

August 18, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting for Rezoning Application for 505 & 515 Burnside Road East

On August 17th, 2018, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss a proposal to rezone 505 & 515 Burnside Road east from R1-B single family residential to Site Specific multi-family residential.

Christine Lintott of Christine Lintott Architects presented for Kaktus Flats Developments.

The proposal is for the rezoning of this property to allow for a 4 storey Residential building approx. 15 meters in height. FSR is 1.96:1 with a site coverage of 61.4%. Setback relaxations would be required on three sides. Building consists of 8 one bedroom, and 9 two bedroom units for a total of 17 units.

7 vehicle Parking stalls are provided (17 required under zoning), 23 class A bicycle spaces (22 required under zoning), 6 Class B bicycle spaces (6 required under zoning) and 3 mobility scooter spaces.

Comments and questions from the attendees focused on the following:

- In response to questions of lack of parking proponent would consider dedicating a parking space for a MODO car share.
- Adjacent residents concerned with height and density of the project and remarked that it was inappropriate at this location. Attendees felt a duplex or Four plex were more appropriate. Burnside Gorge Neighbourhood plan calls for up to 4 storey Urban residential.
- Concern over the increased traffic in narrow laneway, especially with nearby playground adjoining the lane. Proponent noted that nearby bus corridors and walkability/ cycling would reduce demand for vehicle traffic.
- Concern over traffic access off Jutland Road into lane.
- Concern over lack of loading/ drop-off space as none is available on the street.

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll held. There were 9 meeting attendees with 2 in favour, 3 opposed, and 4 abstaining.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Mel Laffrenere, Kaktus Flats Developments