The Scott Building Project Narrative

The Scott Building is a five-storey, multi-residential property located in downtown Victoria, British Columbia. The building was constructed in 1981 by J. D. Scott Developments Ltd. It features 34 residential units and 300 square feet of commercial space on the first floor.

The building is zoned for mixed-use residential and commercial uses. It is situated on a corner lot, which provides easy access to major transit routes and the Victoria waterfront.

The structure is constructed of steel framing and concrete shear walls, providing a solid foundation for the building. The exterior is clad in brick and stucco, giving it a classic residential appearance.

The building was designed to meet the requirements of the City of Victoria's zoning bylaws, ensuring compliance with local regulations.

PROJECT TEAM

CHARTER
2840 Douglas Street, Victoria, BC
(250) 384-9991

LEGAL DESCRIPTION
Lot A1, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, 5th Floor

ALARM
J. D. Scott Developments Ltd.
902-2840 Douglas Street, Victoria, BC

ARCHITECT
ARCHITECTS: J. D. Scott Developments Ltd.

SITE AREA:
4,013 square feet

AVERAGE SIZE:
Residential rentals: 411 square feet
Commercial rentals: 300 square feet

PROPOSED HEIGHT:
5 storeys

APPLICABLE BUILDING CODE:
BC Building Code

STREETS FACED:
Douglas Street, Rockland Avenue

FOR EXISTING SCOTT BUILDING

3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9

FOR NEW BUILDING

3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9

FIRE災

Height:
5 storeys

PROPOSED HEIGHT:
5 storeys

UNITED STATES:
5 storeys

TOTAL COMMERCIAL AREA:
3,000 square feet

TOTAL RESIDENTIAL AREA:
1,200 square feet

PAINTING & DECORATION

HORIZONTAL:

SANDSTONE

COMMERCIAL:

SANDSTONE

TOTAL COMMERCIAL AREA:
3,000 square feet

TOTAL RESIDENTIAL AREA:
1,200 square feet

SITE LOCATION

2500 Douglas Street
Victoria, BC

THE SCOTT BUILDING

2500 Douglas Street
Victoria, BC