

October 16, 2017

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting Rezoning Revised Application for 736 Princess Avenue Repeat Presentation

On Oct. 16, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss Large and Co's revised proposal to rezone 736 Princess Avenue from M1 - light Industrial to site-specific residential zoning. This repeat meeting was requested by the developer to address concerns of adjacent property owners over lack of notice for consultation.

Larry Cecco with The Arcata Collective Ltd., Danny Ziegler with The Arcata Collective Ltd., Daniel Casey with Watt Consulting, and Kimberley Colpman with Large and Co. jointly presented.

The revised proposal is for micro-unit rental residential housing. The proposed building is 6 storeys, contains 75 units of 220sq. ft to 290 sq. ft. with 9 foot ceilings. 5 of the units are accessible. The proposal requires a relaxation of the allowed FSR from 3:1 to 4.06:1. The height of the building has not changed from the proposed 20m which requires a relaxation from the 15m allowed.

The change of use addresses the concerns voiced at the January 16, 2017 meeting regarding the now discarded supportive housing concept in association with the Victoria Cool Aid Society.

The revised proposal also attempts to address the January 16, 2017 meeting concerns over parking by incorporating a unique concept of a fleet of up to 17 electric cars available for rental by all tenants. These would be located in an underground parkade along with both electric and standard bicycle parking. There would be no parking other than the rental vehicles. The access ramp to the U/G parking can act as the loading zone.

The proposal incorporates a main floor coffee shop for use by residents and open for use by the public. The building facade has been opened up to be street friendly with glazing and a raised terrace.

Comments and questions from the attendees focused on the following:

Lack of on site parking both for residents and visitors. On street parking is limited and in demand.



How construction will affect access to other properties on Princess Avenue during construction.

The height of the proposed building relating to adjacent buildings.

Concern over allowing rezoning for residential in area marked as Industrial and general employment.

Positive comments on structure and concept, just not in this location.

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll. Of the 238 notices sent out there were 14 meeting attendees, 9 were opposed to the proposal as is, 0 in favour, with 3 abstaining.

Respectfully,

Avery Stetski

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Land Use Committee Chair

Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Kimberley Colpman, Large and Co.