



# Burnside Gorge Community Association

471 Cecelia Road, Victoria, BC V8T 4T4  
T. 250-388-5251 | F. 250-388-5269  
info@burnsidegorge.ca | www.burnsidegorge.ca

April 30, 2016

Dear Mayor and Council:

## CALUC Community Meeting: Rezoning Application for 3025 Douglas Street

On April 11, 2016, the Burnside Gorge Community Association (BGCA) hosted a CALUC community meeting that was advertised to discuss the proposal to rezone 3025 Douglas Street from T-1 (Transient accommodation) to residential. While the property was recently renovated and is already fully occupied by tenants staying longer than 30 days, the new property owners wish to bring the building's zoning into conformance with its present use. There are 48 units, with an average size of 33-50 square metres; current rent is \$600-\$700.

Robert Rocheleau with Praxis Architects presented on behalf of the property owner. Feedback on this proposal is summarized below.

### Parking

- No parking variance would be applied for. There are 28 parking stalls on site which accommodates current use.

### Building tenants

- One attendee asked who currently lives in the building. Robert responded that the building is fully occupied, mainly by young people coming into Victoria to work, and that most people stay longer than 30 days.
- One attendee asked about frequency of police visits to the building. Robert responded that he wasn't certain how frequently police visit 3025 Douglas.
- One attendee asked whether current tenants are using leases. Robert responded that current tenants are not using leases, but that the owner intends to offer one-year leases should the rezoning application be successful.

### Building use/zoning

- A property manager lives on site.
- One attendee asked whether the City is pressuring the new owners to rezone. Robert replied that the owner is voluntarily undertaking the rezoning process in order to come into compliance.
- One attendee asked whether anything in the OCP precludes the owner from developing the site if the rezoning application is successful. Robert responded that according to the OCP, the owner may redevelop the site to a larger/taller development in future without another rezoning, and that it may not necessarily be residential.



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**Vote:** As per the process of a BGCA rezoning community meeting, there was a straw vote to provide context to the questions. Of the meeting attendees who chose to vote, 3 were generally in favour and 1 was opposed to the proposal as presented.

## Broader Context for Development

In addition to facilitating comments on the specific rezoning application at BGCA community meetings, the Chair also seeks feedback from attendees on their wishes for, and thoughts about, the immediate vicinity of a subject property. This information is provided to Mayor and Council and the Planning department to help provide critical, holistic perspectives on neighbourhood development objectives. Over time, this will help us stitch together a more comprehensive view and put rezoning applications into context of overarching community goals.

Attendees provided the following comments about the area around 3025 Douglas Street:

- I'm not opposed to seeing this property remain the same but I want to see a mix of affordable housing and market housing. You can't put all marginalized people in one area.
- This property is a good example of the pressures facing this area; the neighbourhood plan includes more density but developments are low density.
- I want to see a large format grocery store in this area.

Respectfully,

*Carolyn Gisborne*

Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Robert Rocheleau, Praxis Architects

**From:** Carolyn Gisborne <landuse@burnsidegorge.ca>  
**Subject:** Waiving community meeting: 3025 Douglas  
**Date:** November 27, 2016 at 1:03 PM  
**To:** caluc@victoria.ca  
**Cc:** mayorandcouncil@victoria.ca, Robert Rocheleau <robert.rocheleau@praxisarchitectsinc.com>



Good afternoon,

Robert recently reached out to the burnside gorge CALUC to inform us that the owners of 3025 Douglas intend to move forward with their rezoning application to bring it in line to its existing use as residential, from existing transient zoning.

Seven months have lapsed since the most recent community meeting and as such the CALUC can require another meeting. As the details of the application have not changed since the most recent community meeting in April, our CALUC does not require another meeting on this property.

However, please refer to the comments in the attached letter for a sense of community comments on this site and other motel conversions.

Best regards,

Carolyn Gisborne

**From:** Carolyn Gisborne <landuse@burnsidegorge.ca>  
**Subject:** CALUC community meeting: 3025 Douglas  
**Date:** April 30, 2016 at 1:40:37 PM PDT  
**To:** caluc@victoria.ca  
**Cc:** Robert Rocheleau <robert.rocheleau@praxisarchitectsinc.com>, Development Services email inquiries <DevelopmentServices@victoria.ca>

Dear Mayor and Council,

Please find attached a letter summarizing the CALUC community meeting feedback for 3025 Douglas.

Respectfully,

Carolyn Gisborne



3025Douglas.doc.pdf

Laura Wilson

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**From:** Carolyn Gisborne <landuse@burnsidegorge.ca>  
**Sent:** Sunday, Nov 27, 2016 1:03 PM  
**To:** caluc@victoria.ca  
**Cc:** Victoria Mayor and Council; Robert Rocheleau  
**Subject:** Waiving community meeting: 3025 Douglas  
**Attachments:** 3025Douglas.doc.pdf

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Respectfully,

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Laura Wilson

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**From:** Carolyn Gisborne <landuse@burnsidegorge.ca>  
**Sent:** Saturday, Apr 30, 2016 1:41 PM  
**To:** caluc@victoria.ca  
**Cc:** Robert Rocheleau; Development Services email inquiries  
**Subject:** CALUC community meeting: 3025 Douglas  
**Attachments:** 3025Douglas.doc.pdf

Dear Mayor and Council,

Please find attached a letter summarizing the CALUC community meeting feedback for 3025 Douglas.

Respectfully,

Carolyn Gisborne

**Leanne Taylor**

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**From:** Carolyn Gisborne <landuse@burnsidegorge.ca>  
**Sent:** March 7, 2017 8:54 PM  
**To:** caluc@victoria.ca  
**Cc:** Community Planning email inquiries; Leanne Taylor; Robert Rocheleau  
**Subject:** 3025 Douglas

Good evening,

Robert recently reached out to the Burnside Gorge CALUC to inform us that the owners of 3025 Douglas intend to move forward with their rezoning application to bring it in line to its existing use as residential, from existing transient zoning, and that an OCP amendment will be required for the rezoning.

As the details of the application have not changed since the most recent community meeting in April 2016, our CALUC does not require another meeting on this property.

Best regards,  
Carolyn Gisborne