

February 28, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting Rezoning Application for 496-498 Cecilia Road – Burnside School Site

On Feb. 26th, 2018 the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss the proposal by Pacifica Housing and Greater Victoria School District for redevelopment of the Burnside School Property.

Dean Fortin of Pacifica, David Loveridge and Deb Whitten of the Greater Victoria School District jointly presented.

The proposal presented was for the redevelopment of the existing Burnside School site grounds into an affordable housing complex consisting of one four storey and one five storey buildings for residential rental, school district space, day care, and out of school care. The proposal has a mix of 24 -3 bedroom, 22- 2 bedroom, 34 - 1 bedroom, and 8 bachelor units. The proposal includes underground parking for a minimum of 71 cars and 110 bicycles but plans indicate approx. 92 car spaces. The proposal also includes a large landscaped area for community use and children's play area.

Comments and questions from the attendees focused on the following:

*A number of residents were concerned over the loss of the school playing field and enquired if a portion of the existing school maintenance yards across Cecilia Road could be converted back to open green space for the community. Response from the School District was that this could be possible in the future as Burnside Gorge undergoes changes.

*Some comments on the desire to see residential units to be owned not rental. Response that there are no plans for sale of units as the focus is on affordable rental housing.

* Concern over blasting and construction noise during construction. Response is that some disruption is unavoidable but will be mitigated as much as possible.

* Comments on the possibility of realigning the children's play area to open up the community space to the street.

- * Desire to have the community green space visible from Jutland Road as well as Cecilia Road.
- * Comment from neighbor that some units overlook existing residential units. Response was that balconies would have obscure glazing on decks.
- * Request by majority to have a pedestrian controlled traffic light on Jutland at Cecilia Road. Response that the city will be approached to request this.
- * Question on whether street parking would change along Cecilia. Response was that there were no changes planned and not in the scope of this proposal.
- * Request to have the units equipped to a high standard to encourage quality tenants. Response was that they will provide dishwashers and will be plumbed for washer / dryers.

Here were a number of questions regarding the Burnside School building and its use which are not part of this development proposal. These were answered by the representatives of the Greater Victoria School District. The majority of the residents were satisfied with the planned uses.

Vote: As per the standard process of a BGCA rezoning community meeting a straw poll of the attendees was held. There were 36 meeting attendees, 27 were in favour of the general proposal , 4 were opposed, with 5 abstaining. Many of those in support would prefer some revisions as mentioned above.

The Burnside Gorge LUC is endorsing this proposal as fitting in with the new LAP plans as a future Village centre and anticipate it will encourage community friendly development along Jutland Road.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Dean Fortin, Pacifica Housing
David Loveridge, Greater Victoria School District