

August 18, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting for Rezoning Application for 514 & 518 Sumas Street

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 514 & 518 Sumas Street from R1-B single family residential to Site Specific residential.

Tim Rodier of Outline Home Design presented.

The proposal is for the rezoning of this property to allow for a 7 unit townhouse complex. There would be 4 units facing Sumas Street and 3 units along the rear laneway. The units would be 2 1/2 stories high with some roof decks above for a building height of approx. 8 meters. The FSR is 1.1:1 with a site coverage of 38.9%. Front and rear setback relaxations would be required. There are 9 vehicle parking stalls including 2 visitor spaces, with all access from the laneway. 7 parking stalls are internal with 2 visitors stalls partially dropped below street level. All units are three bedroom of 1300- 1600 sq. ft in size.

Comments and questions from the attendees focused on the following:

- 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.
- Question whether blasting would be required. Response is that is unknown but not expected.
- Question whether the units along the laneway are landscaped. Yes there are plans for trees and greening along the laneway.

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll held. There were 8 meeting attendees with 6 in favour, none opposed, and 2 abstaining.

Respectfully,





Burnside Gorge Community Association

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