

Burnside Gorge Community Association

September 25, 2017

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting Rezoning Re-Application for 3103 Washington Avenue

On September 18, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss Zebra Group's proposal to rezone 3103 Washington Avenue from R1-B Residential to site-specific residential zoning.

Rus Collins of Zebra Group presented.

The proposal is for a Strata complex of 4 single family houses. The existing house on the lot is to be demolished. The proposed buildings are 2 storeys, plus possible basements. The homes are 127m² in size not including the basement. The exterior elevations are of a style designed to fit in with the neighbouring houses.

Comments on design of houses was very favourable.
Concerns were over parking and change from Traditional Residential Zoning

The proposal included 5 parking stalls and ample space for bike storage/ parking at all houses. The comments from adjacent neighbours were in regards to the possibility of the basements being turned into suites, thereby resulting in a lack of parking on the lot. The proposal attempts to address concerns over parking by possibly incorporating an electric car available for use by all tenants.

The proposal incorporates improved landscaping with a permeable paver driveway to maintain natural drainage using grasses in lieu of asphalt.

A poll was taken and divided into alternates:

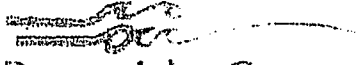
Two houses with suitable basements: Favor – 10

All four without basements: Favor – 18

All with basements: Favor – 5

Opposed completely – 7

Abstained: 1



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The poll results were generally based on the concern for over parking spaces.

Respectfully,

Avery Stetski

Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Rus Collins Zebra Group