

July 27, 2016

Dear Mayor and Council,

Re: **Development Variance Permit for 56 Gorge Road East**

The Burnside Gorge Land Use Committee (BGLUC) wishes to provide feedback on the application for a development variance permit for 56 Gorge Road East, as notified by email on June 23, 2016.

While the BGLUC does not support or oppose specific projects, our committee was surprised to learn that the requested variance (206.64 m²) is for a 1000% increase in the allowed addition of floor space (20 m²) during the construction of a secondary suite. This appears beyond the reasonable scope of latitude normally intended for a variance request.

The proposed additional floor space being added is larger than the existing house itself and is equivalent to the square footage of an average house. Therefore, it is our opinion that this proposed project actually entails the transformation of a single-family dwelling into a duplex. We suggest that this variance request be rejected and that the proponent be required to submit a re-zoning application for R2 zoning instead.

In addition, the first lines of the City of Victoria's Development Variance Permit Application Package read:

When do I need a Development Variance Permit?

- If my proposed development does not meet the standards set out in the Zoning Regulation Bylaw on matters that are not related to density or land use, and

This application clearly doubles the density on the lot and changes the land use from a single-family dwelling to a duplex and does not fit the intent of a variance request.

Thank you for the opportunity to comment and for considering our feedback on the application.

Respectfully,

Carolyn Gisborne
Chair, Burnside Gorge Land Use Committee

cc: Sustainable Planning and Community Development Department