

January 30, 2019

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

Burnside Gorge LUC Comment on Rezoning Application for 2300-2312 Douglas Street

The Burnside Gorge LUC has reviewed the revised plans for the proposed development at 2300-2312 Douglas Street and would like to express our support of this proposal.

The proposal is for a main floor automotive showroom, Second floor offices, and a four storey residential rental tower. The proposed building is 6 storeys, with 2 levels of U/G parking. The residential portion contains 60 residential units. 6 of the units are to be dedicated as affordable rental housing.

The proposal consists of 6 storeys in an area which the LAP calls for 5 and exceeds the FSR, but provides much needed affordable rental housing that would benefit the community at large.

Although not fully in line with current zoning, it is adjacent to an urban residential zoned area. This proposal would also benefit the area with a more active residential presence after the closing of business hours, increasing eyes on the street and improving community safety.

Hopefully this additional development would spur on the much needed improvements of Queens Avenue and its streetscape.

This proposal had unanimous support at a community meeting therefore the Burnside Gorge LUC recommends this unit be approved.

Respectfully,



Avery Stetski
Land Use Committee Chair Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Ian Laing, Peter de Hoog