



March 31, 2016

Dear Mayor and Council,

Re: Development Permit with Variances for 584 John Street

The Burnside Gorge Land Use Committee (BGLUC) wishes to provide feedback on the application for a development permit with variances for 584 John Street, as submitted on March 8, 2016.

While the BGLUC does not support or oppose specific projects, we note the following concerns with the application as presented:

- Although the variance application states this is a warehouse/manufacturing facility, it is difficult to imagine which of the permitted uses under M2 zoning could realistically function in the proposed building. 584 John Street is currently being marketed as an office building (<http://victoria.citifed.ca/office-commercial/584-john-street/> and <http://victoria.citifed.ca/news/five-storey-office-building-proposed-for-burnside-industrial-zone/>). An office use would require a rezoning of this lot.
- If used as a warehouse, any delivery vehicles would block the proposed parking lane, and there is no space for a pallet jack for unloading. Vehicles parking in the designated location would have to either back out onto the street or back in.
- Although the grade calculations are legal, in reality the building will be an additional 1.54m higher from the west sidewalk putting it at 4.68 meters above the 15m zoning.
- One of the few remaining city trees along John Street would be removed, which would diminish the pedestrian environment and streetscape. The proposed landscaping appears unworkable, as the new trees shown are either on the sidewalk or in the turning radius, and the proposed gardens occupy the pedestrian circulation space.
- The requested relaxations of the front yard setback would result in delivery trucks projecting onto the sidewalk and possibly the street.
- The residential house next door would be faced with a zero lot line construction 2 feet from their windows, diminishing the residents' privacy and enjoyment of their property. If approved, this relaxation sets a concerning precedent.



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

Furthermore, the building as is has the following deficiencies:

- No bike rack for visitors (6 required)
- No allowance for waste and recycling bins
- The turning radius curb cut appears to encroach on the neighbouring property
- No indication or space for an elevator machine room. If added onto the top floor the height would increase by approximately 3 meters over the already requested relaxation.

Thank you for the opportunity to comment. We would appreciate being kept apprised of how the proposed development addresses our comments.

Respectfully,

Carolyn Gisborne
Chair, Burnside Gorge Land Use Committee

cc: Sustainable Planning and Community Development Department