposed FSR density is 3.0:1 as allowed in the current zoning is above the desired 2.5 FSR in the 2017 BGNP. In addition the proposed FSR appears to be an average of an approximately 2.0 FSR west of Store Street and an overly dense approximately 4.0 east of Store Street.
- The quality and extent of the public spaces is a positive factor in considering some of the requested density/height variances.

Although the BGLUC understands the business advantage of requesting a blanket rezoning without an accompanying development permit application we have concerns over possible undesirable development changes going forward. We also have concerns over the requested residential component negatively affecting the affordability of industrial development lands on adjacent sites.

However, notwithstanding the above points, the BGLUC acknowledges the proposal to locate the AGGV to this site is a much noteworthy goal and would allow for considerable variances in density, height, and uses. A binding agreement with the AGGV would have to be a legal condition for this rezoning. In addition strict conditions regarding change of proposed uses or preventing any increase of agreed density would have to be part of this rezoning approval.

As a portion of this proposal lie within the purview of the DRA the comments from the DRALUC will form a separate letter.

These are the comments from the BGLUC With the consideration of addressing the above BGLUC points in the plans the Burnside Gorge LUC believes this is overall an excellent proposal that would stimulate the further development of the arts/ innovation district and has no objection to this proposal proceeding to City Council and a future Public Hearing.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Jon Stovell – Reliance Property Group
Franc D'Ambrosio – D'Ambrosio Architecture
Ian Sutherland – Downtown Residents Association