Rezoning and Development Permit with Variances Applications for 2649-2659 Douglas Street and 735 Hillside Ave
SOUTH-EAST VIEW OF SUBJECT SITE FROM CORNER OF DOUGLAS ST AND HILLSIDE AVE

SOUTH-WEST VIEW OF SUBJECT SITE FROM HILLSIDE AVE
Douglas Corridor

- Land Use Policies

Industrial Employment
General Employment
General Employment with light residential
Urban Residential
Large Urban Village
Town Centres
Special Planning Areas - see page 78 and 79
OpenSpaces

Anticipated Building Heights (metres)

Lots which front on both Spruce Street and Douglas Street may contain residential uses at grade. If a significant employment component is included in the part of the lot along Douglas Street which is designated as General Employment (see 14.2.2), the

Any rezoning which includes industrial uses on the south side ofDouglas Street should be compatible with residential uses across the street (see 14.3.3).

Conditions on the west side of Douglas Street are not currently applicable to residential development. However, as amenities are added to the area, and

Map 13: Future Land Use Map for Douglas Corridor sub-area
City of Victoria, Burnside & George Neighbourhood Plan

PROPOSED SITE PLAN
MATERIALS COLOUR BOARD

NEW BUILD
1" WIDE METAL PANEL IN DARK MATTE FINISH, FLUSH SEAMS

NEW BUILD
NATURAL WOOD CLADDING AND DECKING TO INSET BALCONY REVEALS

NEW + EXISTING
NEW BUFF BRICK TO MATCH EXISTING ON SCOTT BUILDING

EXISTING
EXISTING IVORY TERRA COTTA FEATURES AND CORNICES

EXISTING
REHABILITATED SMOKED GLASS TRANSOM WINDOW OVER STOREFRONT

NEW BUILD
PERFORATED METAL SCREEN TO GARAGE DOORS, FENCES AND MECHANICAL PEN

MASSING IN CONTEXT OF DOUGLAS ST

MASSING IN CONTEXT OF HILLSIDE AVE

City of Victoria
SHADOW STUDY

LANDSCAPE PLANS – LEVEL 1
LANDSCAPE PLANS – LEVEL 2

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RENDERED VIEW LOOKING SOUTH-EAST FROM CORNER OF DOUGLAS ST AND HILLSIDE AVE

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RENDERED VIEW LOOKING SOUTH TOWARDS CAFÉ AND COURTYARD ENTRY FROM HILLSIDE AVE

RENDERED VIEW CLOSE UP OF STAGGERED RECESSED BALCONIES
Heritage Designation Application for 2655-2659 Douglas Street (Scott Building)

Staff Recommendation
That Council approve the designation of the heritage-registered property located at 2659 Douglas Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site
Designation Assessment

A heritage property is one with sufficient heritage value or heritage character to justify conservation.

Designation Assessment: Does the property have heritage value or heritage character?

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

Heritage Character: Traits or features which give property or an area a distinctive quality or appearance.

(Local Government Act, Section 611)

Heritage Value

- Testament to Edwardian era development of Burnside, economic growth and demand for office space near transit
- Associated with Lord Wilfred Hargreaves

Heritage Character

- Form, scale, massing
- Classical revival features on upper storeys and main entry
- Scott Building inscriptions
North (side) elevation

East (rear) elevation