



June 17, 2016

Dear Mayor and Council,

Re: **Development Permit with Variances for 584 John Street, DP #0006**

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 May 18, 2016.

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

- 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 average grade calculations are legal, in reality the building will be an additional 2.42m higher from the west sidewalk above than the 15m zoning, excluding the elevator shaft overrun.
- One of the few remaining city trees along John Street would be removed, which would diminish the pedestrian environment and streetscape.
- 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.

We appreciate the opportunity to comment.

Respectfully,

Carolyn Gisborne
Chair, Burnside Gorge Land Use Committee

cc: Sustainable Planning and Community Development Department