

June 4, 2019

**ATTACHMENT F**

Mayor & Council  
#1 Centennial Square, Victoria, BC.

Dear Mayor and Council:

**Re: Revised Rezoning Application for 2659 Douglas Street & 735 Hillside Avenue**

The Burnside Gorge Land Use Committee (BGLUC) has reviewed the second revised plans for the District Developments Corp. proposal to rezone 2659 Douglas Street & 735 Hillside Avenue dated May 2019.

The main revisions include, the incorporation of the small property to the south of the original Scott Building with an appropriate addition to the Scott Building and the deletion of a glazed inter building connector.

In our opinion the heritage appearance of the existing Scott Building has been maintained with the revised addition and has kept the heritage character. The deletion of the glazing connector has been offset with a suitable reworking of the space between the existing Scott Building and the proposed new residential tower.

The Burnside Gorge LUC does not see a requirement for another community meeting as neither the use nor appearance of the proposal has substantially changed from that presented to the community.

The Burnside Gorge LUC supports this revised proposal and reiterate our support for the developer's and architect's positive action in the retention and rejuvenation of this landmark building.

Respectfully,



Avery Stetski  
Land Use Committee Chair, Burnside Gorge Community Association

cc: Mike Fujii - District Properties Group

September 20, 2018

Michael Green Architecture  
63 E Cordova Street, Vancouver, BC.  
V6A 1K3

Dear Marie-Claire:

**Re: Rezoning Application for 2659 Douglas Street & 735 Hillside Avenue**

The Burnside Gorge Land Use Committee (BGLUC) has reviewed the revised plans for the District Developments Corp. proposal to rezone 2659 Douglas Street & 735 Hillside Avenue dated 24-09-2018.

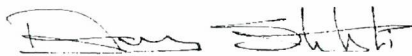
The revisions include a discrete increase of the 4<sup>th</sup> floor area above the existing Scott Building, changes to the residential units facing the interior courtyard, and addition of 2 storey loft townhouses.

In our opinion the heritage appearance of the existing Scott Building has been enhanced with the revised façade treatment and the minimal addition of the 4<sup>th</sup> floor space does not disrupt the heritage character.

Although it does not affect the Burnside Gorge LUC's approval we would like to comment on the unit sizes. We would prefer to see more 2 or 3 bedroom units incorporated into the plans. We believe there is a market and preference for shared rental accommodation with the current young working generation. This scenario would make rental more affordable and also allow for future homes for families.

The Burnside Gorge LUC supports this revised proposal and reiterate our support for the developer's and architect's positive action in the retention and rejuvenation of this landmark building.

Respectfully,



Avery Stetski  
Land Use Committee Chair, Burnside Gorge Community Association

cc: Brandon Crema - District Properties Group

December 12, 2017

Mayor & Council  
#1 Centennial Square, Victoria, BC.

Dear Mayor and Council:

**CALUC Community Meeting Rezoning Application for 2659 Douglas Street & 735 hillside Avenue**

On Dec.11th, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss the District Developments Corp. proposal to rezone 2659 Douglas Street & 735 hillside Avenue known as the Scott Building from C1 NN to site specific zoning for a Large Urban Village

Jordan Van Dijk and Marie-Claire Bligh of MG-Architecture along with Michael Nygren of District Properties Group presented.

The proposal is for the rejuvenation of the historical 3 storey Scott Building into a ground floor retail / commercial space with residential rental and possibly office units above. The existing parking lot will have a six storey residential building of steel and wood frame construction joined to the Scott building with a 3 storey atrium. The building is under the allowed zoning height.

The rental units are from one to three bedrooms in size allowing for a needed mix in Burnside Gorge

There are designated u/g parking spaces of 91 residential and 46 visitor/ commercial. There are 101 secure bicycle spaces. The BG CALUC supports any parking variance that may be required. access driveway will be of a permeable paver surface.

A question raised re the impact on the residential units of Hillside traffic was addressed by the architect by inclusion of wall recesses at the balconies and placing ground floor building amenity spaces along Hillside Avenue.

There were 5 attendees and in a non-binding show of hands all but 1 were in support of this proposal. The sole objection came from a resident who felt the building should be setback from Hillside Avenue.



The Burnside Gorge LUC fully supports this proposal and is pleased to see the developers positive action in the retention and rejuvenation of this landmark building.

Respectfully,

*Avery Stetski*

Avery Stetski

Land Use Committee Chair, Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Brandon Crema - District Properties Group  
Jordan Van Dijk- MG-Architecture