

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the December 12, 2019 COTW Meeting

I.1.b.h 2649-2659 Douglas Street and 735 Hillside Avenue: Rezoning Application No. 00664 and Development Permit Application No. 000123 (Burnside)

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00664

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the appropriate legal agreements in order to secure the following:
 - a. All dwelling units remain rental in perpetuity.
 - b. A Statutory Right-of-Way of 3.57m on Hillside Avenue to the satisfaction of the Director of Engineering and Public Works.
 - c. Provide a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019, and to the satisfaction of the Director of Engineering and Public Works.
 - d. Provide two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (11 OV wall outlets) in the underground parkade, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No. 00123

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00123 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00123 for 2649- 2659 Douglas Street and 735 Hillside Avenue, in accordance with:

1. Plans date stamped November 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000180

That concurrent with Rezoning Application No. 00664, if it is approved, Council approve the designation of the property located at 2659 Douglas Street as a Municipal Heritage Site, consistent with plans dated November 4, 2019 and pursuant to Section 611 of the Local Government Act.

CARRIED UNANIMOUSLY

F.5 2649-2659 Douglas Street and 735 Hillside Avenue: Rezoning Application No. 00664 and Development Permit Application No. 000123 (Burnside)

Committee received a report dated November 28, 2019 from the Acting Director of Sustainable Planning regarding the proposed Rezoning Application No. 00664 and Development Permit Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue in order to increase the density, construct an addition on the existing heritage building and a new six-storey multi-unit residential building. Staff are also proposing to designate the exterior of the property located at 2659 Douglas Street as a Municipal Heritage Site and recommending that it move forward to a public hearing.

Committee discussed the following:

- *Specifics for heritage retention*
- *Existing building being maintained*
- *Materials proposed by the applicant*

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00664

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the appropriate legal agreements in order to secure the following:
 - a. All dwelling units remain rental in perpetuity.
 - b. A Statutory Right-of-Way of 3.57m on Hillside Avenue to the satisfaction of the Director of Engineering and Public Works.
 - c. Provide a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019, and to the satisfaction of the Director of Engineering and Public Works.
 - d. Provide two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (11 OV wall outlets) in the underground parkade, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue,

provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No. 00123

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00123 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00123 for 2649- 2659 Douglas Street and 735 Hillside Avenue, in accordance with:

1. Plans date stamped November 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000180

That concurrent with Rezoning Application No. 00664, if it is approved, Council approve the designation of the property located at 2659 Douglas Street as a Municipal Heritage Site, consistent with plans dated November 4, 2019 and pursuant to Section 611 of the Local Government Act.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of December 12, 2019

To: Committee of the Whole **Date:** November 28, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the appropriate legal agreements in order to secure the following:
 - a. All dwelling units remain rental in perpetuity.
 - b. A Statutory Right-of-Way of 3.57m on Hillside Avenue to the satisfaction of the Director of Engineering and Public Works.
 - c. Provide a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019, and to the satisfaction of the Director of Engineering and Public Works.
 - d. Provide two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (110V wall outlets) in the underground parkade, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2649-2659 Douglas Street and 735 Hillside Avenue. The proposal is to rezone from the C1-NN Zone, Suburban Centre District, to a new zone in order to increase the density and permit a mix of residential and commercial uses.

The following points were considered in assessing this application:

- the *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties is Large Urban Village (Humber Green), which supports low to mid-rise mixed-use buildings up to approximately six-storeys and a density of up to approximately 2.5:1 floor space ratio (FSR). The proposal complies with the land use policies outlined in the OCP
- the applicant is proposing approximately 151 rental units, which would remain rental in perpetuity, and a mix of unit types, including ground-oriented and some larger two-bedroom dwelling units
- the applicant is proposing to retain, rehabilitate and heritage-designate approximately 50% of the existing building (Scott building)
- the *Burnside Gorge Neighbourhood Plan* (BGNP, 2017) designates the subject properties Large Urban Village, which supports mixed-use buildings up to six storeys and a density up to 2.5:1 FSR, where developments contribute towards public amenities which make the area more liveable. The proposal complies with the land use policies outlined in the Plan
- the BGNP strongly encourages village commercial uses along the street frontages, with parking generally located to the rear of buildings or underground. The proposal complies with this policy direction as well.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the C1-NN Zone, Suburban Centre District, to a new zone in order to increase the density and permit a mix of residential and commercial uses. The applicant is proposing to retain 50% of the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial (office and retail) to mixed-use consisting of ground floor commercial and residential above. The ground floor commercial uses would consist of village commercial uses such as retail stores, restaurants, coffee shops, personal services and limited professional services. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot.

The following differences from the standard zones are being proposed and would be accommodated in the new zone:

- increasing the height and density
- reducing a side yard setback on the south side
- reducing the required number of parking spaces.

Affordable Housing Impacts

The applicant proposes the creation of 151 new residential units, which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that the dwelling units remain rental in perpetuity.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The applicant is proposing 192 long-term and 24 short-term bicycle parking spaces. Forty long-term bicycle parking spaces would be designed for cargo and electric bikes.

Public Realm Improvements

The applicant would be supplying a new bus shelter on the Hillside Avenue properties as a condition of rezoning, and to the satisfaction of the Director of Engineering and Public Works.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed courtyard and the pathways surrounding the proposed buildings are designed to be accessible.

Land Use Context

The area is characterized by a mix of commercial and residential uses.

Existing Site Development and Development Potential

The site is presently a three-storey commercial building and surface parking lot. Under the current C1-NN Zone, the property could be developed as a seven-storey, mixed-use building with ground floor commercial uses and residential above at a density of 2:1 FSR.

Data Table

The following data table compares the proposal with the existing C1-NN Zone, Suburban Centre District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk is used when there are existing non-conformities.

Zoning Criteria	Proposal	Zone Standard (C1-NN Zone)
Site area (m ²) – minimum	4804	n/a

Zoning Criteria	Proposal	Zone Standard (C1-NN Zone)
Total floor area (m ²)	11,987 *	9608
Density (Floor Space Ratio) – maximum	2.50 *	2
Height (m) – maximum	19.50	21.50
Storeys – maximum	6	n/a
Site coverage (%) – maximum	62	n/a
Open site space (%) – minimum	27	n/a
Setbacks (m) – minimum		
Front (Douglas Street)	0 ** (existing)	
Rear (E)	5.25	4.88
Side (N)	0 ** (existing) / 3.66 (new)	3
Side (S)	3.92 *	4.88
Vehicle parking stalls – minimum		
Residential	53 *	108
Commercial	25 *	36
Visitor	10 *	15
Bicycle parking stalls – minimum		
Residential long-term	184	184
Residential short-term	15	15
Commercial long-term	8	8
Commercial short-term	9	9

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on December 11, 2017. Letters dated December 12, 2017, September 20, 2018 and June 4, 2019 are attached to this report.

ANALYSIS

Official Community Plan

Land Use, Height and Density

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties is Large Urban Village (Humber Green), which supports low to mid-rise mixed-use buildings up to approximately six-storeys and a density of up to approximately 2.5:1 FSR. The OCP also strongly encourages ground-oriented commercial uses in Large Urban Villages. The applicant is proposing to construct an addition on the east and south sides of the existing Scott Building, which will allow for an expansion of ground-oriented commercial uses fronting Douglas Street and Hillside Avenue. The applicant's proposal is consistent with the land use, height and density policies outlined in the OCP.

Built Form

The OCP encourages a high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City and supports new infill and building additions that respond to context through sensitive and innovative design. The OCP also supports new additions that conserve and enhance heritage properties in such a way that avoids demolition.

The applicant is proposing to retain, rehabilitate and heritage-designate approximately 50% of the existing three-storey Scott Building. The centre of the building would be removed on the upper two-storeys to allow for daylight to new dwelling units on the upper storeys. A fourth storey would be constructed on the existing building, which would be stepped back and not visible from the street.

Animating the pedestrian realm in villages with features such as sidewalk cafes, street furniture, etc., is strongly encouraged. The applicant is proposing to activate the ground floor of the existing building by reinstating recessed commercial entryways and storefront windows to match the original building design. Ground level coffee shops and restaurants with outdoor seating are being proposed along Douglas Street and Hillside Avenue to foster a neighbourhood vibrancy and strengthen the human-scale design of the existing building.

A new six-storey, multi-unit residential building would be constructed to the east with a central courtyard in the middle of the site for residents and visitors. Incorporating a central public green space or square is strongly encouraged in the OCP for large urban villages.

Housing Type and Tenure

The OCP supports a range of housing types, forms and tenures across the City and within neighbourhoods to meet the needs of residents at different life stages, and to facilitate ageing in place. The OCP also encourages a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented multi-residential housing. The applicant would provide 151 new rental dwelling units, which would be rental in perpetuity, as well as a mix of unit types, including some ground-oriented and some larger two-bedroom dwelling units. At this time, the proposal contains the following unit mix:

Unit Type	Number of Units
Studio	16

Unit Type	Number of Units
One Bedroom Loft	6
One Bedroom	83
One Bedroom + Den	27
Two Bedroom	18
Two Bedroom + Den	1

Local Area Plans

The *Burnside Gorge Neighbourhood Plan* (BGNP, 2017) designates the subject properties Large Urban Village, which supports mixed-use buildings up to six storeys and a density up to 2.5:1 FSR, where developments contribute towards public amenities which make the area more liveable. The Plan encourages the conservation of important heritage buildings and the provision of a variety of new housing forms that are attractive to different households, including apartments and mixed-use buildings. The applicant is proposing to conserve the existing heritage building, add more rental units in the neighbourhood and make the area more liveable by enhancing the streetscape and expanding ground-oriented village commercial uses, incorporating a central courtyard that would be accessible to the public, constructing a new bus stop to support transit-oriented development, adding street furniture and planting new boulevard trees. The applicant's proposal is consistent with the general policies for land management and development and the "Principles for Redevelopment of Humber Green Area" outlined in the Plan.

Tree Preservation Bylaw and Urban Forest Master Plan

Two existing municipal trees shall be retained, one on the Hillside Avenue frontage and the other on the Douglas Street frontage. Five new municipal trees are proposed in irrigated planting pits, four on the Hillside Avenue frontage and one on the Douglas Street frontage. One on-site apple tree and one birch tree would be impacted by the construction of the underground parkade, and as a result these two trees would have to be removed. The existing trees are subject to the previous Tree Preservation Bylaw, and therefore they are considered undersized and not protected under the bylaw. The applicant is proposing to plant 35 new trees at-grade, many of which will be small canopy trees as a result of being located above a parkade. In addition, three new small trees are proposed on the upper storey interior-facing courtyard of the existing building. A total of 38 new trees would be planted on the site.

The addition of new trees and increased canopy cover is a benefit to the area which exhibits low canopy cover. This is consistent with the objectives of the City of Victoria's Urban Forest Master Plan. The enhancement of the urban forest on public and private land is also supported in the OCP.

Density Bonus Policy

The proposal is exempt from the current *Inclusionary Housing and Amenity Contribution Policy* as the applicant would be providing 100% purpose-built rental housing in perpetuity.

Regulatory Considerations

Statutory Right-of-Way

There is currently a Statutory Right-of-Way (SRW) of 3.57m on 735 Hillside Avenue. Staff recommend that a SRW of 3.57m is also acquired on the Hillside frontage of the corner property

at 2655-2659 Douglas Street to help fulfill the objectives in the OCP related to transit and bicycle infrastructure.

Proposed New Zone

The new zone would include a provision to allow for the creation of one or more air space parcels, which are essentially volumetric parcels. Air space parcel subdivisions are a common approach, especially for mixed-use/mixed ownership buildings to allow for the transfer of title of different components of a development.

Reduction in Vehicle Parking

The applicant is proposing 88 parking spaces for the development (86 parking spaces allocated to residents and uses within the building and two car share parking spaces). Schedule C: Off-street Parking requires 159 parking spaces so there would be a parking shortfall of 71 parking spaces. There are challenges with providing underground parking due to the structural integrity of the heritage building and inability to fully excavate underneath the existing building.

Given the magnitude of the parking shortfall, the applicant engaged WATT Consulting Group to complete a Parking Study for this development. To help offset some of the parking shortfall, the applicant is proposing a variety of Transportation Demand Management (TDM) measures which staff support, including the following:

- purchasing two car share vehicles with assigned parking spaces on-site
- 151 car share memberships (one car share membership per dwelling unit) for the life of the building along with usage credits for each membership
- 100 transit passes
- 40 cargo and electric charging bicycle parking spaces.

Staff recommends that a covenant is registered on title to secure the TDM measures outlined above to the satisfaction of the Director of Engineering and Public Works.

The applicant will also construct a new bus shelter on Hillside Avenue, which is considered a frequent transit route. Other considerations for a parking variance include the site's WalkScore of 92 – "Walker's Paradise: Daily errands do not need a car." The OCP supports variances from the *Zoning Regulation Bylaw* to enable and support heritage conservation; therefore, staff recommend embedding the parking requirements into the new zone.

Encroachment Agreement

A number of street-level canopies are also proposed along 2649-2659 Douglas Street and 735 Hillside Avenue Street, which project above the City Right-of-Way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. In order to facilitate these canopies, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.

CONCLUSIONS

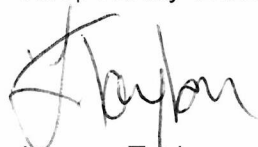
The proposal complies with the applicable land use policies and further advances many other policies and objectives outlined in the OCP and the *Burnside Gorge Neighbourhood Plan*, such as retaining and rehabilitating an existing heritage building; providing 151 rental dwelling units in perpetuity as well as a mix of unit types; providing a central courtyard and animating the

pedestrian realm. A reduction in parking at this location is supportable given the proposed TDM measures, the site's proximity to frequent transit service and shops and services. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

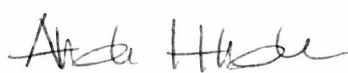
ALTERNATE MOTION

That Council decline Rezoning Application No. 00664 for the property located at 2649-2659 Douglas Street and 735 Hillside Avenue.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Dec 4, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 4, 2019
- Attachment D: Letter from applicant to Mayor and Council dated October 31, 2019
- Attachment E: Letter from applicant to Mayor and Council dated July 4, 2019
- Attachment F: Community Association Land Use Committee Comments dated December 12, 2017, September 20, 2018 and June 4, 2019
- Attachment G: Parking Study prepared by WATT Consulting dated September 25, 2019
- Attachment H: Letter from MODO dated October 31, 2019
- Attachment I: Letter from applicant regarding TDM measures dated November 4, 2019
- Attachment J: Advisory Design Panel report dated October 10, 2019
- Attachment K: Minutes from the Advisory Design Panel dated October 23, 2019
- Attachment L: Correspondence.



**Committee of the Whole Report
For the Meeting of December 12, 2019**

To: Committee of the Whole **Date:** November 28, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Development Permit Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00123 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue, in accordance with:

1. Plans date stamped November 4, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2649-2659 Douglas Street and 735 Hillside Avenue. The proposal is to construct an addition on the existing heritage building (Scott Building) as well as construct a new six-storey multi-unit residential building.

The following points were considered in assessing this application:

- the subject properties are within Development Permit Area 7A, Corridors. This DPA encourages commercial uses along corridors through high quality architecture, landscape and urban design to enhance the streetscape appearance, strengthen commercial viability and encourage pedestrian use. The proposal is consistent with these design objectives

- the subject properties are within the Humber Green Area, which is considered a Special Planning Area in the *Burnside Gorge Neighbourhood Plan* (BGNP, 2017). The Plan encourages a pattern of smaller storefronts at ground level along Douglas Street, with a minimum three-storey streetwall. The proposal is consistent with these urban design principles
- the applicant is proposing to retain 50% of the existing heritage building and construct a modern addition on the east and south sides of the building as well as add a fourth storey. The applicant is proposing to reinstate commercial entryways, windows and materials to match the original architecture
- the applicant is proposing to add 151 new rental dwelling units in Humber Green Large Urban Village. Residents would have access to a large central courtyard and rooftop amenity space and live in close proximity to village commercial uses proposed on the ground floor of the existing building.

BACKGROUND

Description of Proposal

The proposal is to construct an addition on the existing heritage registered building (Scott Building) as well as construct a new six-storey multi-unit residential building. Specific details include:

Existing Building

- one additional storey on the existing Scott Building (increase the building height from three to four storeys)
- modern extensions to the east and south
- centre of the building would be removed on the upper two-storeys for daylighting purposes for the new dwelling units
- exterior materials include brick, dark grey metal panels and wood cladding
- outdoor patio seating for proposed cafes fronting Douglas Street and Hillside Avenue
- private patios for all ground level dwelling units
- upper storey interior-facing courtyard with outdoor seating, a barbeque and landscaping
- upper storey balconies for dwelling units.

Six-Storey Building

- modern architectural features including a flat roofline, contemporary-style windows and recessed balconies
- exterior finishes include dark grey metal panels and wood cladding
- private patios for all ground level dwelling units
- ground level amenity room opening up into a central courtyard
- upper storey balconies for dwelling units
- access to an underground parkade off Hillside Avenue.

Landscaping and Circulation

- large interior courtyard consisting of outdoor seating, ping pong table, concrete chess tables, trees, and decorative surface treatment including permeable material
- four parking spaces and loading area at grade, accessed from Hillside Avenue
- new soft landscaping and trees around the perimeter of the site.

Affordable Housing Impacts

Affordable housing impacts are discussed in the concurrent Rezoning Application report.

Sustainability Features

As indicated in the applicant's letter dated July 4, 2019 the following sustainability features are associated with this application:

- Step 1 of the BC Energy Step Code
- tapered overhangs on balconies to prevent summer solar gain and maximize winter solar exposure
- light wood framing as primary structural material
- building retention for its exterior assemblies, structural systems and finishes where appropriate
- permeable surface treatment
- 38 new on-site trees.

Active Transportation Impacts

The applicant is proposing 192 long-term and 24 short-term bicycle parking spaces. Forty long-term bicycle parking spaces would be designed for cargo and electric bikes.

Public Realm Improvements

The applicant would be supplying a new bus shelter on the Hillside Avenue properties as a condition of rezoning and to the satisfaction of the Director of Engineering and Public Works.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed courtyard and the pathways surrounding the proposed buildings are designed to be accessible.

Land Use Context

The area is characterized by a mix of commercial and residential uses.

Existing Site Development and Development Potential

The site is presently a three-storey commercial building and surface parking lot. Under the current C1-NN Zone, the property could be developed as a seven-storey, mixed-use building with ground floor commercial uses and residential above at a density of 2:1 floor space ratio.

Data Table

The following data table compares the proposal with the existing C1-NN Zone, Suburban Centre District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk is used when there are existing non-conformities.

Zoning Criteria	Proposal	Zone Standard (C1-NN Zone)
Site area (m ²) – minimum	4804	n/a

Zoning Criteria	Proposal	Zone Standard (C1-NN Zone)
Total floor area (m ²)	11,987 *	9608
Density (Floor Space Ratio) – maximum	2.50 *	2
Height (m) – maximum	19.50	21.50
Storeys – maximum	6	n/a
Site coverage (%) – maximum	62	n/a
Open site space (%) – minimum	27	n/a
Setbacks (m) – minimum		
Front (Douglas Street)	0** (existing)	
Rear (E)	5.25	4.88
Side (N)	0 ** (existing) / 3.66 (new)	3
Side (S)	3.92 *	4.88
Vehicle parking stalls – minimum		
Residential	53 *	108
Commercial	25 *	36
Visitor	10 *	15
Bicycle parking stalls – minimum		
Residential long-term	184	184
Residential short-term	15	15
Commercial long-term	8	8
Commercial short-term	9	9

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 7A: Corridors, which strongly encourages commercial uses along corridors through high

quality architecture, landscape and urban design to enhance the streetscape appearance, strengthen commercial viability and encourage pedestrian use.

The design guidelines encourage new building facades, especially those facing streets, to be well-designed and articulated with human-scale architectural features that create visual interest for pedestrians. Special attention to rhythm and pattern of existing building facades and architectural elements in the surrounding context is also strongly encouraged. The applicant is proposing to incorporate some architectural elements from the Scott Building in the modern additions and new building. The architectural elements include the extension of the storefront glazing, applying new light coloured brick material on the recessed portion of the east elevation of the Scott Building, flat rooflines, matching cornice lines and window shape.

To enhance the commercial uses along the corridors, the design guidelines stipulate a minimum floor-to-ceiling height of at least four metres and a minimum depth of approximately 10m to accommodate a range of commercial uses in mixed-use buildings. The design guidelines also encourage a series of modulated storefront entrances, with transparent glazing. The applicant is proposing a range of floor-to-ceiling heights from 4.97m to 5.13m, a unit depth significantly greater than 10m and substantial transparent glazing.

Where two or more buildings are located on a single site, the design guidelines strongly encourage a comfortable separation space for residential units, with consideration for window placement, sunlight penetration to residential units and adequate spaces for landscaping. The building articulation along the east elevation of the Scott Building and the slender design of the new building allow for some generous separation distances ranging from 10m to 22m. These adequate separation distances also allow for sunlight penetration to residential units, a central courtyard and more space for tree planting throughout the site. The applicant is also proposing to remove the centre of the existing building at the upper two storeys allowing daylight to new dwelling units.

To create a sense of community on-site in accordance with the design guidelines, the applicant is proposing a central courtyard for residents and visitors. It is framed by the buildings and there is easy access from the Douglas Street and Hillside Avenue. This usable, attractive and well-integrated space would include tree planting, outdoor seating, a chess and ping pong tables, and raised planters. By removing the centre of the existing building at the upper two levels, it has also created an internal-facing courtyard, which would include amenities such as a barbeque station, table and chairs, lounge seating, a lawn picnic area, and soft landscaping. An amenity room on the ground floor of the new multi-unit residential building, which opens onto the central plaza is also being proposed.

The majority of parking is provided underground. Four parking spaces would be located at the rear of the site and not visible from Douglas Street or Hillside Avenue. The applicant has designed the surface parking in such a way that it looks like an extension of the courtyard with the application of decorative surface treatment and new trees to screen the parking spaces, which is consistent with the design guidelines.

Local Area Plans

The Plan identifies Humber Green as an area for transit-oriented development with a focus on mixed-use development that improves the public realm. The conservation of heritage buildings is also a key objective in the Plan.

To achieve a livable community at Humber Green, the Plan envisions a district with enhanced street trees and landscaping, shopfronts and employment fronting onto arterials roads with a focus on Douglas Street. A small green space to provide respite from the busy roads is also mentioned as an important aspect of new development. In response to these design principles, the applicant is proposing to conserve the existing heritage building, add more rental units in the neighbourhood and make the area more liveable by incorporating a central courtyard, planting trees, adding soft landscaping and street furniture, and constructing a new bus stop to support transit-oriented development.

Tree Preservation Bylaw and Urban Forest Master Plan

This section on tree preservation and the urban forest is discussed in the concurrent Rezoning Application report.

Other Considerations

The Advisory Design Panel (ADP) reviewed the Development Permit Application at their meeting on October 23, 2019 (minutes attached) and provided the following recommendation for Council's consideration:

"That Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved."

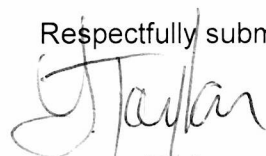
CONCLUSIONS

The proposal to construct an addition on the existing heritage building and construct a new six-storey multi-unit residential building is consistent with the design guidelines. This proposal will enhance the overall character of the neighbourhood by adding housing, new village commercial uses and making improvements to the public realm. Staff recommend for Council's consideration that the application proceed concurrently with the Rezoning Application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 00123 for the property located at 2649-2659 Douglas Street and 735 Hillside Avenue.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

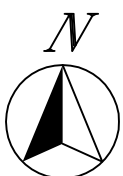
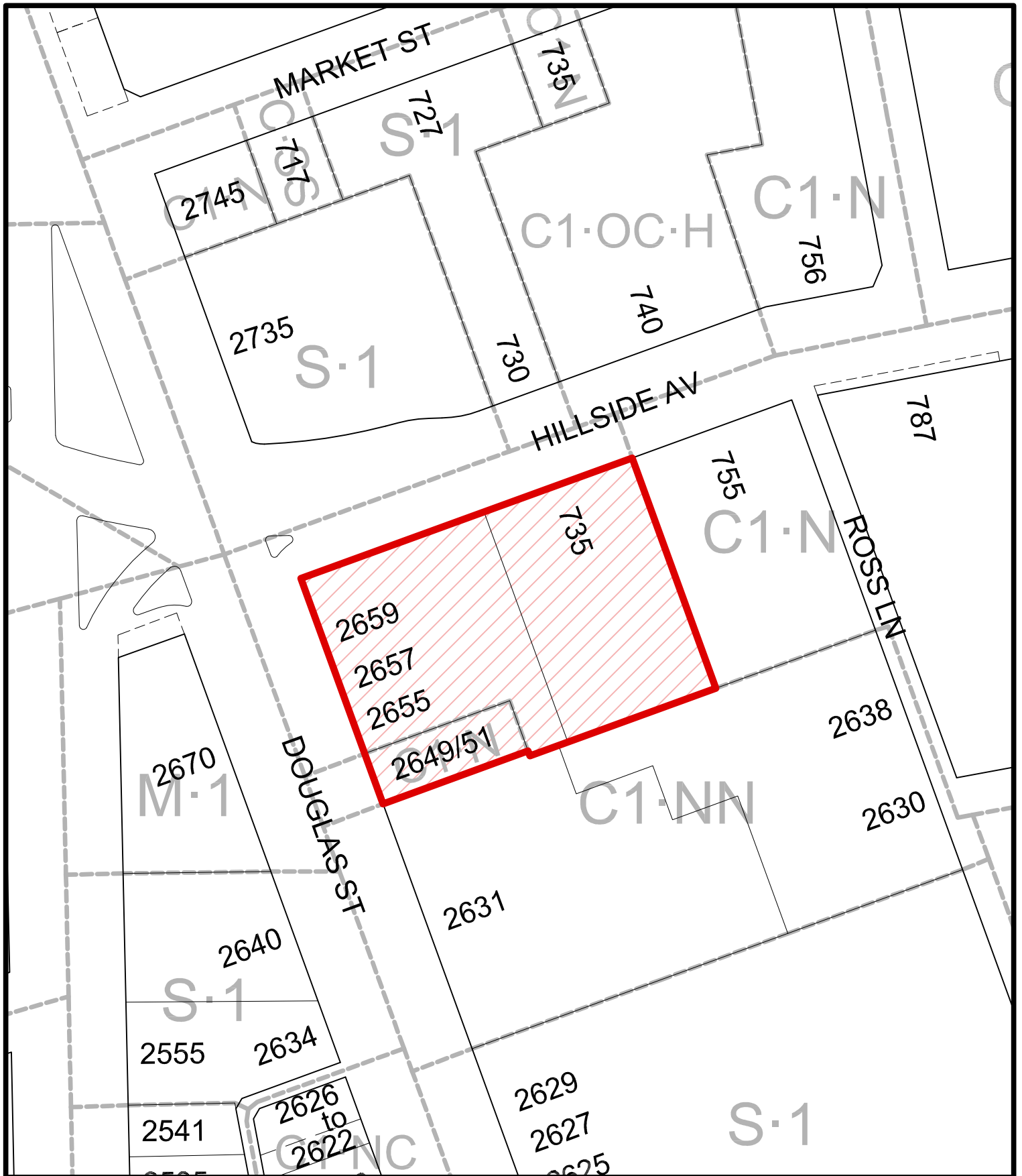


Date:

Dec 4, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 4, 2019
- Attachment D: Letter from applicant to Mayor and Council dated October 31, 2019
- Attachment E: Letter from applicant to Mayor and Council dated July 4, 2019
- Attachment F: Community Association Land Use Committee Comments dated December 12, 2017, September 20, 2018 and June 4, 2019
- Attachment G: Parking Study prepared by WATT Consulting dated September 25, 2019
- Attachment H: Letter from MODO dated October 31, 2019
- Attachment I: Letter from applicant regarding TDM measures dated November 4, 2019
- Attachment J: Advisory Design Panel report dated October 10, 2019
- Attachment K: Minutes from the Advisory Design Panel dated October 23, 2019
- Attachment L: Correspondence.



2649 to 2659 Douglas Street
and 735 Hillside Avenue
Rezoning No.00664





2649 to 2659 Douglas Street
and 735 Hillside Avenue
Rezoning No.00664



DRAWING LIST

ARCHITECTURAL

A000	COVER SHEET & DRAWING LIST	NFS
A001	PROJECT DESCRIPTION & SITE LOCATION PLAN	1:1000
A002	EXISTING SITE PLAN	1:150
A003	PROPOSED SITE PLAN	1:150
A004	AVERAGE GRADE CALCULATIONS	1:150
A100a	LEVEL 0 PARKING LEVEL	1:150
A100b	LEVEL 0 PARKING LEVEL	1:150
A101a	LEVEL 1	1:150
A101b	LEVEL 1 MEZZANINE	1:150
A102	LEVEL 2	1:150
A103	LEVEL 3	1:150
A104	LEVEL 4	1:150
A105	LEVEL 5	1:150
A106	LEVEL 6	1:150
A107	ROOF PLAN	1:150
L1	LEVEL 1 LANDSCAPE PLAN	1:200
L2	LEVEL 2 LANDSCAPE PLAN	1:200
L3	LANDSCAPE DETAILS	NFS
L4	LANDSCAPE NOTES	NFS
A201	NORTH & WEST ELEVATIONS	1:150
A202	SOUTH & EAST ELEVATIONS	1:150
A203	SOUTH & EAST ELEVATIONS INSIDE PROPERTY LINE	1:150
A204	STREETSCAPE ELEVATIONS	NFS
A301	SECTION LOOKING WEST & EAST	1:150
A302	SECTION LOOKING WEST	1:150
A303	SECTION LOOKING NORTH & SOUTH	1:150
A304	SECTION LOOKING NORTH & SOUTH	1:150
A305	SECTION LOOKING WEST & EAST	1:150
A401	MECHANICAL SCREEN DETAIL	1:50 (1:10)
A402	EFFECT DETAIL	1:20 (1:5)
A500	FOR LEVEL 0	1:150
A501	FOR LEVEL 1	1:150
A502	FOR LEVEL 2	1:150
A503	FOR LEVEL 3	1:150
A504	FOR LEVEL 4	1:150
A505	FOR LEVEL 5	1:150
A506	FOR LEVEL 6	1:150
A611	VIEW SOUTHEAST FROM CORNER OF DOUGLAS AND HILLSIDE	NFS
A612	VIEW SOUTHWEST FROM HILLSIDE AVENUE	NFS
A613	VIEW SOUTH TO CAFE AND RESIDENTIAL ENTRANCES	NFS
A614	VIEW NORTH THROUGH INTERNAL PLAZA	NFS
A615	WEST ELEVATION FROM DOUGLAS STREET	NFS
A616	WEST BALCONY OF 6 STOREY	NFS
A621	SOLAR IMPACT ANALYSIS	NFS



PROJECT DIRECTORY

ARCHITECTURAL
MICHAEL GREEN ARCHITECTURE
6121 CORDOVA
VANCOUVER BC V6L 1K1
CONTACT: JORDAN VAN DER
604 136-4770

CONTRACTOR
SUMMIT BROOK CONSTRUCTION
11324 PEARSON AVENUE RD #104
ABBOTSFORD BC V2T 6A8
CONTACT: CHRIS SUPREME
250 580-2972

CLIENT
EXTRIC PROPERTIES GROUP INC.
200-8009 HEATHER STREET
VANCOUVER BC V6P 3T1
CONTACT: MICHAEL NYGREN
604 306-0613

HERITAGE
DONALD LUTON & ASSOCIATES
4710 GRANVILLE ST
VANCOUVER BC V6C 1V5
CONTACT: DONALD LUTON
604-688-1216

STRUCTURAL
ESCHENBURN CONSULTING
202-388 WEST 8TH AVE
VANCOUVER BC V5Y 3V2
CONTACT: BROCK HONG
604 730-1422

WASTE & RECYCLING
TARGET ZERO WASTE CONSULTING INC.
4710 GRANVILLE ST
VANCOUVER BC V6C 1V5
CONTACT: DONALD LUTON
604-688-1216

MECHANICAL
AVALON MECHANICAL CONSULTANTS LTD
1245 E COXWATON RD #300
VICTORIA BC V8A 3P2
CONTACT: TARA HENDERSON
250 581-9117

ELECTRICAL
NEWMETZ & ASSOCIATES LTD
2009 46TH AVE
VANCOUVER BC V6L 1N1
CONTACT: CHEN CHEN
604 962-1441

ENVELOPE
REIN BUILDING SCIENCE
4311 STEEL CREEK DR #400
BURNABY BC V5C 6S6
CONTACT: GRAHAM FRUCH
250 478-1110

CIVIL
APRIL MARTIN
P.O. BOX 14100 RPO WOODBROOK
NANAIMO BC V9T 6M7
CONTACT: SCOTT LEWIS
778 269-3035

GEOTECHNICAL
GEOPAC INC
1778 W 75 AVENUE
VANCOUVER BC V6P 6P2
CONTACT: MATT HOGAN
604 439-2922

LANDSCAPE
PARK LANDSCAPE ARCHITECTS
C100-4155 STEEL CREEK DRIVE
BURNABY BC CANADA V5C 6S9
CONTACT: BEN ALABA
604 294-0101

CODE
GHL CONSULTANTS LTD
400 GRADY STREET #900
VANCOUVER BC V6C 1T2
CONTACT: FRANK VICTOR
604 680-4441

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31 D REVISED FOR REZONING & DP
2019-09-27 C REZONING A DP RESUBMISSION
2019-07-04 B ISSUED FOR REZONING & DP
2018-09-25 A ISSUED FOR REZONING & DP

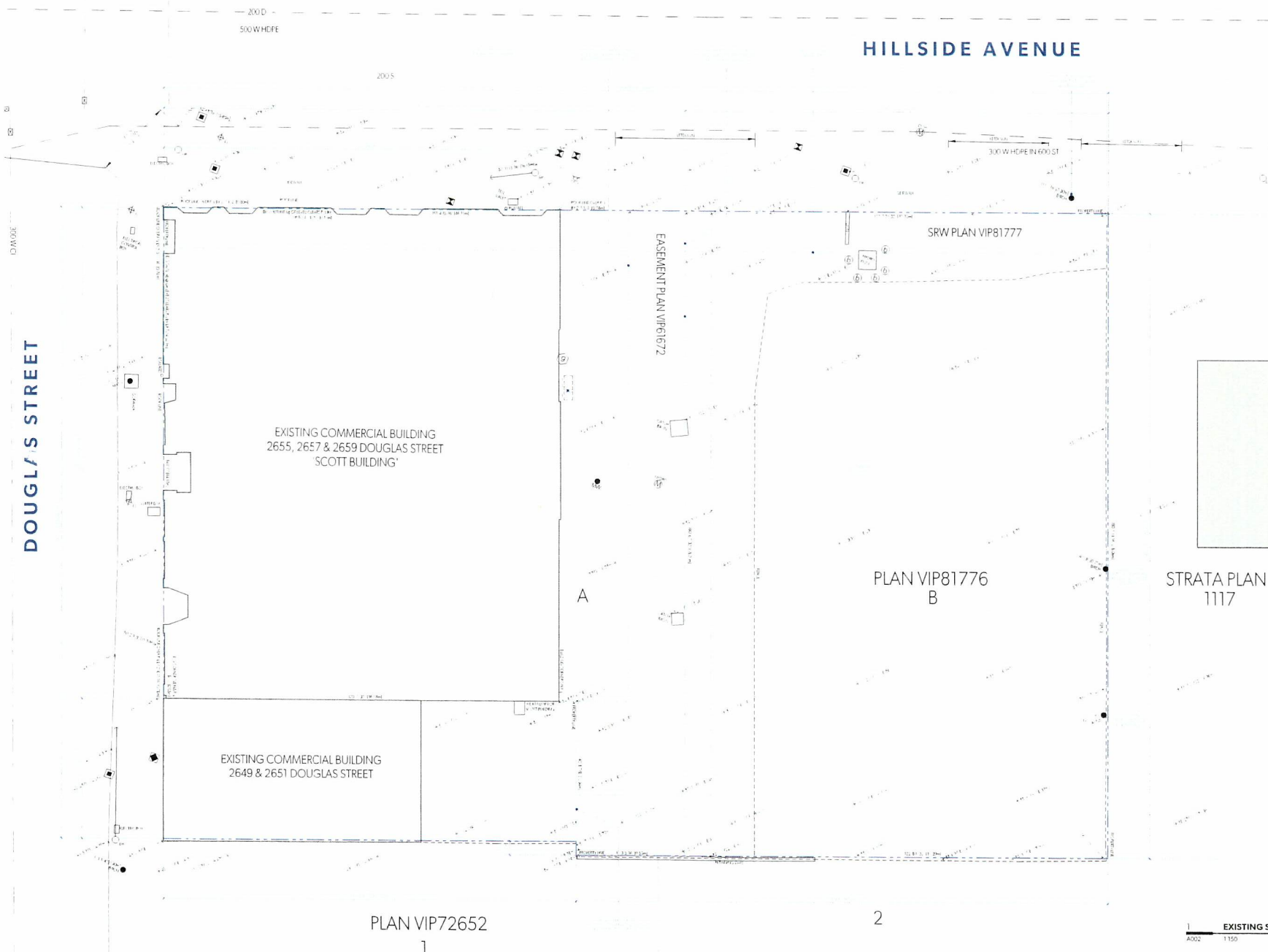
DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A000
COVER SHEET

ATTACHMENT C



MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8

N 20

2018-10-31	D	REVISED FOR REZONING & DP
2018-09-27	C	REZONING & DP RESUBMISSION
2018-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

PLAN VIP72652
1

2

1 EXISTING SITE PLAN
A002 1150

A002
EXISTING SITE PLAN

HILLSIDE AVENUE

DOUGLAS STREET

STRATA PLAN 1117

CITY OF VICTORIA

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2019-07-04	B	ISSUED FOR REZONING & D
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DATE	REVISION	DESCRIPTION
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THE SCOTT BUILDING

2651 DOUGLAS ST, 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

A003

PROPOSED SITE PLAN

MGA



1

2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE	REVISION	DESCRIPTION
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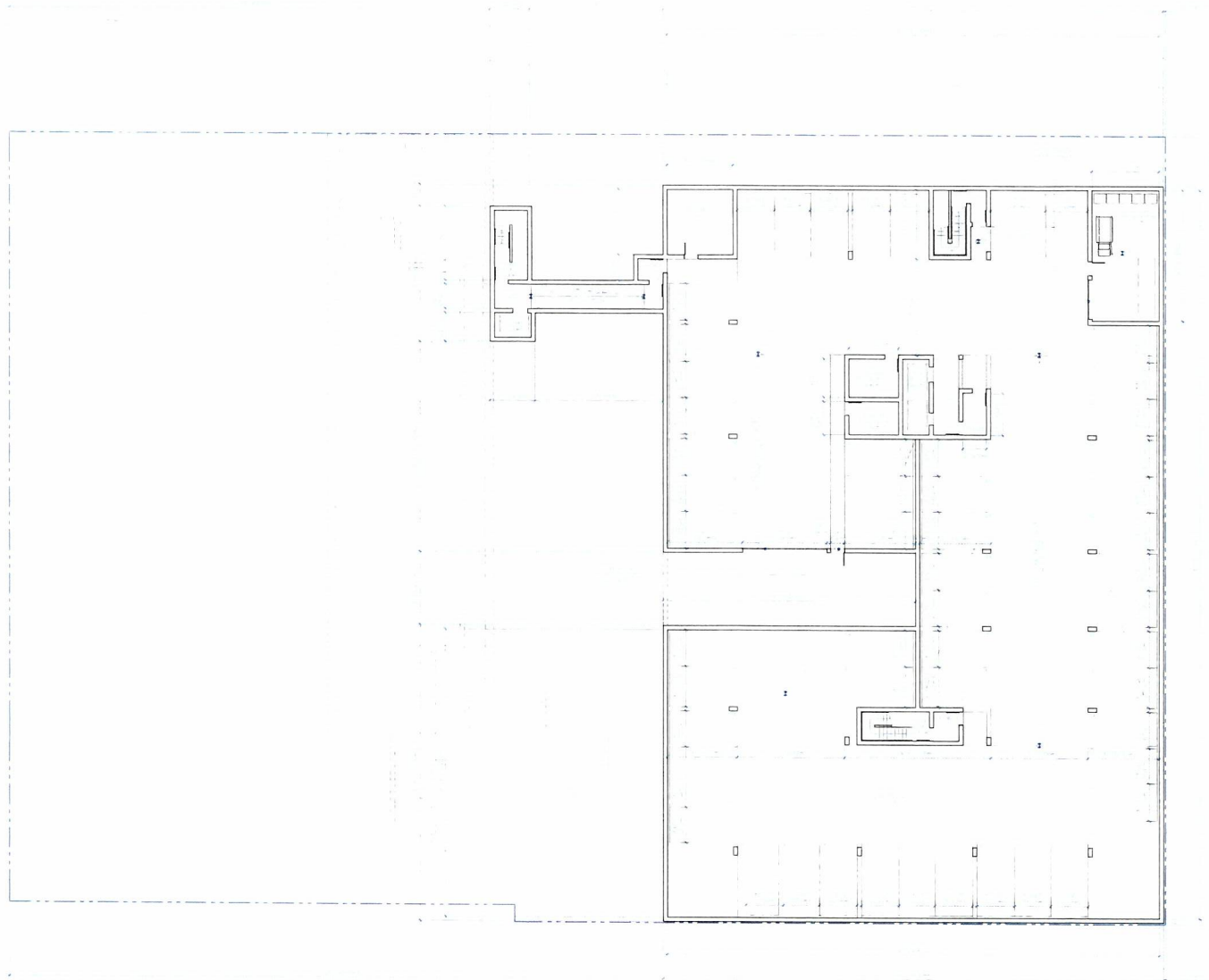
THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A004

AVERAGE GRADE PLAN

1 **AVERAGE GRADE PLAN**
A004 1150



PARKING CALCULATIONS	
RESIDENTIAL	
TOTAL RESIDENTIAL PARKING	
COMMERCIAL	
TOTAL COMMERCIAL PARKING	
TOTAL PARKING	150.00
REQUIRED PARKING (1:100)	150.00
TOTAL (COMMERCIAL + RESIDENTIAL) PARKING	150.00
REQUIRED PARKING (1:100)	150.00
TOTAL (COMMERCIAL + RESIDENTIAL) PARKING	150.00

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

1 LEVEL 0 PLAN
A100a 1:150

A100a
LEVEL 0 PLAN

PARTIAL A100b EXISTING	
RESIDENTIAL	
TOTAL RESIDENTIAL PARKING	
COMMERCIAL	
TOTAL COMMERCIAL PARKING	
TOTAL PARKING	100.00 80
NET PARKING CAPACITY	100.00 80
TOTAL LONG TERM DAILY PARKING	100.00 80
NET PARKING CAPACITY	100.00 80
TOTAL SHORT TERM DAILY PARKING	100.00 80
NET PARKING CAPACITY	100.00 80

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V5J 1J6



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING A DP RESUBMISSION
2019-07-04	E	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

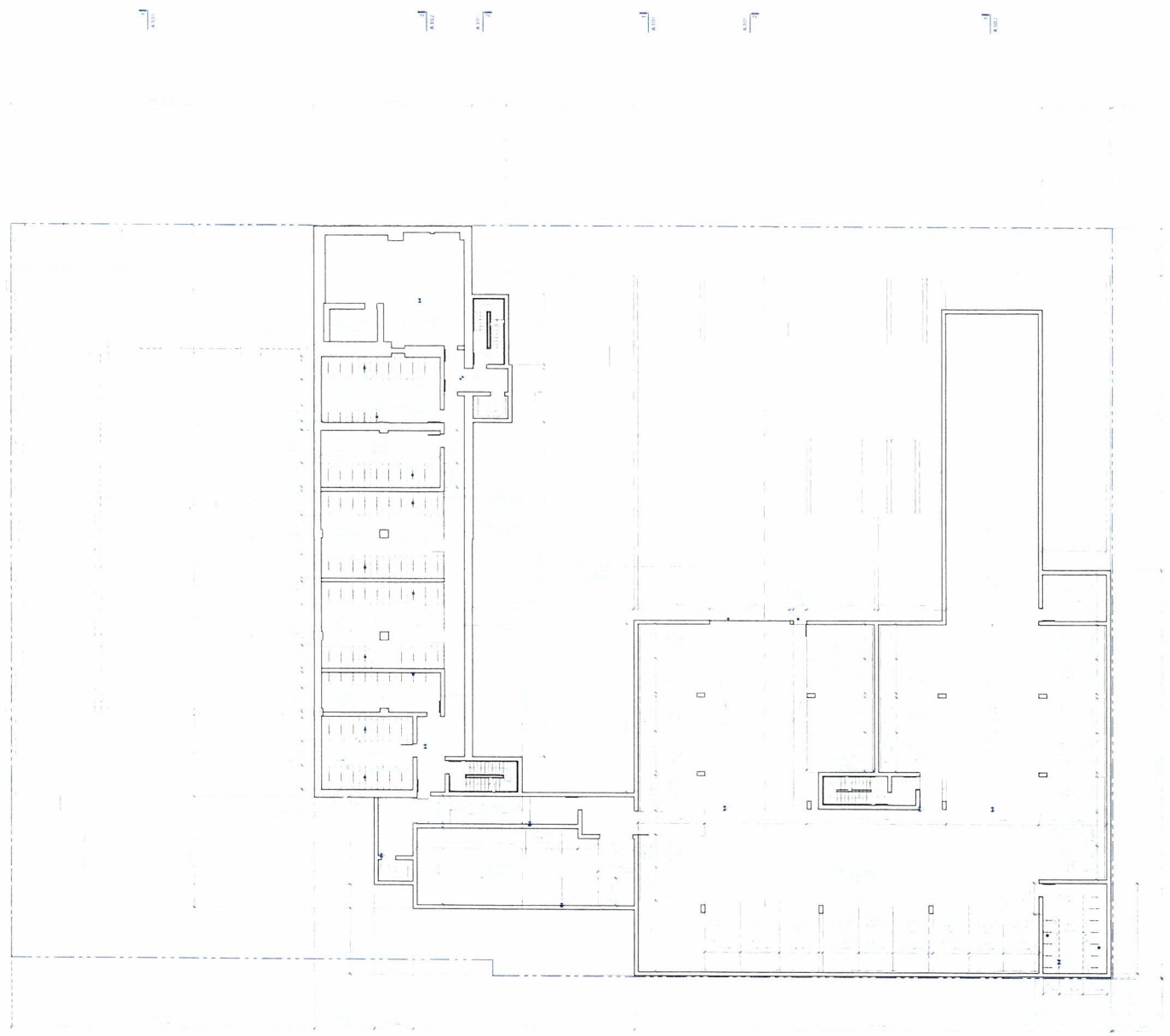
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THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. X
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

1 LEVEL 0.5 PLAN
A100b 1:150

A100b
LEVEL 0.5 PLAN



UNIT NAME	F101	F102	F103	F104	TOTAL
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MICHAEL GREEN ARCHITECTURE
1525 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A101b
LEVEL 1b PLAN

1
A101b LEVEL 1b PLAN
1:150

DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
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MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6I 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
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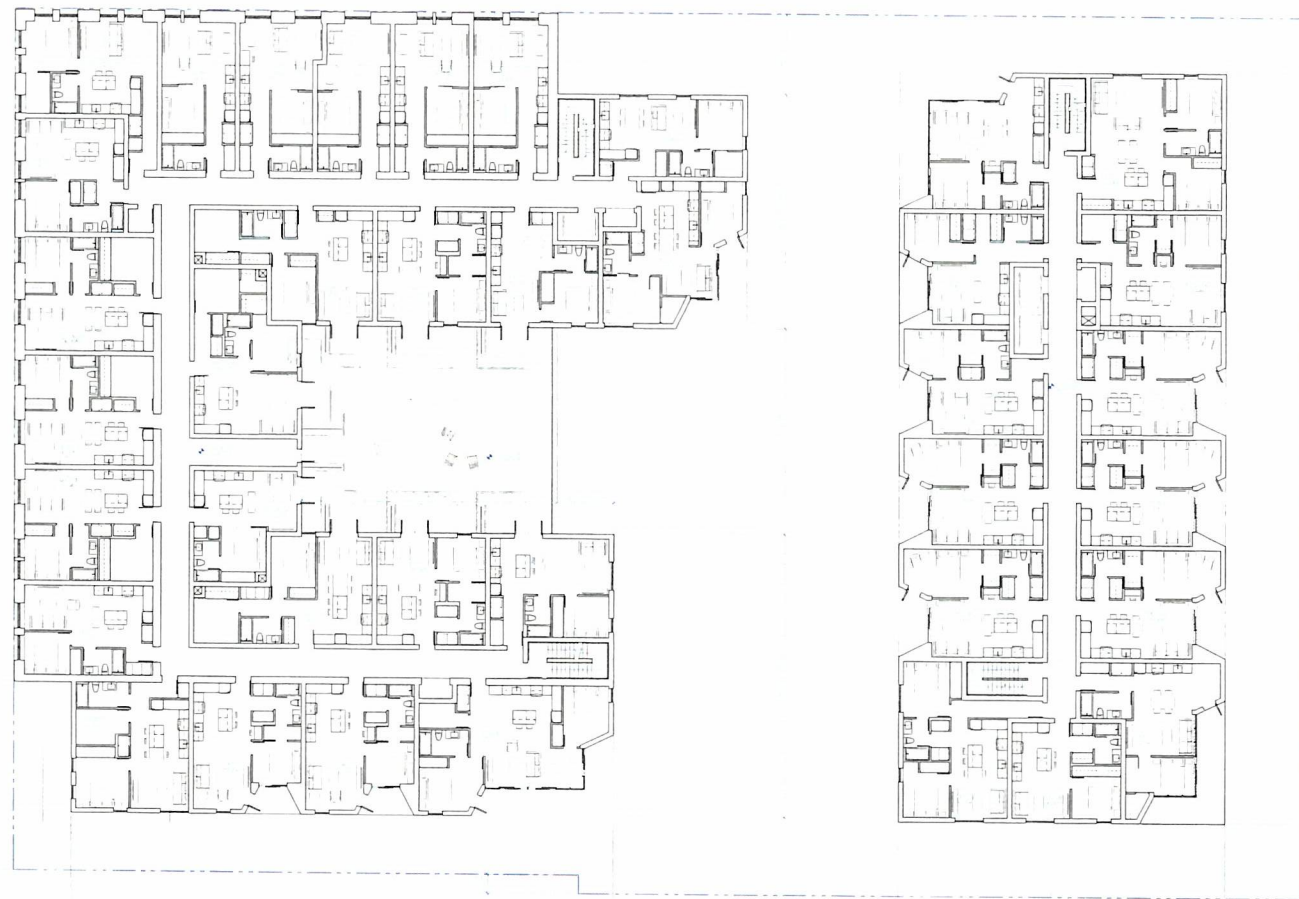
DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2059 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A102
LEVEL 2 PLAN

1 LEVEL 2 PLAN
A102 1/150



DATE	NAME	FILE	1	2	3	4	TOTAL
2019-10-31	D	REVISED FOR REZONING & DP					
2019-09-27	C	REZONING & DP RESUBMISSION					
2019-07-04	B	ISSUED FOR REZONING & DP					
2018-09-25	A	ISSUED FOR REZONING & DP					

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J6



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
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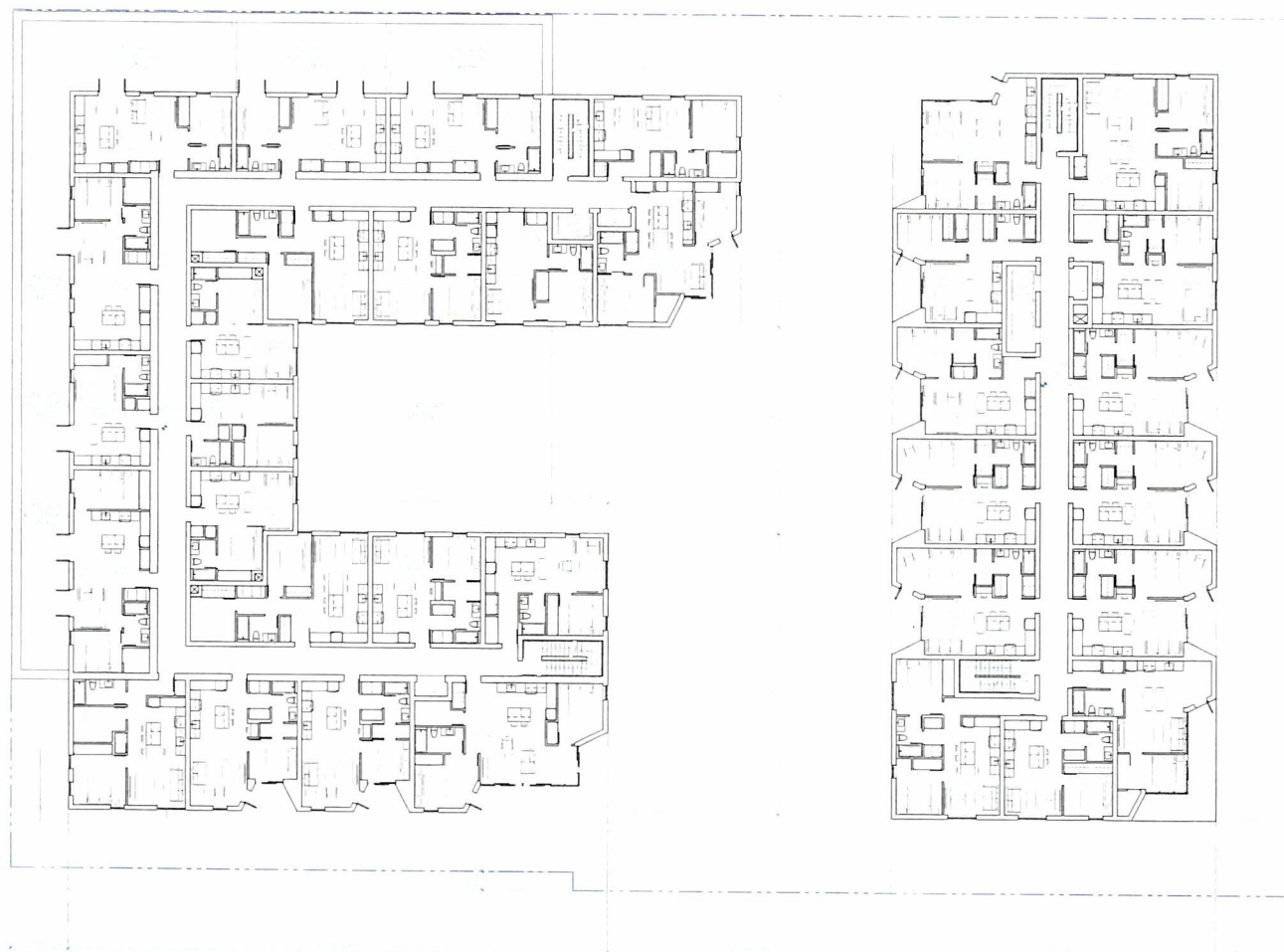
DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2059 DOUGLAS ST. A.
735 HILLSIDE AVENUE
VICTORIA BC
2017-01F

1 LEVEL 4 PLAN
A104 1/50

A104
LEVEL 4 PLAN



LINE NUMBER	100	110	120	130	140	150	160	170	180	190	200	TOTAL
AREA												

LINE NUMBER	100	110	120	130	140	150	160	170	180	190	200	TOTAL
AREA												

LINE NUMBER	100	110	120	130	140	150	160	170	180	190	200	TOTAL
AREA												

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J9



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A105
LEVEL 5 PLAN

1 LEVEL 5 PLAN
A105 1:150



UNIT NUMBER	104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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104	105	106	107	108	TOTAL
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MICHAEL GREEN ARCHITECTURE
1525 WEST 10TH AVENUE
VANCOUVER BC
CANADA V6J 1T8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A106
LEVEL 6 PLAN

1 LEVEL 6 PLAN
A106 1:150

MICHAEL GREEN ARCHITECTURE
 1535 WEST 3RD AVENUE
 VANCOUVER BC
 (CANADA V6J 1Y8)



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

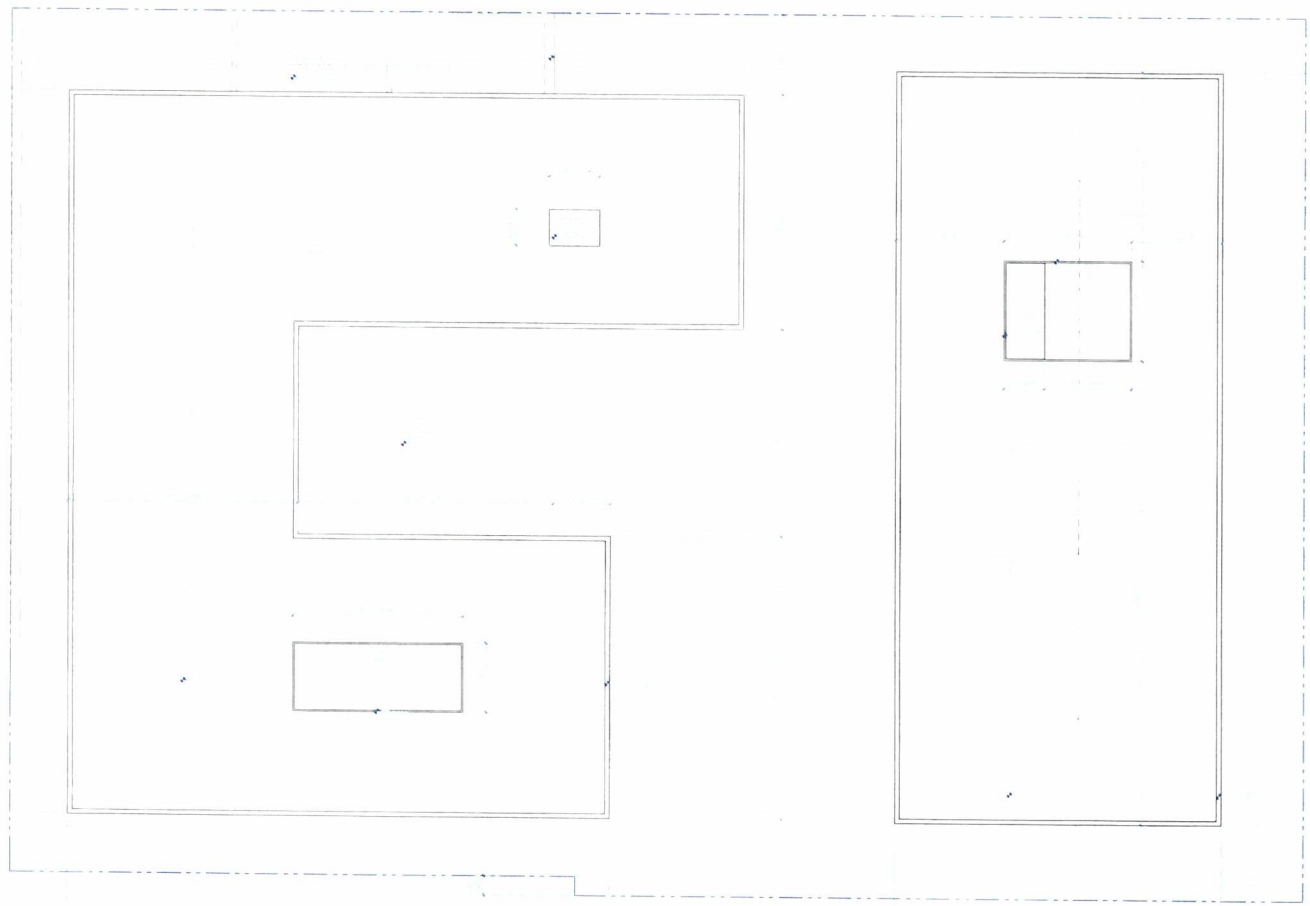
DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
 735 HILLSIDE AVENUE
 VICTORIA, BC
 2017-016

1 ROOF PLAN
 A107 1:150

A107
 ROOF PLAN



A107

A107

A107

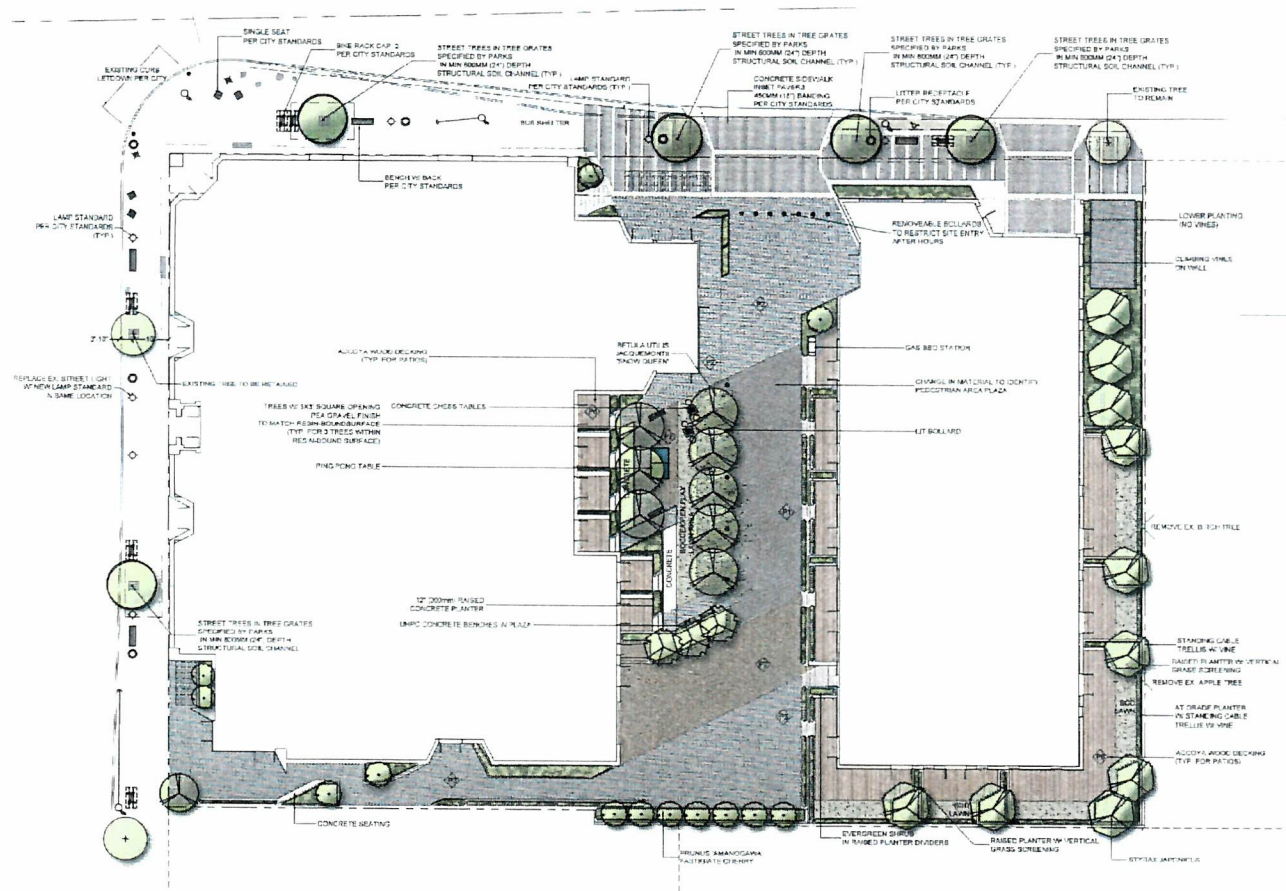
A107

A107

A107

A107

A107



MATERIALS LEGEND

KEY	DESCRIPTION
P1	BARKMAN BROADWAY PAVES 24X12" COLOR NATURAL
P2	EXPLOCRETE VSS PAVES 84X12" COLOR MIX 30% DARK GRAY, 70% MEDIAN GRAY
P3	EXPLOCRETE VSS PAVES 84X12" COLOR MIX 30% DARK GRAY, 70% MEDIAN GRAY
P4	ABSTRACT CONCRETE GRASS GRID W/ SOD LAWN SOD BASE AND INFILL PER MANUFACTURER SPEC
P5	BARKMAN BROADWAY PAVES 24X12" COLOR MIX 30% DARK GRAY, 70% MEDIAN GRAY
P6	ACCOYA PATIO DECKING ACETATE TREATED KILN DRIED FOR 90 YEAR WARRANTY
P7	RESIN BONDED PEA GRAVEL W/ GRASS GRID



P1 BARKMAN 24X12" PAVES
P4 SOD LAWN W/ GRASS GRID

CITY OF VICTORIA

RECEIVED

DEEMED

NOV 19 2019

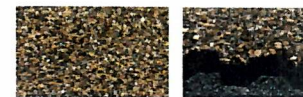
NOV 04 2019



P2 AND P3 EXPLOCRETE VSS PAVES



P5 BARKMAN 12X3" PAVES W/ COLOR MIX



P8 RESIN BONDED PEA GRAVEL
W/ GRAVEL GRID

NO.	DATE	REVISION DESCRIPTION	DR
01	15 MAY 2019	REV FOR REVIEWS/REVISIONS	BA
02	15 MAY 2019	REV FOR REVIEWS/REVISIONS	BA
03	15 MAY 2019	REV FOR REVIEWS/REVISIONS	BA
04	15 MAY 2019	REV FOR REVIEWS/REVISIONS	BA

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	BETULA UTILIS (JACQUEMONT) SNOW QUEEN	SNOW QUEEN BIRCH	8CM CAL, 1.9M STD, BAB
TREE	3	MACNOLIA X LEONARDI LEONARD MEISEL	LEONARD MEISEL MACNOLIA (PINK)	8CM CAL, 1.2M STD, BAB
TREE	5	STYRAX JAPONICUS	SPECIES TBD BY PARKS DEPARTMENT	5CM CAL, 1.5M STD, BAB
SHRUB	1	ILEX MESSEYANAE (LOCAL) WAG	SCALLY WAG HOLLY	#3 POT, 100CM
GRASS	1	CALAMAGROSTIS ACUTIPOLIS KARL FORSTER	FEATHER REED GRASS	#1 POT
GRASS	1	CAREX OXYMERIS (VIRGINICA) STURGE	POPPY POND GRASS	#1 POT
VINE	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#2 POT, 40CM, STAKED
VINE	1	PANTHEGOSCIUS HENRYANA	CHINESE VIOLETA CREEPER	#3 POT, 75CM, STAKED
PERENNIAL	1	LAURENTIA ANGUSTIFOLIA THUMBELINA	DWARF ENGLISH LAVENDER	15CM POT, #1 POT
DC	1	BOURNEUM HYEMALE	HORSETAIL REED	#1 POT
DC	1	LOISELERA NITIDA MAY GREEN	MAY GREEN HONEY-SUCKLE	#2 POT, 22CM
DC	1	PROXYSAURA TERMINALIS	JAPANESE SPURGE	#1 POT, 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * CONTAINER SIZES SPECIFIED PER CHA STANDARD. * BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER FRASER VALLEY AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. * LANDSCAPE ARCHITECT WILL BE RESPONSIBLE FOR ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE DESIGN-BUILD HIGH EFFICIENCY IRRIGATION SYSTEM IN CONFORMANCE WITH LOCAL STANDARDS. LANDSCAPE ARCHITECT/CLIENT TO REVIEW DESIGN PRIOR TO INSTALLATION.

FURNISHINGS LEGEND

KEY	DESCRIPTION
LAMP STANDARD	PER CITY STANDARDS
SINGLE SEAT CHAIR WITH BACK	VICTOR STANLEY NIS 24 WITH ARMRESTS: BLACK
BENCH WITH BACK	NARROW M.B. BROADWAY: BLACK
DIKE BACK, CAPACITY 2	MAGLIN MURDOCK: BLACK
TREE GRATE W/ FRAME	DOBBY FOUNDRY ST 48
FORMER-SUPPLY ACCESS DEVEL BENCH	LOHME CONCRETE FINISH
CHESS USA CONCRETE CHESS TABLE	



OFFSITE STREETSCAPE FURNISHINGS



COURTYARD BENCH



CONCRETE CHESS TABLE

PROJECT

THE SCOTT BUILDING

DOUGLAS ST & HILLSIDE AVE
VICTORIA, BC

DRAWING TITLE

GROUND LEVEL
LANDSCAPE PLAN

DATE 15 MAY 2019 DRAWING NUMBER

SCALE 1:200

DRAWING

DESIGN

CHKD

L1

OF 4

18-196-2-01

PMG PROJECT NUMBER

18-196

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pmg
LANDSCAPE
ARCHITECTS

Suite 1100 - 4185 Bell Street Drive
Burnaby, British Columbia V5C 6G9
P: 604 294-0011 F: 604 294-0022

SEAL

SEAL

NO.	DATE	REVISION DESCRIPTION	DR
15 OCT 11	REV. FROM PRELIMINARY	BA	
15 OCT 11	NEW SITE PLAN	DC	
15 SEP 11	FOR REVIEW	BA	
15 SEP 11	FOR APPROVAL	BA	
15 JUL 11	FOR APPROVAL	BA	
15 JUL 11	FOR APPROVAL	BA	

CLIENT

PROJECT

THE SCOTT BUILDING
DOUGLAS ST & HILLSIDE AVE
VICTORIA, BC

DRAWING TITLE

**ROOF DECK
LANDSCAPE PLAN**

DATE: 19 MAY 11 DRAWING NUMBER

SCALE: 1:200

DRAWN: BA

DESIGN: BA

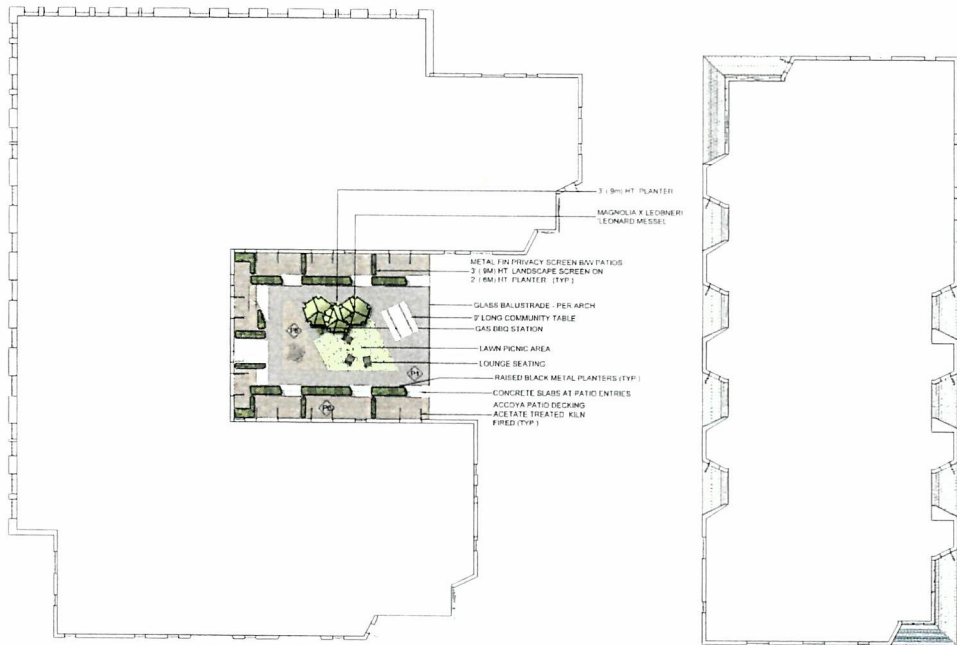
CHECK: CHD

L2

OF 4

18196-6.2P PMG PROJECT NUMBER

18-196



AMENITY AREA SEATING



CONCRETE SEATWALL PLANTER



MAGNOLIA X LEOBNERI
'LEONARD MESSEL'



P1 BARKMAN PAVERS IN
ROOF DECK COURTYARD



P7 ACCOYA WOOD DECKING
IN PATIOS

PLANT SCHEDULE				PMG PROJECT NUMBER: 18196
TYPE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE /REMARKS
TREE	3	MAGNOLIA X LEOBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	8CM CAL 1.5M STD B&B
GRASS		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
C		LAVENDULA ANGUSTIFOLIA 'THUMBELINA'	DWARF ENGLISH LAVENDER	15CM POT #1 POT
PERENNIAL				
L				
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY. FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				



STANDING CABLE TRELLIS W/ VINE (HYDRANGEA PETOLIARIS)



VERTICAL SLAT FENCE



36X36" TREE GRATE W/ FRAME - GROUND FLOOR COURTYARD



SNOW QUEEN BIRCH
BETULA UTILIS JAC.
'SNOW QUEEN'



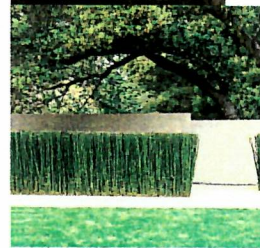
JAPANESE SNOWBELL
STYRAX JAPONICA



MAGNOLIA X LEOBNERI
'LEONARD MESSEL'



FLAGPOLE CHERRY
PRUNUS 'AMANOGAWA'



VERTICAL GRASSES



SHRUBS/GROUND COVER



EVERGREEN SHRUBS -
PATIO DIVIDERS

19 OCT 21	REV 108 REVISIONS/NO 108	BA
19 OCT 21	NEW SITE PLAN	20
19 SEP 21	UP RE SUBMISSION	BA
19 SEP 21	UP RE PROGRESS	BA
19 OCT 21	UP RE PROGRESS	BA

NO.	DATE	REVISION DESCRIPTION	DR
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CLIENT

PROJECT

THE SCOTT BUILDING

DOUGLAS ST & HILLSIDE AVE
VICTORIA, BC

DRAWING TITLE

LANDSCAPE
DETAILS

DATE	19 MAY 21	DRAWING NUMBER
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SCALE AS SHOWN

DRAWN BA

DESIGN BA

CHK'D

L3

OF 4

PART ONE: GENERAL REQUIREMENTS	
1. REQUIREMENTS	<p>1.1. 172.24-2.0064</p> <p>1.2. 172.24-2.0065</p> <p>1.3. 172.24-2.0066</p> <p>1.4. 172.24-2.0067</p> <p>1.5. 172.24-2.0068</p> <p>1.6. 172.24-2.0069</p> <p>1.7. 172.24-2.0070</p> <p>1.8. 172.24-2.0071</p> <p>1.9. 172.24-2.0072</p> <p>1.10. 172.24-2.0073</p> <p>1.11. 172.24-2.0074</p> <p>1.12. 172.24-2.0075</p> <p>1.13. 172.24-2.0076</p> <p>1.14. 172.24-2.0077</p> <p>1.15. 172.24-2.0078</p> <p>1.16. 172.24-2.0079</p> <p>1.17. 172.24-2.0080</p> <p>1.18. 172.24-2.0081</p> <p>1.19. 172.24-2.0082</p> <p>1.20. 172.24-2.0083</p> <p>1.21. 172.24-2.0084</p> <p>1.22. 172.24-2.0085</p> <p>1.23. 172.24-2.0086</p> <p>1.24. 172.24-2.0087</p> <p>1.25. 172.24-2.0088</p> <p>1.26. 172.24-2.0089</p> <p>1.27. 172.24-2.0090</p> <p>1.28. 172.24-2.0091</p> <p>1.29. 172.24-2.0092</p> <p>1.30. 172.24-2.0093</p> <p>1.31. 172.24-2.0094</p> <p>1.32. 172.24-2.0095</p> <p>1.33. 172.24-2.0096</p> <p>1.34. 172.24-2.0097</p> <p>1.35. 172.24-2.0098</p> <p>1.36. 172.24-2.0099</p> <p>1.37. 172.24-2.0100</p> <p>1.38. 172.24-2.0101</p> <p>1.39. 172.24-2.0102</p> <p>1.40. 172.24-2.0103</p> <p>1.41. 172.24-2.0104</p> <p>1.42. 172.24-2.0105</p> <p>1.43. 172.24-2.0106</p> <p>1.44. 172.24-2.0107</p> <p>1.45. 172.24-2.0108</p> <p>1.46. 172.24-2.0109</p> <p>1.47. 172.24-2.0110</p> <p>1.48. 172.24-2.0111</p> <p>1.49. 172.24-2.0112</p> <p>1.50. 172.24-2.0113</p> <p>1.51. 172.24-2.0114</p> <p>1.52. 172.24-2.0115</p> <p>1.53. 172.24-2.0116</p> <p>1.54. 172.24-2.0117</p> <p>1.55. 172.24-2.0118</p> <p>1.56. 172.24-2.0119</p> <p>1.57. 172.24-2.0120</p> <p>1.58. 172.24-2.0121</p> <p>1.59. 172.24-2.0122</p> <p>1.60. 172.24-2.0123</p> <p>1.61. 172.24-2.0124</p> <p>1.62. 172.24-2.0125</p> <p>1.63. 172.24-2.0126</p> <p>1.64. 172.24-2.0127</p> <p>1.65. 172.24-2.0128</p> <p>1.66. 172.24-2.0129</p> <p>1.67. 172.24-2.0130</p> <p>1.68. 172.24-2.0131</p> <p>1.69. 172.24-2.0132</p> <p>1.70. 172.24-2.0133</p> <p>1.71. 172.24-2.0134</p> <p>1.72. 172.24-2.0135</p> <p>1.73. 172.24-2.0136</p> <p>1.74. 172.24-2.0137</p> <p>1.75. 172.24-2.0138</p> <p>1.76. 172.24-2.0139</p> <p>1.77. 172.24-2.0140</p> <p>1.78. 172.24-2.0141</p> <p>1.79. 172.24-2.0142</p> <p>1.80. 172.24-2.0143</p> <p>1.81. 172.24-2.0144</p> <p>1.82. 172.24-2.0145</p> <p>1.83. 172.24-2.0146</p> <p>1.84. 172.24-2.0147</p> <p>1.85. 172.24-2.0148</p> <p>1.86. 172.24-2.0149</p> <p>1.87. 172.24-2.0150</p> <p>1.88. 172.24-2.0151</p> <p>1.89. 172.24-2.0152</p> <p>1.90. 172.24-2.0153</p> <p>1.91. 172.24-2.0154</p> <p>1.92. 172.24-2.0155</p> <p>1.93. 172.24-2.0156</p> <p>1.94. 172.24-2.0157</p> <p>1.95. 172.24-2.0158</p> <p>1.96. 172.24-2.0159</p> <p>1.97. 172.24-2.0160</p> <p>1.98. 172.24-2.0161</p> <p>1.99. 172.24-2.0162</p> <p>2.00. 172.24-2.0163</p> <p>2.01. 172.24-2.0164</p> <p>2.02. 172.24-2.0165</p> <p>2.03. 172.24-2.0166</p> <p>2.04. 172.24-2.0167</p> <p>2.05. 172.24-2.0168</p> <p>2.06. 172.24-2.0169</p> <p>2.07. 172.24-2.0170</p> <p>2.08. 172.24-2.0171</p> <p>2.09. 172.24-2.0172</p> <p>2.10. 172.24-2.0173</p> <p>2.11. 172.24-2.0174</p> <p>2.12. 172.24-2.0175</p> <p>2.13. 172.24-2.0176</p> <p>2.14. 172.24-2.0177</p> <p>2.15. 172.24-2.0178</p> <p>2.16. 172.24-2.0179</p> <p>2.17. 172.24-2.0180</p> <p>2.18. 172.24-2.0181</p> <p>2.19. 172.24-2.0182</p> <p>2.20. 172.24-2.0183</p> <p>2.21. 172.24-2.0184</p> <p>2.22. 172.24-2.0185</p> <p>2.23. 172.24-2.0186</p> <p>2.24. 172.24-2.0187</p> <p>2.25. 172.24-2.0188</p> <p>2.26. 172.24-2.0189</p> <p>2.27. 172.24-2.0190</p> <p>2.28. 172.24-2.0191</p> <p>2.29. 172.24-2.0192</p> <p>2.30. 172.24-2.0193</p> <p>2.31. 172.24-2.0194</p> <p>2.32. 172.24-2.0195</p> <p>2.33. 172.24-2.0196</p> <p>2.34. 172.24-2.0197</p> <p>2.35. 172.24-2.0198</p> <p>2.36. 172.24-2.0199</p> <p>2.37. 172.24-2.0200</p> <p>2.38. 172.24-2.0201</p> <p>2.39. 172.24-2.0202</p> <p>2.40. 172.24-2.0203</p> <p>2.41. 172.24-2.0204</p> <p>2.42. 172.24-2.0205</p> <p>2.43. 172.24-2.0206</p> <p>2.44. 172.24-2.0207</p> <p>2.45. 172.24-2.0208</p> <p>2.46. 172.24-2.0209</p> <p>2.47. 172.24-2.0210</p> <p>2.48. 172.24-2.0211</p> <p>2.49. 172.24-2.0212</p> <p>2.50. 172.24-2.0213</p> <p>2.51. 172.24-2.0214</p> <p>2.52. 172.24-2.0215</p> <p>2.53. 172.24-2.0216</p> <p>2.54. 172.24-2.0217</p> <p>2.55. 172.24-2.0218</p> <p>2.56. 172.24-2.0219</p> <p>2.57. 172.24-2.0220</p> <p>2.58. 172.24-2.0221</p> <p>2.59. 172.24-2.0222</p> <p>2.60. 172.24-2.0223</p> <p>2.61. 172.24-2.0224</p> <p>2.62. 172.24-2.0225</p>

1) Alternative products, delivery items that contained in the contract (documents) must be pre-approved by the Landis age Airchem!

2. Submit all the names of product supplier or manufacturer and product description.

[illegible][illegible][illegible]

7.6 Other work when the test is not specified (page 401)																			
7.6.1 MATERIALS																			
7.6.1.1 Sampling Methods for Location and use Standard for detection of suspected and on-site inspection. Refer to Table 10 below																			
1. FIRST-DETECT PROBABILITY OF GROUNDWATER POLLUTANT LEVEL 2 (GROUPS AND LEVELS) PROBABILITY AND 1 (LOCATION SYSTEM) OF LOCATION AND LEVELS. Sample Size for Sample Size																			
Approximation	First-Delect Prob	Location System	Location System	Sampling Design and Parameters															
Groundwater Types	0.5	0.5	0.5	0.5															
<table border="1"> <thead> <tr> <th>Location</th> <th colspan="4">Percent (0.5) Weight of 1st Grouping Method</th> </tr> </thead> <tbody> <tr> <td>Location of 1st Grouping Method</td> <td>0.5</td> <td>0.5</td> <td>0.5</td> <td>0.5</td> </tr> <tr> <td>Location of 2nd Grouping Method</td> <td>0.5</td> <td>0.5</td> <td>0.5</td> <td>0.5</td> </tr> </tbody> </table>					Location	Percent (0.5) Weight of 1st Grouping Method				Location of 1st Grouping Method	0.5	0.5	0.5	0.5	Location of 2nd Grouping Method	0.5	0.5	0.5	0.5
Location	Percent (0.5) Weight of 1st Grouping Method																		
Location of 1st Grouping Method	0.5	0.5	0.5	0.5															
Location of 2nd Grouping Method	0.5	0.5	0.5	0.5															

[illegible]

<p>1. Organization – The organization shall be established in accordance with the following:</p> <ul style="list-style-type: none"> a. Structure – The organization shall be established in accordance with the following: b. Staffing – The organization shall be established in accordance with the following: c. Equipment – The organization shall be established in accordance with the following: d. Facilities – The organization shall be established in accordance with the following: e. Transportation – The organization shall be established in accordance with the following: f. Communication – The organization shall be established in accordance with the following: g. Training – The organization shall be established in accordance with the following: h. Public Relations – The organization shall be established in accordance with the following: i. Records Management – The organization shall be established in accordance with the following: j. Financial Management – The organization shall be established in accordance with the following: k. Legal Management – The organization shall be established in accordance with the following: l. Environmental Management – The organization shall be established in accordance with the following: m. Health and Safety Management – The organization shall be established in accordance with the following: n. Quality Management – The organization shall be established in accordance with the following: o. Information Management – The organization shall be established in accordance with the following: p. Security Management – The organization shall be established in accordance with the following: q. Emergency Management – The organization shall be established in accordance with the following: r. Other Management – The organization shall be established in accordance with the following: 	<p>2. Personnel – The personnel shall be established in accordance with the following:</p> <ul style="list-style-type: none"> a. Recruitment – The personnel shall be established in accordance with the following: b. Selection – The personnel shall be established in accordance with the following: c. Training – The personnel shall be established in accordance with the following: d. Development – The personnel shall be established in accordance with the following: e. Performance – The personnel shall be established in accordance with the following: f. Compensation – The personnel shall be established in accordance with the following: g. Benefits – The personnel shall be established in accordance with the following: h. Health and Safety – The personnel shall be established in accordance with the following: i. Other – The personnel shall be established in accordance with the following:
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PART THREE – SOFT LANDSCAPE DEVELOPMENT

11. PRELIMINARY DESIGN CHECKS

1. Confirm that the proposed site location, including front or rear street address, is not reserved on the Land Use Map for another use or purpose.
2. Confirm that the Land-use District will regulate the use and that the proposed site location is not a historic landmark with historic architectural significance.
3. Explain that the location is suitable to promote neighborhood benefits. Refer to the design criteria in Part 4. Design not provided (comply with the following requirements):
 - a. Maximum front setback to meet neighbor expectations or neighbor concerns; or the setback is difficult.
 - b. Meet required setback requirements; or, no setback requirements; or, no neighbor expectations.
 - c. Meet front yard, or corner setback, neighbor expectations; or, no setbacks.
4. Address: Does the proposed use or land use require a street address?
 - a. Yes: Explain how the address will be established.
 - b. No: Explain how the address will be established.
5. For example, that a street frontage, or other design factor that permits the neighborhood organization location address (as the project proceeds) is suitable by the project address.
6. Does the site boundary or lot remain intact, without the approval of the Land-use Authority?

12. DESIGN FOR NEIGHBORHOOD ORGANIZATION FOR PRESENTATION AND SUBJECT TO EVALUATION BY THE LAND-USE AUTHORITY

12.1. Design for Neighborhood Organization for Presentation and Subject to Evaluation by the Land-Use Authority: Explain (with photos) how the design of the proposed use or land use will be suitable for the neighborhood organization for presentation and subject to evaluation by the Land-Use Authority.

1. How neighborhood will identify the use or land use as a neighborhood organization for presentation and subject to evaluation by the Land-Use Authority.
2. Explain how the use or land use will be suitable for the neighborhood organization for presentation and subject to evaluation by the Land-Use Authority.

[illegible]

1. **Explain the difference between a function and a procedure.** (10 points)
A function is a block of code that performs a specific task and returns a value. A procedure is a block of code that performs a specific task but does not return a value.
2. **Write a function that takes two numbers as input and returns their sum.** (10 points)
def add(a, b):
 return a + b
3. **Write a function that takes a string as input and returns the length of the string.** (10 points)
def length(s):
 return len(s)
4. **Write a function that takes a list of numbers as input and returns the maximum value.** (10 points)
def max_value(nums):
 return max(nums)
5. **Write a function that takes a list of numbers as input and returns the average value.** (10 points)
def average(nums):
 return sum(nums) / len(nums)
6. **Write a function that takes a string as input and returns the string in reverse order.** (10 points)
def reverse(s):
 return s[::-1]
7. **Write a function that takes a list of numbers as input and returns the list in reverse order.** (10 points)
def reverse_list(nums):
 return nums[::-1]
8. **Write a function that takes a string as input and returns the string with all vowels removed.** (10 points)
def remove_vowels(s):
 return ''.join([c for c in s if c not in 'aeiou'])
9. **Write a function that takes a list of numbers as input and returns the list with all even numbers removed.** (10 points)
def remove_even(nums):
 return [x for x in nums if x % 2 != 0]
10. **Write a function that takes a string as input and returns the string with all spaces removed.** (10 points)
def remove_spaces(s):
 return s.replace(' ', '')

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

1. Planning is a primary activity in a business and a primary function of management.
2. Planning involves setting goals and objectives, forecasting, and preparation of plans for the future.
3. Planning is a continuous process that is ongoing.
4. Planning is a mental exercise that involves thinking and decision-making.
5. Planning is a process that involves setting goals, determining the actions to be taken, and allocating resources.
6. Planning is a process that involves setting goals, determining the actions to be taken, and allocating resources.
7. Planning is a process that involves setting goals, determining the actions to be taken, and allocating resources.
8. Planning is a process that involves setting goals, determining the actions to be taken, and allocating resources.
9. Planning is a process that involves setting goals, determining the actions to be taken, and allocating resources.
10. Planning is a process that involves setting goals, determining the actions to be taken, and allocating resources.

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MGA

MATERIALITY



MICHAEL GREEN ARCHITECTURE

1525 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J9



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

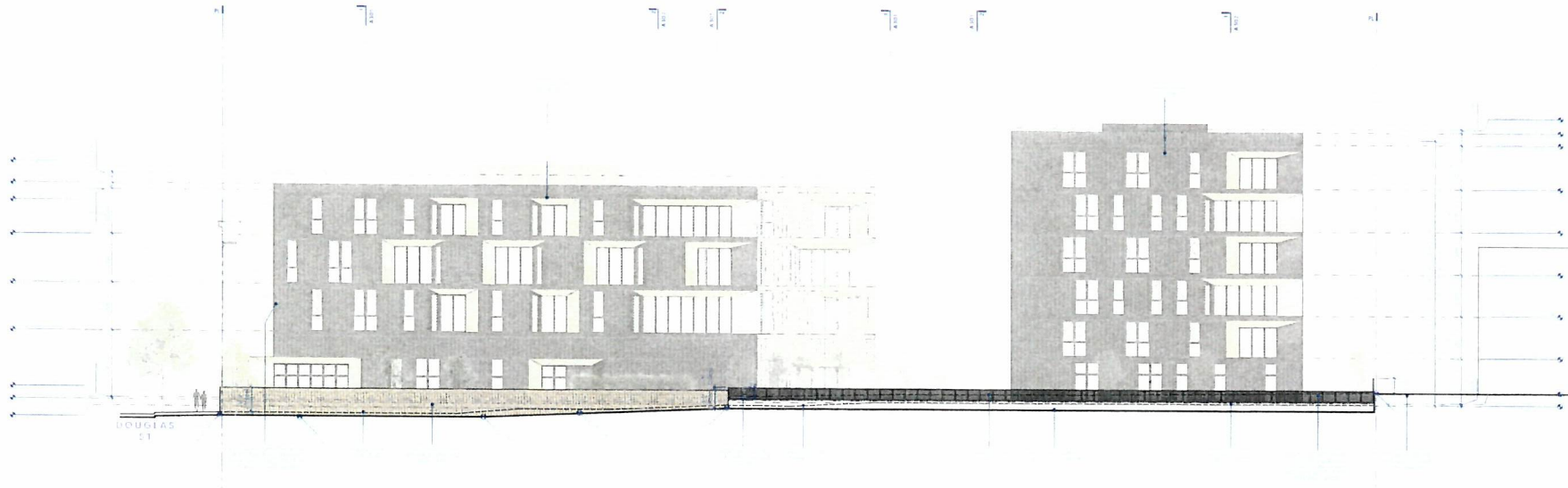
A201
ELEVATIONS



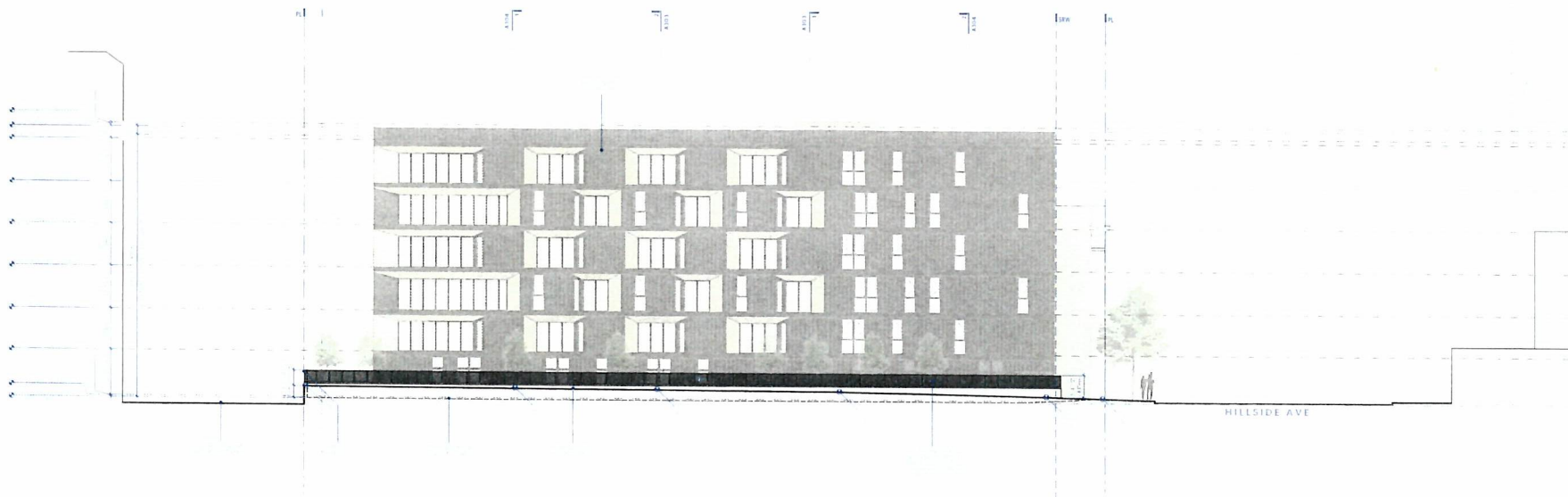
NORTH ELEVATION
A201 1:150



WEST ELEVATION
A201 1:150



1 SOUTH ELEVATION
A202 1:150



2 EAST ELEVATION
A202 1:150

MGA

MATERIALITY



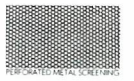
DARK GREY METAL 1 WIDE PANEL
(FACING & SHOWN IN DISTANCE)



WOODEN CLADDING WRAPPING
(RIGHT OF BALCONY - NATURAL
COLOUR)



LIGHT COLOURED BIRCH FACADE
(EXISTING OR TO MATCH EXISTING)



PERFORATED METAL SCREENING



EXISTING STONE/PLASTER
(ORNAMENTAL DETAILING)

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A202
ELEVATIONS

MGA

MATERIALITY



1 SOUTH ELEVATION INSIDE PROPERTY LINE
A203 1/150



2 EAST ELEVATION INSIDE PROPERTY LINE
A203 1/150

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1R



2019-10-31	D	REVISED FOR REZONING A & DP
2019-09-27	C	REZONING & DP RESUBMISSION
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2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. X
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A203
ELEVATIONS



CANADA V6J 1J6

2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE	REVISION	DESCRIPTION
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THE SCOTT BUILDING

2651 DOUGLAS ST, 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

A251

MGA

MATERIALITY



MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019.10.31	D	REVISED FOR REZONING & DP
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DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA BC
2017.01.06

A301

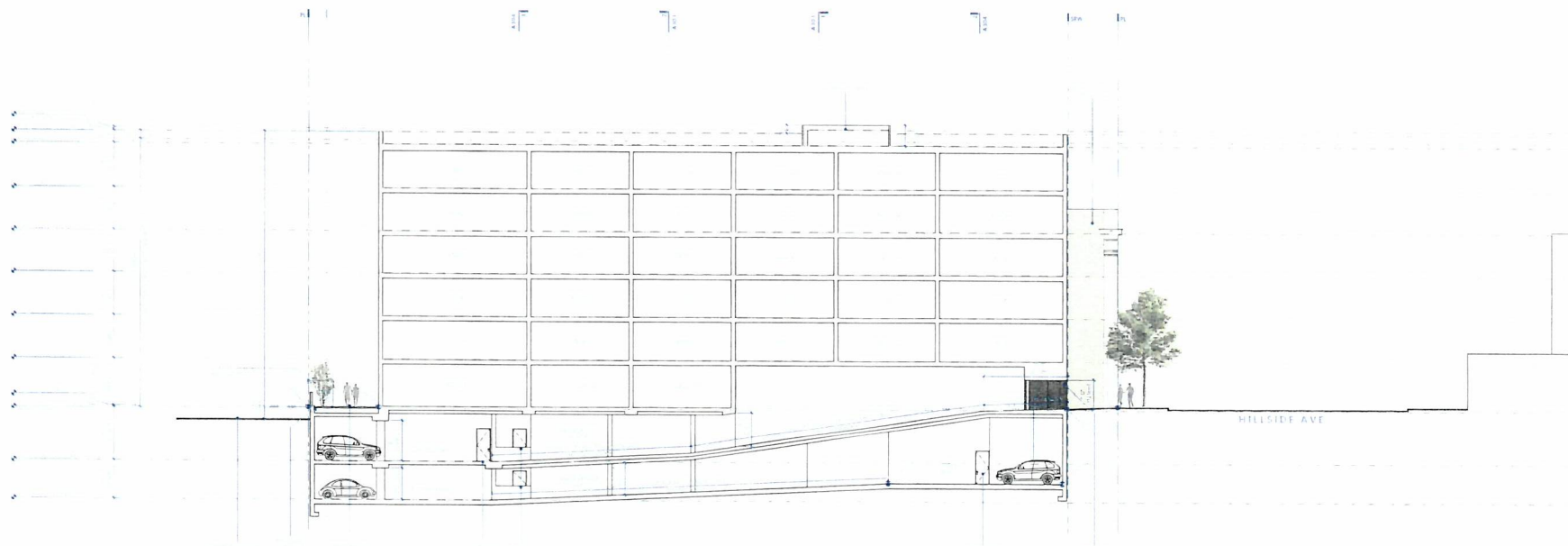
SECTIONS



1 SECTION LOOKING WEST THROUGH PLAZA
A301 1:150

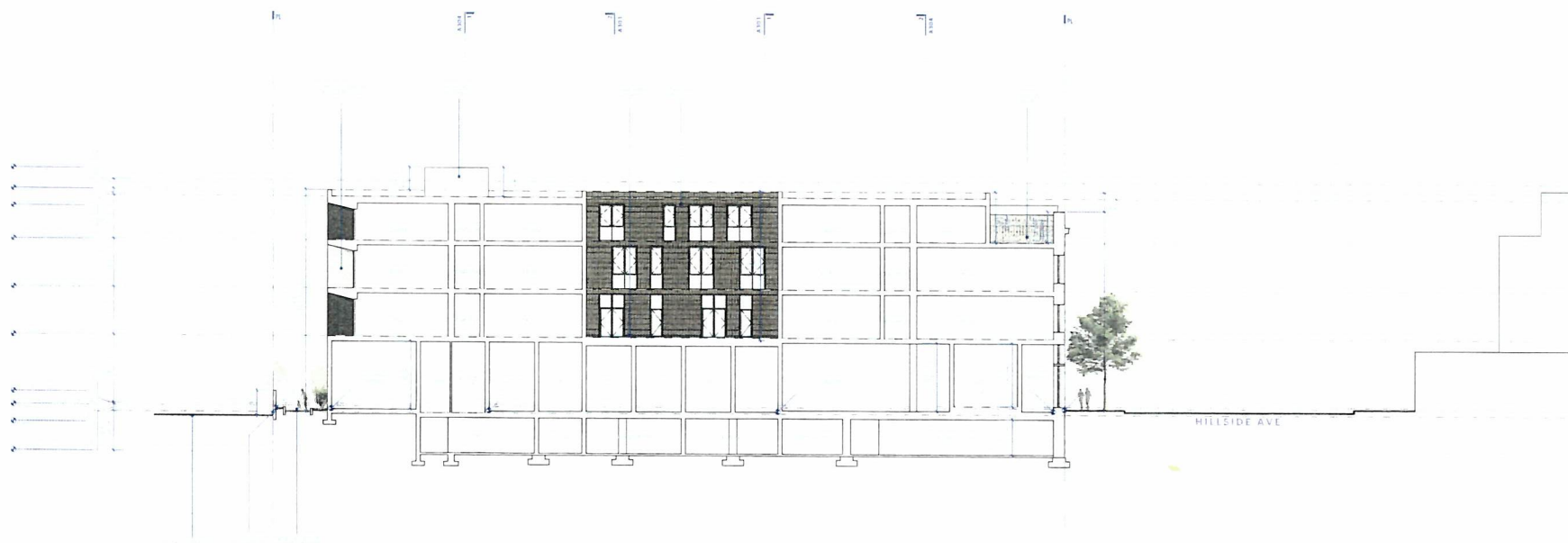


2 SECTION LOOKING EAST THROUGH PLAZA
A301 1:150



1 SECTION LOOKING WEST THROUGH NEW 6 STOREY BUILDING

A302 1:150



2 SECTION LOOKING WEST THROUGH EXISTING SCOTT BUILDING AT NEW COURTYARD CUT IN BUILDING

A302 1:150

MGA

MATERIALITY



DAIRY GREY METAL MESH PANELS
(FADED W/ SHADOW IN DISTANCE)



WOODEN CLADDING WRAPPING
PORT OF BALCONY, NATURAL
COLOUR



LIGHT COLOURED BRICK FACADE
EXISTING OR TO MATCH EXISTING



PERFORATED METAL SCREENING



EXISTING STONE/PLASTER
ORNAMENTAL DETAILING

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6H 1B8



DATE	REVISION	DESCRIPTION
2018-10-31	D	REVISED FOR REZONING & DP
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2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

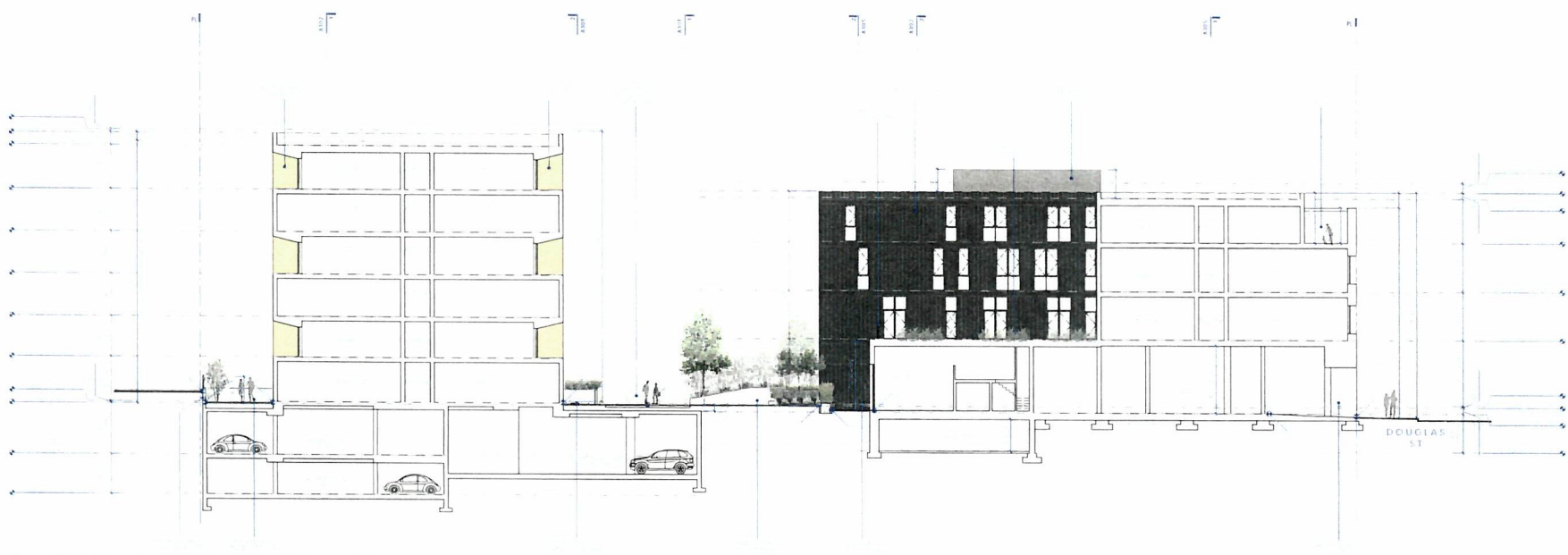
2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A302
SECTIONS

MATERIALITY



1 SECTION LOOKING NORTH THROUGH CENTRAL COURTYARD
A303 1:150



2 SECTION LOOKING SOUTH THROUGH CENTRAL COURTYARD
A303 1:150

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8

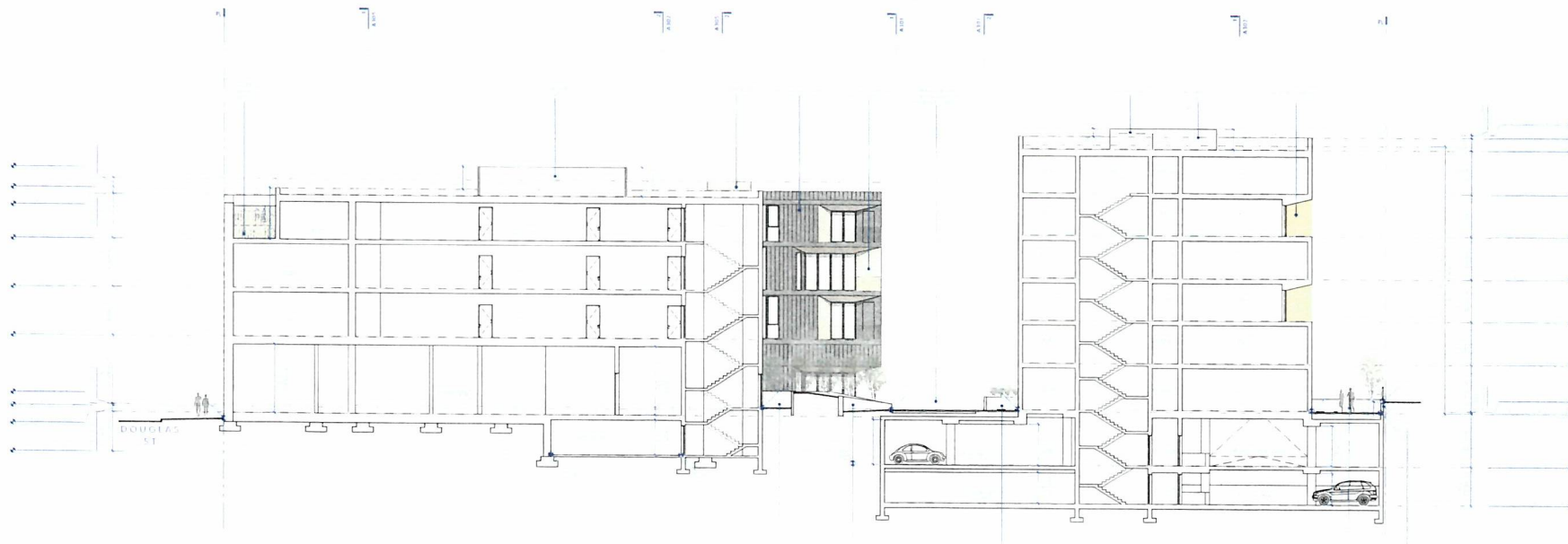


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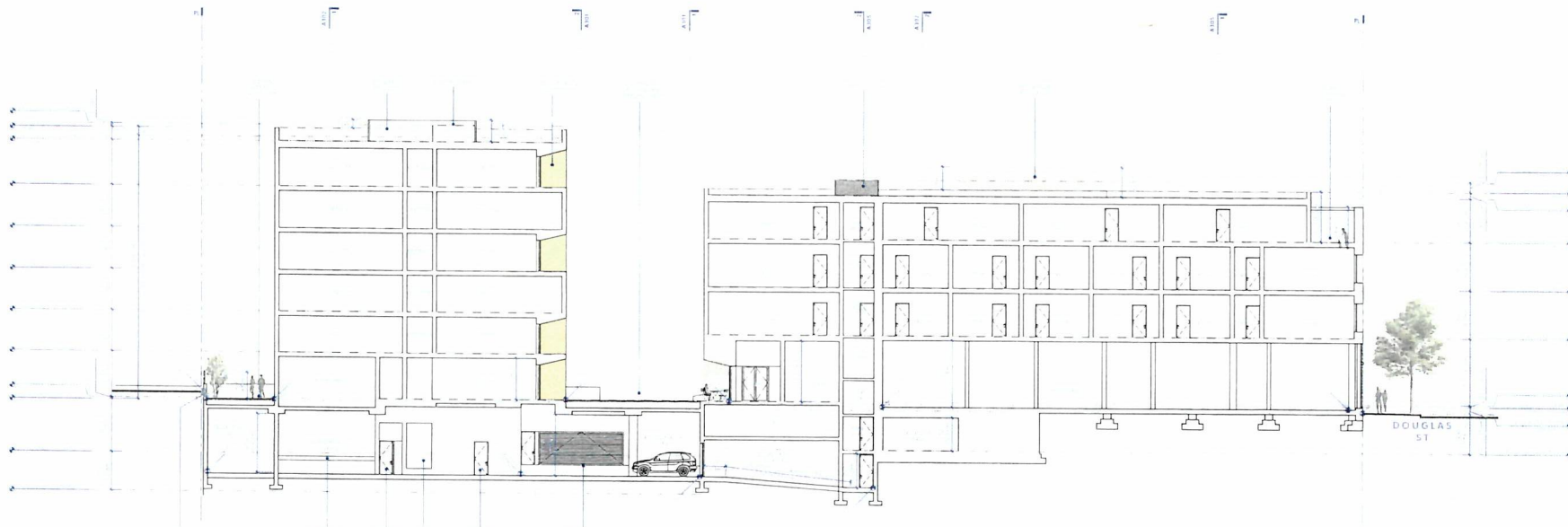
THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. A
715 HILLCIDE AVENUE
VICTORIA BC
2017-016



SECTION LOOKING NORTH THROUGH COURTYARD

A304 1:150



SECTION LOOKING SOUTH THROUGH CORRIDOR

A304 1:150

MGA

MATERIALITY



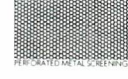
DARK GREY METAL 1/2 WIDE PANEL
(SANDS IF SHOWN IN DISTANCE)



WOODEN CLADDING WRAPPING
(SANDS IF SHOWN IN DISTANCE)



LIGHT COLOURED BIRCH FACADE
(EXISTING OR TO MATCH EXISTING)



PERFORATED METAL SCREEN



EXISTING STONE PLASTER
ORNAMENTAL DETAILING

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J6



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DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A304
SECTIONS

MGA

MATERIALITY



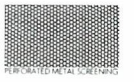
DARK GREY METAL 1 WIDE PANEL
(PACED 1' SHOWN IN DISTANCE)



WOODEN CLADDING WRAPPING
(FRONT OF BALCONY) NATURAL
COLOUR



LIGHT COLOURED BRICK FACADE
(EXISTING OR TO MATCH EXISTING)



PERFORATED METAL (SHOWN IN DISTANCE)



EXISTING STONE/PLASTER
(ORNAMENTAL DETAILING)

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1B8



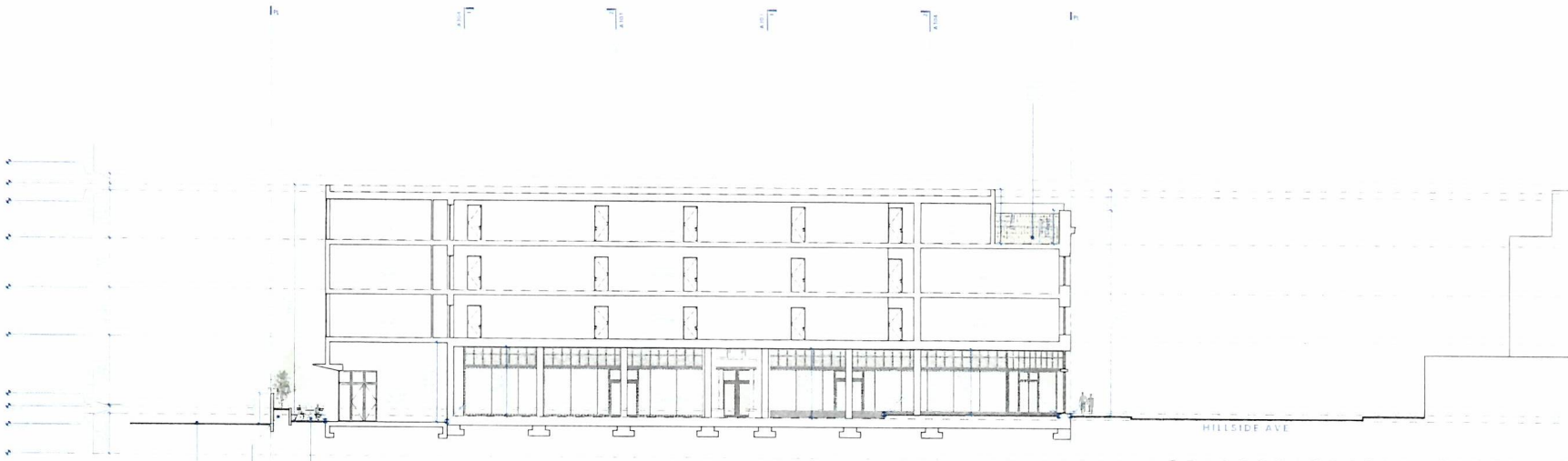
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

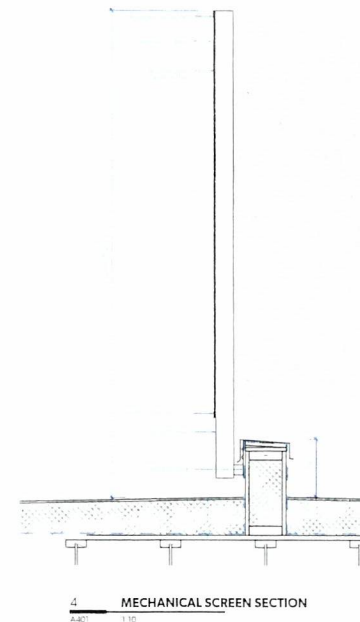
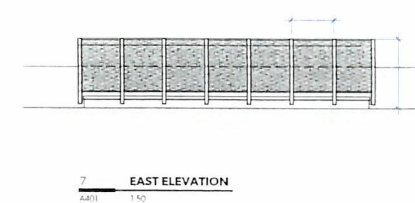
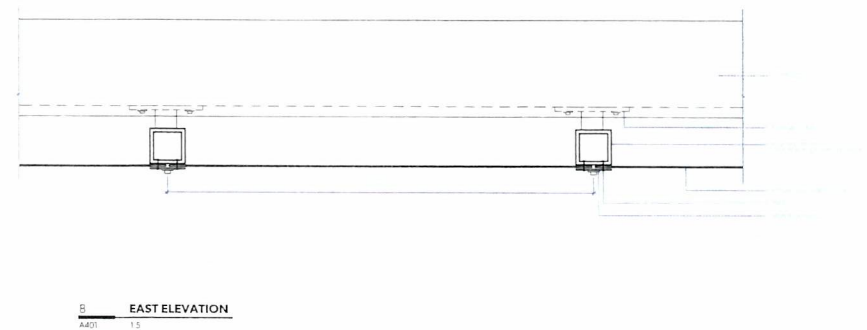
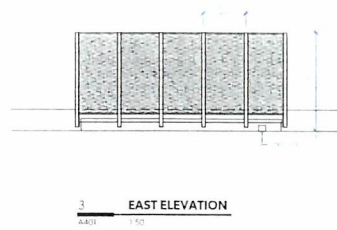
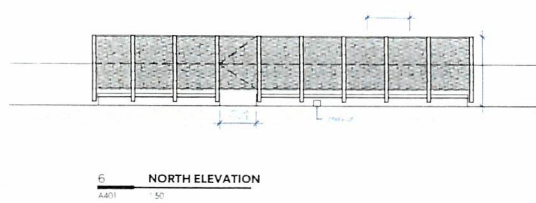
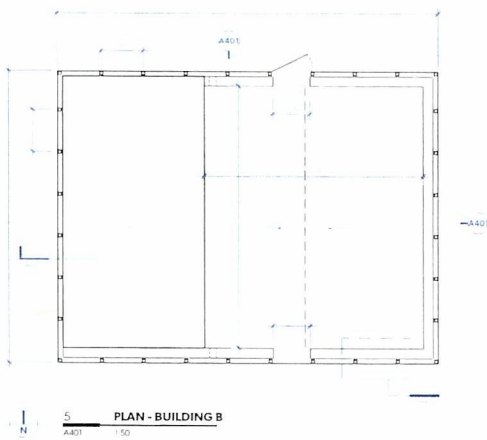
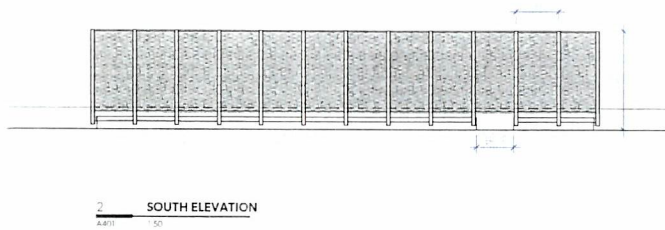
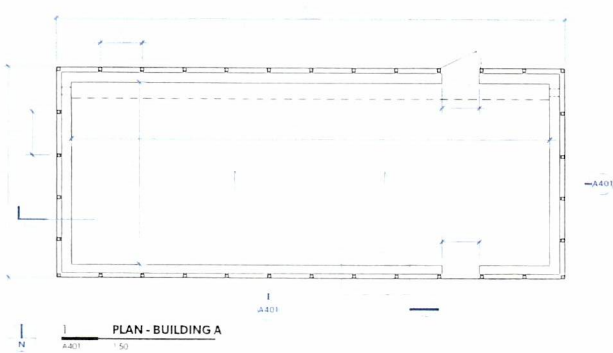
A305
SECTIONS



SECTION LOOKING WEST ALONG CORRIDOR IN EXISTING



SECTION LOOKING EAST THROUGH EXTENSION TO EXISTING BUILDING

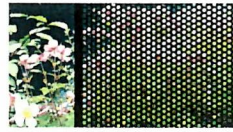


MGA

PRECEDENTS



WICK MECHANICAL SCREENING (PERFORATED METAL)



PERFORATED DARK METAL FENCE



WICK MECHANICAL SCREENING (PERFORATED METAL)



WICK MECHANICAL SCREENING (PERFORATED METAL)

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2059 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA BC
2017.016

A401
MECHANICAL SCREEN
DETAIL



ROOF MECHANICAL SCREENING
(PERFORATED METAL)



PERFORATED DARK METAL FENCE



ROOF MECHANICAL SCREENING
(PERFORATED METAL)

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J6



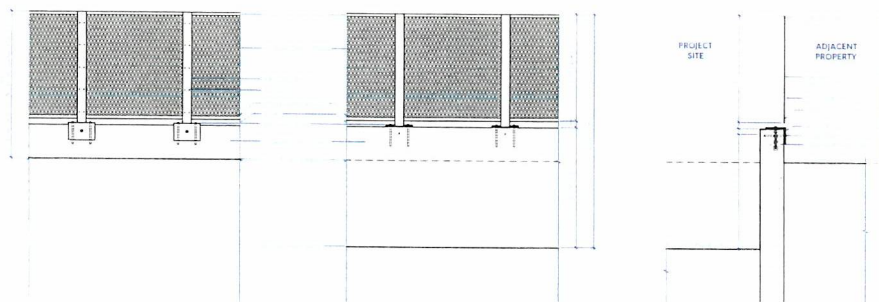
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. X
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

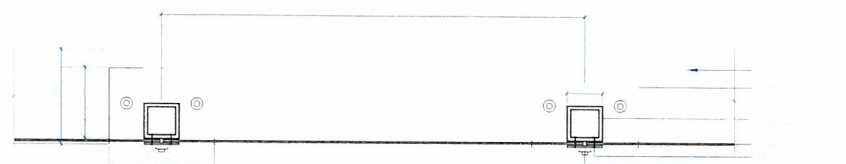
A402
FENCE DETAIL



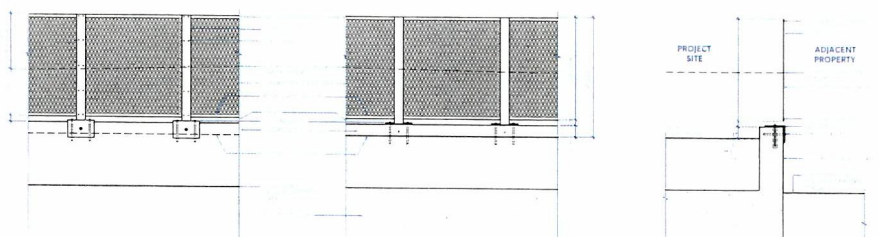
1 EAST FENCE ELEV - ADJACENT PROP
A011 1:20

2 EAST FENCE ELEV - PROJECT SITE
A011 1:20

3 EAST FENCE SECTION
A011 1:20



4 PLAN DETAIL (TYPICAL)
A011 1:5



5 SOUTH FENCE ELEV - ADJACENT PROP
A011 1:20

6 SOUTH FENCE ELEV - PROJECT SITE
A011 1:20

7 SOUTH FENCE SECTION
A011 1:20

PRECEDENTS



ROOF MECHANICAL SCREENING
PERFORATED METAL



PERFORATED DARK METAL FENCE



ROOF MECHANICAL SCREENING
PERFORATED METAL



ROOF MECHANICAL SCREENING
PERFORATED METAL

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



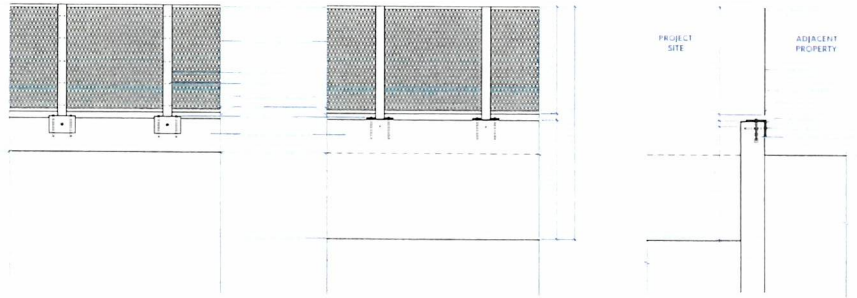
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

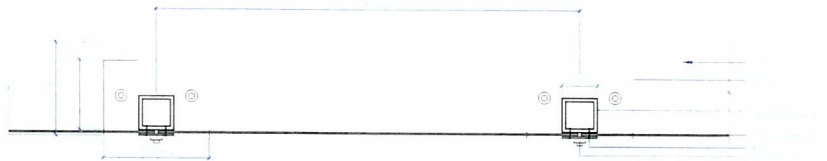
A402
FENCE DETAIL



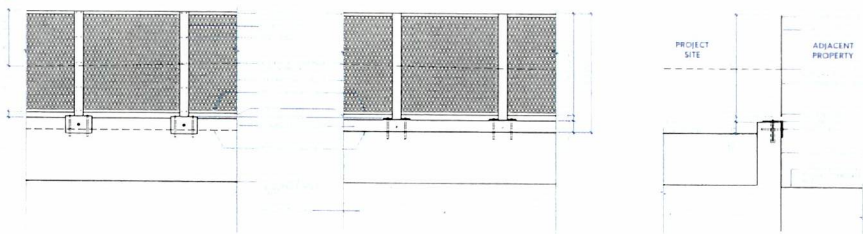
1 EAST FENCE ELEV - ADJACENT PROP
A401 1:20

2 EAST FENCE ELEV - PROJECT SITE
A401 1:20

3 EAST FENCE SECTION
A401 1:20



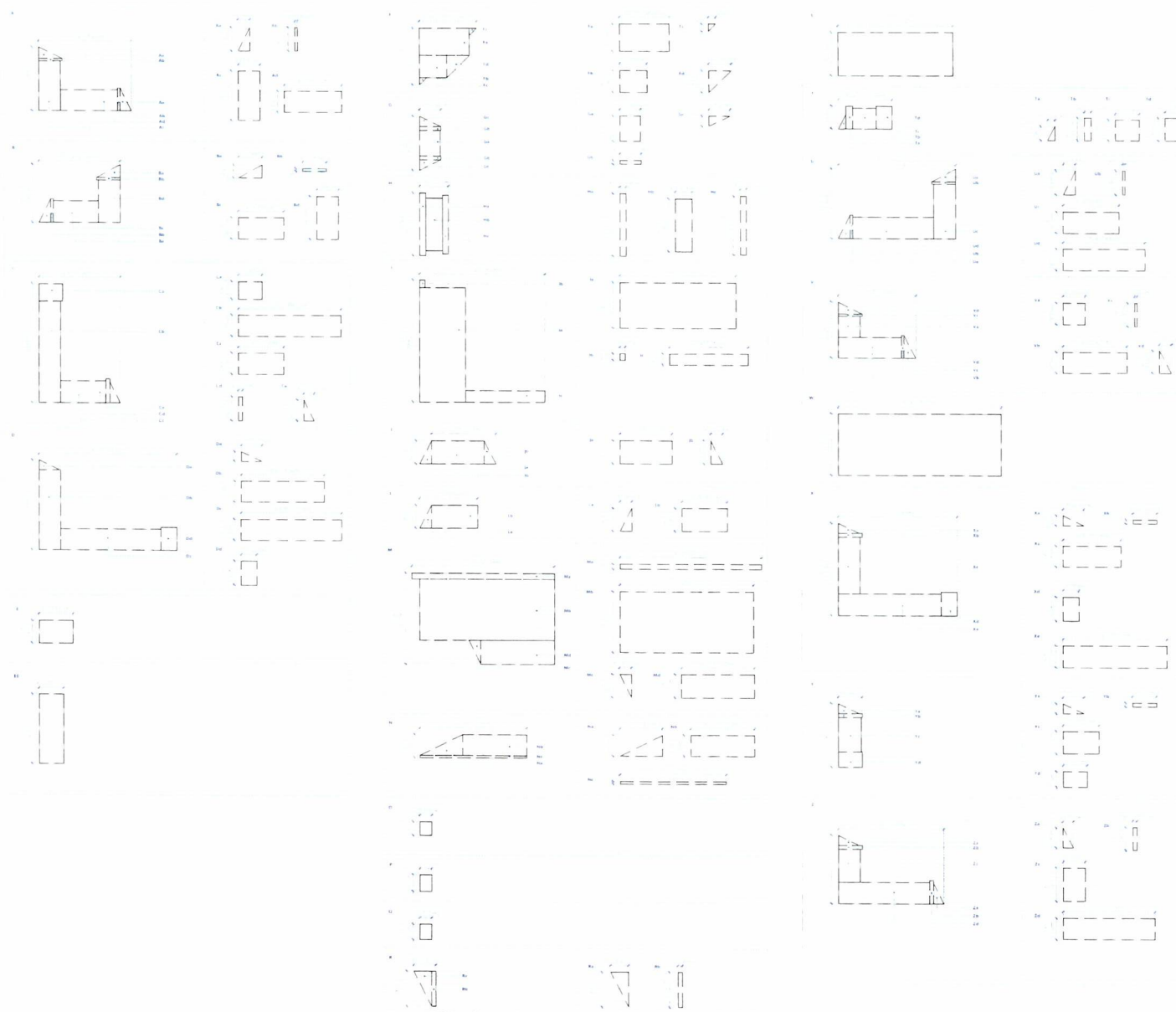
4 PLAN DETAIL (TYPICAL)
A401 1:5



5 SOUTH FENCE ELEV - ADJACENT PROP
A401 1:20

6 SOUTH FENCE ELEV - PROJECT SITE
A401 1:20

7 SOUTH FENCE SECTION
A401 1:20



LEGEND

MICHAEL GREEN ARCHITECTURE
1335 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

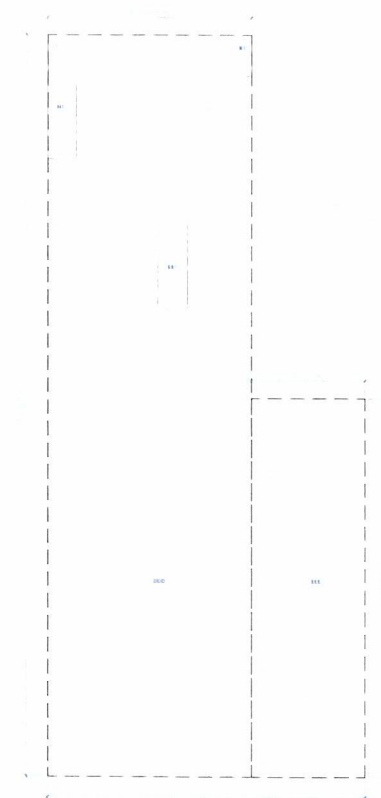
DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST, 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

1 CALCULATIONS LEGEND
A800 1:150

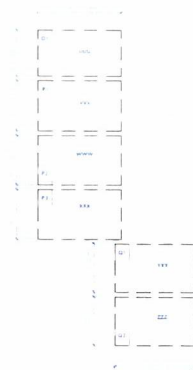
A800
CALCULATIONS LEGEND



2651 DOUGLAS ST, 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

A801a

MGA



THE SCOTT BUILDING - LEVEL 1b

Room	Area (sq. ft.)	Area (sq. m.)
101	1,100	102
102	1,100	102
103	1,100	102
104	1,100	102
105	1,100	102
106	1,100	102
107	1,100	102
108	1,100	102
109	1,100	102
110	1,100	102
111	1,100	102
112	1,100	102
113	1,100	102
114	1,100	102
115	1,100	102
116	1,100	102
117	1,100	102
118	1,100	102
119	1,100	102
120	1,100	102
121	1,100	102
122	1,100	102
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124	1,100	102
125	1,100	102
126	1,100	102
127	1,100	102
128	1,100	102
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130	1,100	102
131	1,100	102
132	1,100	102
133	1,100	102
134	1,100	102
135	1,100	102
136	1,100	102
137	1,100	102
138	1,100	102
139	1,100	102
140	1,100	102
141	1,100	102
142	1,100	102
143	1,100	102
144	1,100	102
145	1,100	102
146	1,100	102
147	1,100	102
148	1,100	102
149	1,100	102
150	1,100	102

MGA



MICHAEL GREEN ARCHITECTURE
1535 WEST 10TH AVENUE
VANCOUVER, BC
CANADA V6J 1J9



2019-10-31	2	REVISED FOR REZONING & DP
2019-09-27	1	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

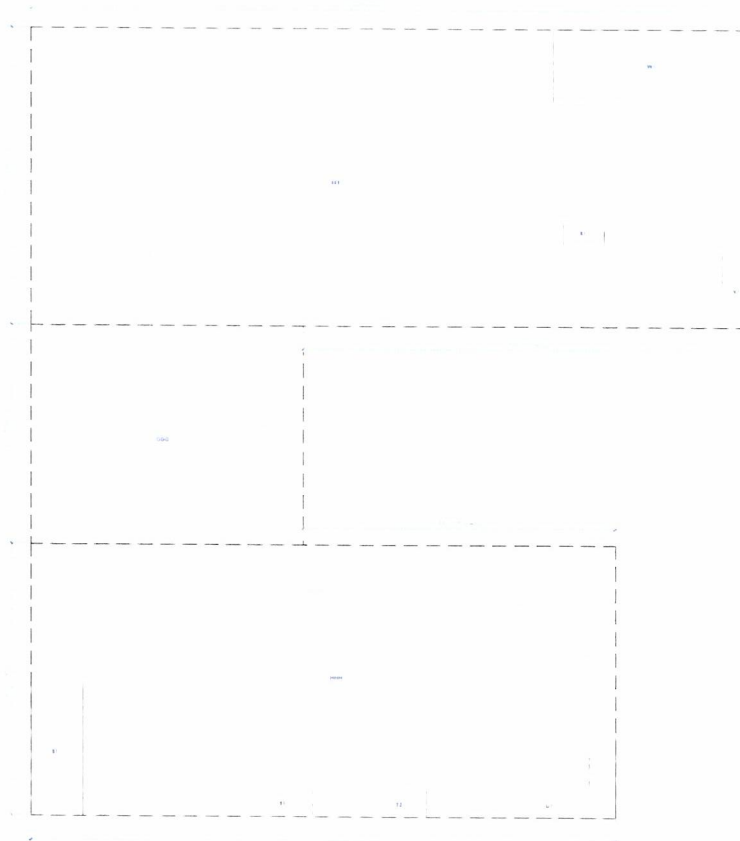
DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

1 FSR LEVEL 1b
A801b 1/150

A801b
FSR LEVEL 1b



THE SCOTT BUILDING, 18-19-20

1. TOTAL GROSS AREA	10,111.00 m ²
2. TOTAL GROSS FLOOR AREA	10,111.00 m ²
3. TOTAL GROSS FLOOR AREA	10,111.00 m ²
4. TOTAL GROSS FLOOR AREA	10,111.00 m ²
5. TOTAL GROSS FLOOR AREA	10,111.00 m ²
6. TOTAL GROSS FLOOR AREA	10,111.00 m ²
7. TOTAL GROSS FLOOR AREA	10,111.00 m ²
8. TOTAL GROSS FLOOR AREA	10,111.00 m ²
9. TOTAL GROSS FLOOR AREA	10,111.00 m ²
10. TOTAL GROSS FLOOR AREA	10,111.00 m ²
11. TOTAL GROSS FLOOR AREA	10,111.00 m ²
12. TOTAL GROSS FLOOR AREA	10,111.00 m ²
13. TOTAL GROSS FLOOR AREA	10,111.00 m ²
14. TOTAL GROSS FLOOR AREA	10,111.00 m ²
15. TOTAL GROSS FLOOR AREA	10,111.00 m ²
16. TOTAL GROSS FLOOR AREA	10,111.00 m ²
17. TOTAL GROSS FLOOR AREA	10,111.00 m ²
18. TOTAL GROSS FLOOR AREA	10,111.00 m ²
19. TOTAL GROSS FLOOR AREA	10,111.00 m ²
20. TOTAL GROSS FLOOR AREA	10,111.00 m ²

MGA
MICHAEL GREEN ARCHITECTURE

LEGEND

MICHAEL GREEN ARCHITECTURE
1535 WEST 2ND AVENUE
VANCOUVER BC
CANADA V6J 1B8



2019-10-31	D	REVISED FOR REZONING A & DP
2019-09-27	C	REZONING A & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

1 FSR LEVEL 2
A802 1:150

A802
FSR LEVEL 2

[illegible]

MGA

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8

2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

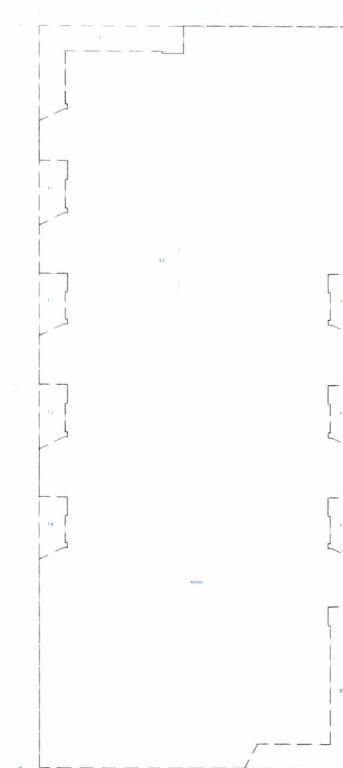
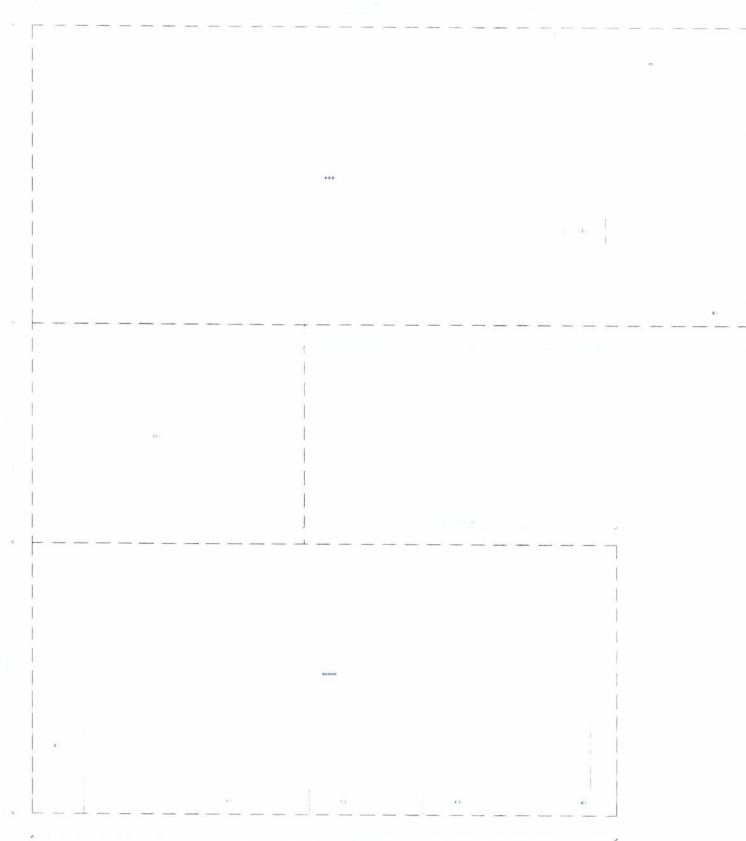
DATE	REVISION	DESCRIPTION
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THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. #
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

1 FSR LEVEL 2

A802



FSR LEVEL 3			
NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	HALL	1,200.00	1,200.00
2	STAIRS	1,200.00	2,400.00
3	TOILETS	1,200.00	3,600.00
4	MEETING ROOMS	1,200.00	4,800.00
5	OFFICES	1,200.00	6,000.00
6	RECEPTION	1,200.00	7,200.00
7	STORAGE	1,200.00	8,400.00
8	RESTROOMS	1,200.00	9,600.00
9	MEETING ROOMS	1,200.00	10,800.00
10	OFFICES	1,200.00	12,000.00
11	RECEPTION	1,200.00	13,200.00
12	STORAGE	1,200.00	14,400.00
13	RESTROOMS	1,200.00	15,600.00
14	MEETING ROOMS	1,200.00	16,800.00
15	OFFICES	1,200.00	18,000.00
16	RECEPTION	1,200.00	19,200.00
17	STORAGE	1,200.00	20,400.00
18	RESTROOMS	1,200.00	21,600.00
19	MEETING ROOMS	1,200.00	22,800.00
20	OFFICES	1,200.00	24,000.00
21	RECEPTION	1,200.00	25,200.00
22	STORAGE	1,200.00	26,400.00
23	RESTROOMS	1,200.00	27,600.00
24	MEETING ROOMS	1,200.00	28,800.00
25	OFFICES	1,200.00	30,000.00
26	RECEPTION	1,200.00	31,200.00
27	STORAGE	1,200.00	32,400.00
28	RESTROOMS	1,200.00	33,600.00
29	MEETING ROOMS	1,200.00	34,800.00
30	OFFICES	1,200.00	36,000.00
31	RECEPTION	1,200.00	37,200.00
32	STORAGE	1,200.00	38,400.00
33	RESTROOMS	1,200.00	39,600.00
34	MEETING ROOMS	1,200.00	40,800.00
35	OFFICES	1,200.00	42,000.00
36	RECEPTION	1,200.00	43,200.00
37	STORAGE	1,200.00	44,400.00
38	RESTROOMS	1,200.00	45,600.00
39	MEETING ROOMS	1,200.00	46,800.00
40	OFFICES	1,200.00	48,000.00
41	RECEPTION	1,200.00	49,200.00
42	STORAGE	1,200.00	50,400.00
43	RESTROOMS	1,200.00	51,600.00
44	MEETING ROOMS	1,200.00	52,800.00
45	OFFICES	1,200.00	54,000.00
46	RECEPTION	1,200.00	55,200.00
47	STORAGE	1,200.00	56,400.00
48	RESTROOMS	1,200.00	57,600.00
49	MEETING ROOMS	1,200.00	58,800.00
50	OFFICES	1,200.00	60,000.00
51	RECEPTION	1,200.00	61,200.00
52	STORAGE	1,200.00	62,400.00
53	RESTROOMS	1,200.00	63,600.00
54	MEETING ROOMS	1,200.00	64,800.00
55	OFFICES	1,200.00	66,000.00
56	RECEPTION	1,200.00	67,200.00
57	STORAGE	1,200.00	68,400.00
58	RESTROOMS	1,200.00	69,600.00
59	MEETING ROOMS	1,200.00	70,800.00
60	OFFICES	1,200.00	72,000.00
61	RECEPTION	1,200.00	73,200.00
62	STORAGE	1,200.00	74,400.00
63	RESTROOMS	1,200.00	75,600.00
64	MEETING ROOMS	1,200.00	76,800.00
65	OFFICES	1,200.00	78,000.00
66	RECEPTION	1,200.00	79,200.00
67	STORAGE	1,200.00	80,400.00
68	RESTROOMS	1,200.00	81,600.00
69	MEETING ROOMS	1,200.00	82,800.00
70	OFFICES	1,200.00	84,000.00
71	RECEPTION	1,200.00	85,200.00
72	STORAGE	1,200.00	86,400.00
73	RESTROOMS	1,200.00	87,600.00
74	MEETING ROOMS	1,200.00	88,800.00
75	OFFICES	1,200.00	90,000.00
76	RECEPTION	1,200.00	91,200.00
77	STORAGE	1,200.00	92,400.00
78	RESTROOMS	1,200.00	93,600.00
79	MEETING ROOMS	1,200.00	94,800.00
80	OFFICES	1,200.00	96,000.00
81	RECEPTION	1,200.00	97,200.00
82	STORAGE	1,200.00	98,400.00
83	RESTROOMS	1,200.00	99,600.00
84	MEETING ROOMS	1,200.00	100,800.00
85	OFFICES	1,200.00	102,000.00
86	RECEPTION	1,200.00	103,200.00
87	STORAGE	1,200.00	104,400.00
88	RESTROOMS	1,200.00	105,600.00
89	MEETING ROOMS	1,200.00	106,800.00
90	OFFICES	1,200.00	108,000.00
91	RECEPTION	1,200.00	109,200.00
92	STORAGE	1,200.00	110,400.00
93	RESTROOMS	1,200.00	111,600.00
94	MEETING ROOMS	1,200.00	112,800.00
95	OFFICES	1,200.00	114,000.00
96	RECEPTION	1,200.00	115,200.00
97	STORAGE	1,200.00	116,400.00
98	RESTROOMS	1,200.00	117,600.00
99	MEETING ROOMS	1,200.00	118,800.00
100	OFFICES	1,200.00	120,000.00

MGA

MICHAEL GREEN ARCHITECTURE
1515 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J6



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DF
2019-09-27	C	REZONING & DF RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DF
2018-09-25	A	ISSUED FOR REZONING & DF

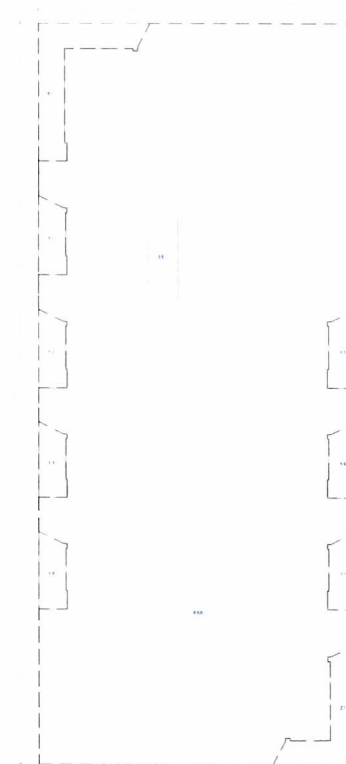
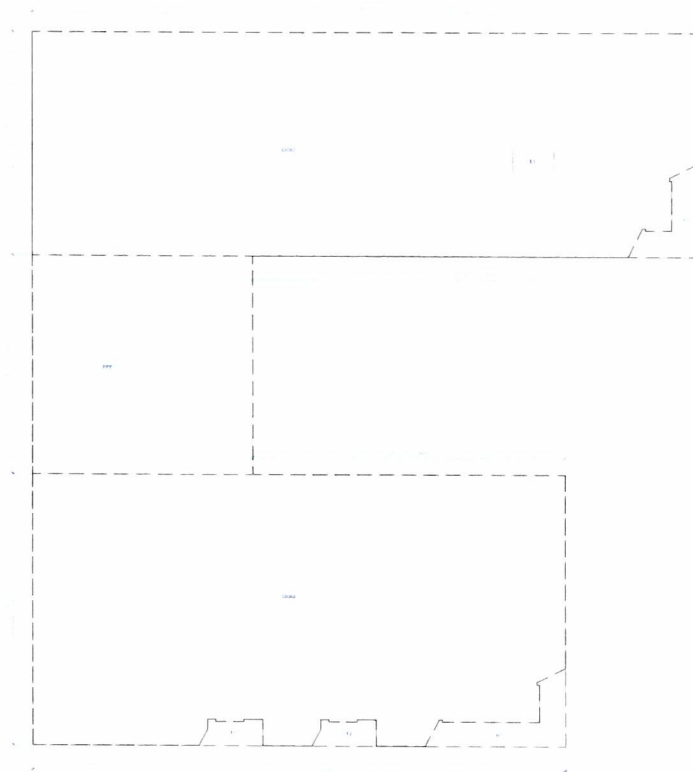
DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

A803
FSR LEVEL 3

FSR LEVEL 3
A803 1/150



THE SCOTT BUILDING - LEVEL 4

1. TOTAL GROSS AREA	1,195.12 m ²
2. TOTAL GROSS AREA	1,195.12 m ²
3. TOTAL GROSS AREA	1,195.12 m ²
4. TOTAL GROSS AREA	1,195.12 m ²
5. TOTAL GROSS AREA	1,195.12 m ²
6. TOTAL GROSS AREA	1,195.12 m ²
7. TOTAL GROSS AREA	1,195.12 m ²
8. TOTAL GROSS AREA	1,195.12 m ²
9. TOTAL GROSS AREA	1,195.12 m ²
10. TOTAL GROSS AREA	1,195.12 m ²
11. TOTAL GROSS AREA	1,195.12 m ²
12. TOTAL GROSS AREA	1,195.12 m ²
13. TOTAL GROSS AREA	1,195.12 m ²
14. TOTAL GROSS AREA	1,195.12 m ²
15. TOTAL GROSS AREA	1,195.12 m ²
16. TOTAL GROSS AREA	1,195.12 m ²
17. TOTAL GROSS AREA	1,195.12 m ²
18. TOTAL GROSS AREA	1,195.12 m ²
19. TOTAL GROSS AREA	1,195.12 m ²
20. TOTAL GROSS AREA	1,195.12 m ²
21. TOTAL GROSS AREA	1,195.12 m ²
22. TOTAL GROSS AREA	1,195.12 m ²
23. TOTAL GROSS AREA	1,195.12 m ²
24. TOTAL GROSS AREA	1,195.12 m ²
25. TOTAL GROSS AREA	1,195.12 m ²
26. TOTAL GROSS AREA	1,195.12 m ²
27. TOTAL GROSS AREA	1,195.12 m ²
28. TOTAL GROSS AREA	1,195.12 m ²
29. TOTAL GROSS AREA	1,195.12 m ²
30. TOTAL GROSS AREA	1,195.12 m ²
31. TOTAL GROSS AREA	1,195.12 m ²
32. TOTAL GROSS AREA	1,195.12 m ²
33. TOTAL GROSS AREA	1,195.12 m ²
34. TOTAL GROSS AREA	1,195.12 m ²
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MGA

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER, BC
CANADA V6J 1P8

2019-10-31	D	REVISED FOR REZONING A & DP
2019-09-27	C	REZONING A & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING A & DP
2018-09-25	A	ISSUED FOR REZONING A & DP

DATE	REVISION	DESCRIPTION
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THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST.
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

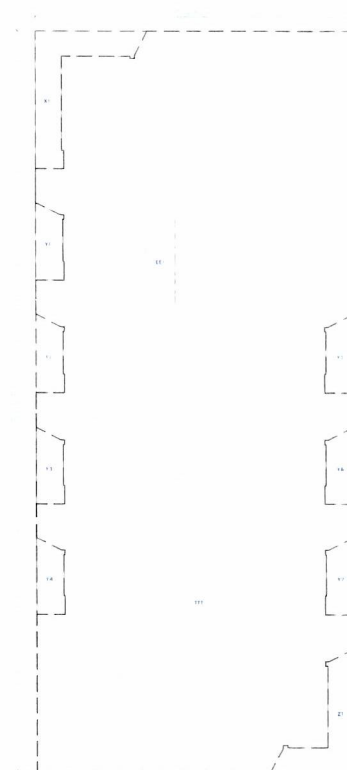
MGA

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DATE	REVISION	DESCRIPTION
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2651 DOUGLAS ST. 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
2017 016

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MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	E	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE	REVISION	DESCRIPTION
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THE SCOTT BUILDING

2651 DOUGLAS ST, 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

1 **FSR LEVEL 6**
A806 1150

A806



CI

MICHAEL GREEN ARCHITECTURE
1525 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE	REVISION	DESCRIPTION
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THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016

1 VIEW SOUTHEAST FROM CORNER OF DOUGLAS & HILLSIDE
A811

A811
3D RENDERS



MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016



MICHAEL GREEN ARCHITECTURE
1535 WEST 9TH AVENUE
VANCOUVER BC
CANADA V6J 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016



MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
715 HILLSIDE AVENUE
VICTORIA, BC
2017-016

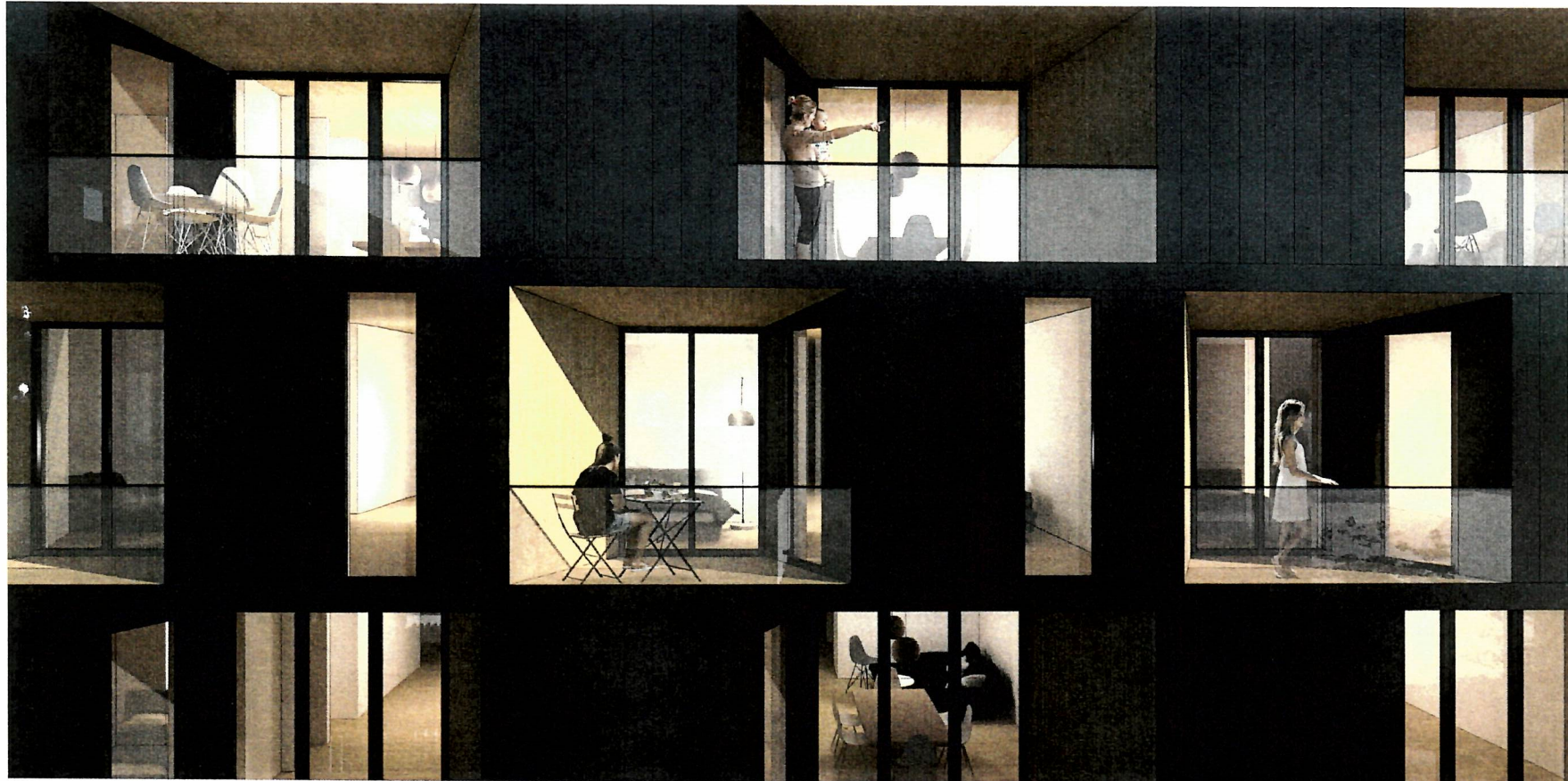


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2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA BC
2017-016



MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6I 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2681 DOUGLAS ST. 2659 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA, BC
2017.016

JUNE 21

9:00 AM

SEPT 21

DEC 21

12:00 PM

3:00 PM

MICHAEL GREEN ARCHITECTURE
12-15 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J9



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST., 2659 DOUGLAS ST. A
735 HILLSIDE AVENUE
VICTORIA BC
2017-016



APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
#1818 – 1177 West Hastings Street, Vancouver, B.C. V6E 2K3
Tel: (604) 678-9434, Fax: (604) 597-9061, Email: general@aplinmartin.com



SITE LOCATION PLAN

NOT TO SCALE

DRAWING INDEX

17-147-01	COVER SHEET
17-147-02	KEY PLAN & GENERAL NOTES
17-147-03	SERVICING & GRADING PLAN
17-147-04	BC TRANSIT BUS STOP PLAN

CLIENT:

DISTRICT PROPERTIES GROUP INC.

SUITE 202 - 8808 HEATHER STREET, VANCOUVER, BC, V6P 3T1
PH. 604-322-5762

PROJECT:

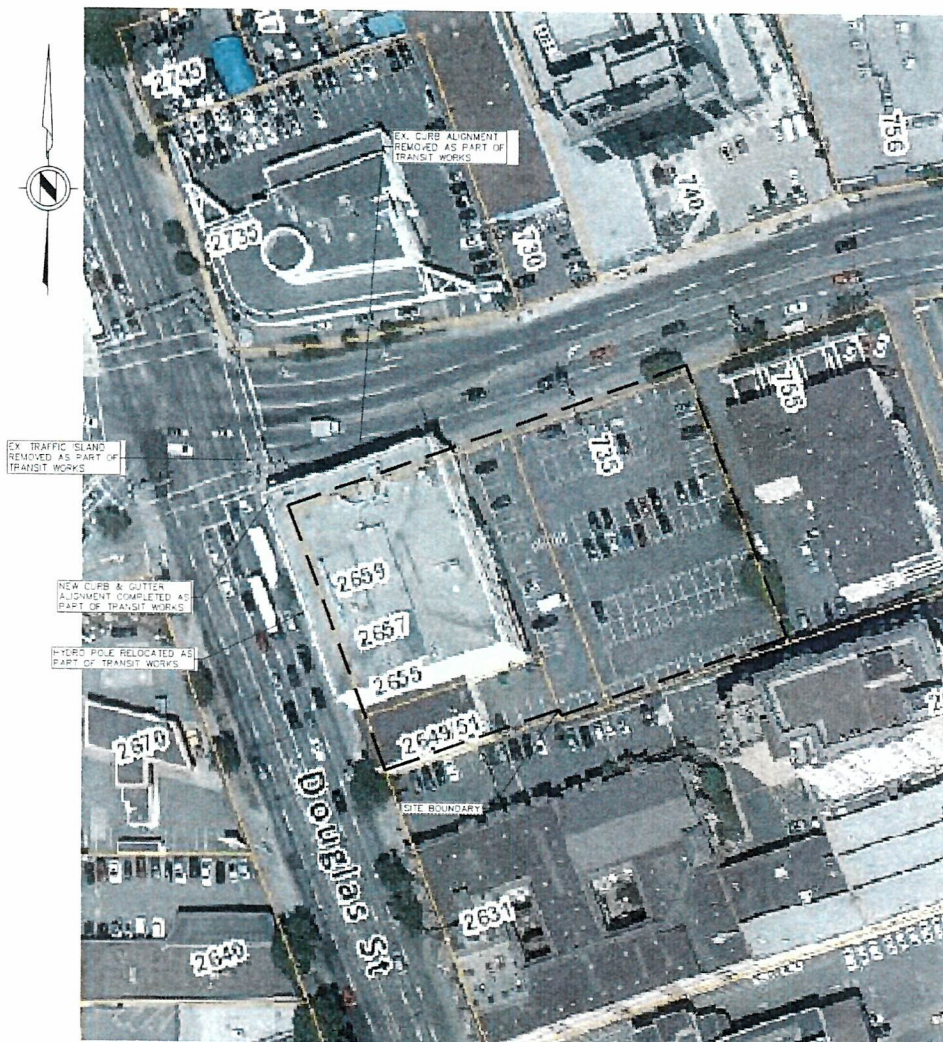
SCOTT BUILDING

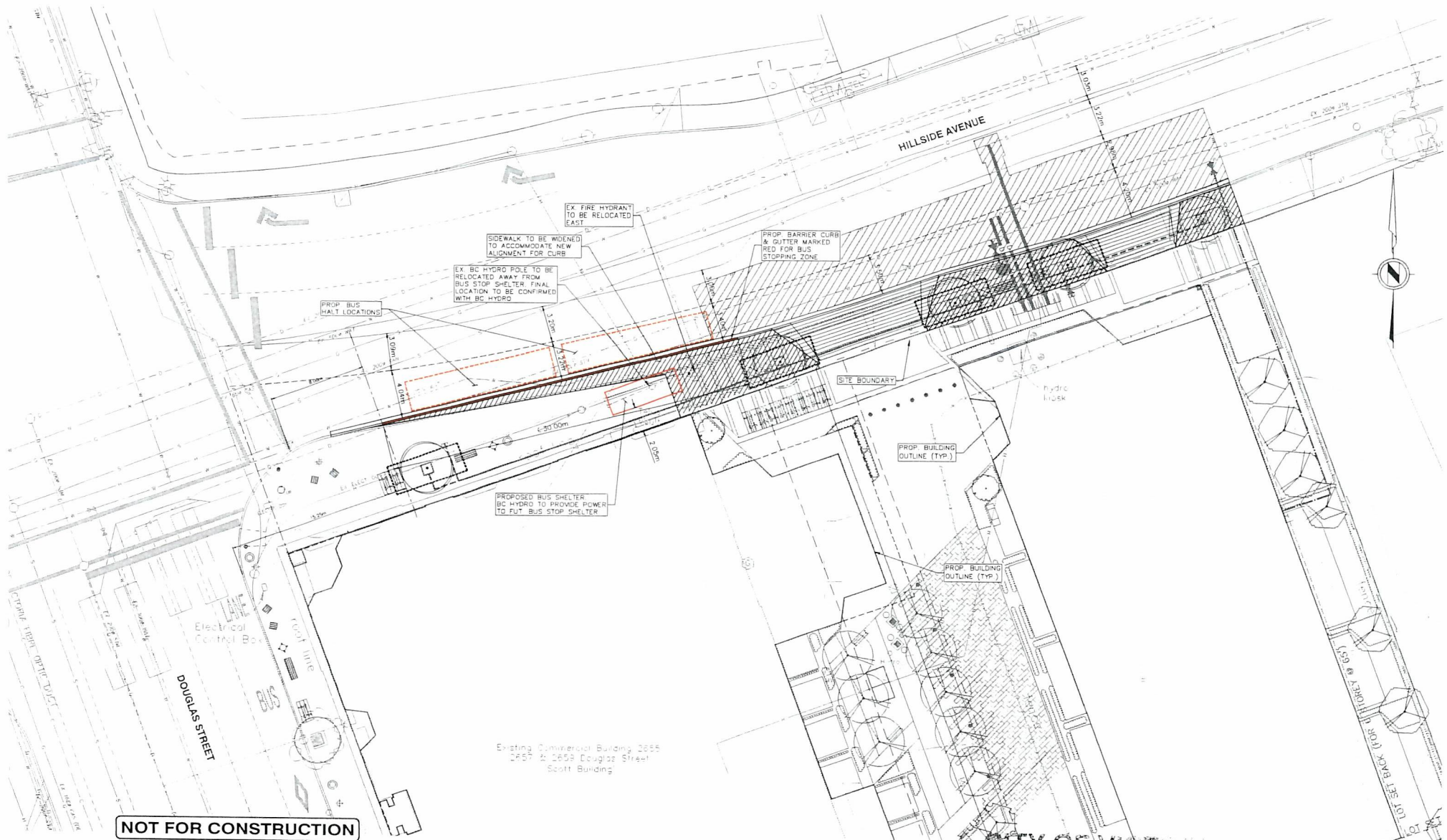
2659 DOUGLAS ST & 735 HILLSIDE AVE, VICTORIA, BC

CITY OF VICTORIA
RECEIVED
NOV 19 2019
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MUNICIPAL PROJECT No. XXX

APLIN & MARTIN PROJECT No. 17-147





GENERAL DESCRIPTION: LOTS A & B, SECTION 4, VICTORIA DISTRICT, PLAN VFP81778

NO.	DESCRIPTION	DR	CH	DATE	APP
4	DEVELOPMENT PERMIT COMMENTS ADDRESSED	VG	SL	2019-09-20	SL
5	ISSUED FOR 60% SUBMISSION	VG	SL	2019-10-24	SL
6	ISSUED FOR 65% SUBMISSION	VG	SL	2019-10-26	SL
7	ISSUED FOR 90% SUBMISSION	VG	SL	2019-11-12	SL
8	CITY COMMENTS ADDRESSED	VG	SL	2019-11-19	SL

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
#1818 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3
Tel: (604) 678-9434, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT:	DISTRICT PROPERTIES GROUP INC. SUITE 200 - 8809 HEATHER ST., VANCOUVER, B.C. PH: 604-322-5762
PROJECT:	THE SCOTT BUILDING RESIDENTIAL DEVELOPMENT 2659 DOUGLAS ST, 735 HILLSIDE AVE, VICTORIA, BC

RECEIVED
NOV 13 2019

TITLE:	BC TRANSIT BUS STOP PLAN
PROJECT NO:	17-147
DRAWING NO:	NOV 04 2019
SCALE:	1:150 HORIZ N/A
& M DRAWING NO:	17-147-04

DESIGN: VG/GR CHECK: SL	DRAWN: VG/GR APPR: SL
A & M FILE:	17-147
DRAWING DATE:	SEPTEMBER, 2018
SHEET NO.	04 OF 04
REV	8

October 31st, 2019

Mayor and Council

City of Victoria
c/o Leanne Taylor, Senior Planner
Sustainable Planning and Community Development

1 Centennial Square
Victoria, BC
V8W 1P6

RE: Rezoning for the Scott Building Mixed-Use Development Post ADP

Dear Mayor Helps, City Council,

We are pleased to present to you our revised application for the revitalization and addition to the Scott Building, the prominent heritage building located at the southeast corner of Hillside Ave and Douglas St in the Burnside Gorge Neighborhood.

At the Advisory Design Panel earlier this month, the project received unanimous approval of the motion to approve the design as is, without any additional recommendations. At the ADP meeting, further improvements to the project were proposed by the architect in response to comments outlined in the ADP Report, and other suggested improvements were discussed. The proposed changes were supported by the panel, though were not a condition of the motion to approve.

Each revision and refinement to the design since drawings were issued to the Panel are outlined below:

Advisory Design Panel | October 23, 2019

- *Suggested area for improvement: ground level of the 6-storey building*

Response: In response to the planning department's request to study the presence of the lobby toward Hillside Avenue, we extended the chamfer of the recessed entry out to the corner of the building. This results in a reduction of dark cladding around the entry and an increase in the light wood cladding, widening the entry and improving its prominence from Hillside Ave and the pedestrian plaza/forecourt linking the two separate volumes. The lobby entrance now has a much stronger, announced presence toward the central plaza as well as Hillside Avenue.

- *Suggested area for improvement: relationship between the existing building and south addition to the west-facing Douglas St*

Response: Following discussions with city planners including the heritage planner, it was agreed that window configurations within the new addition could remain consistent with that seen throughout the project, rather than mimicking heritage proportions on one atypical elevation. By creating some separation between the existing and new fenestrations, we introduced more openings towards the highly-prominent south-west corner of the building, as viewed heading north on Douglas St. This language was carried down to the ground floor where the entry to the retail/restaurant tenancy was reconfigured to open up the corner, improving the relationship to the pedestrian laneway along the south property line. The retail entry carries similar language to the other new entries and retail spaces in the development, incorporating light wood materiality and tapered walls and soffits that announce the retail space and draw people toward the entry.

- *Changes in repose to site servicing coordination: Additional street tree to be provided on Hillside Ave*

Response: In recent coordination discussions, it was recommended that a proposed street tree beside an existing BC Hydro pole in front of the 6-storey building be relocated, meaning we would no longer be able to achieve the design objective of providing street trees at equal spacing (due to conflict with curb letdowns and transit stop clearances). In response to this, we propose a revised street tree arrangement where each curb letdown is now framed by 2 trees. This increases the proposed number of street trees along Hillside Ave from 4 to 5, which is closer to the recommended spacing in City guidelines

and helps to soften the streetscape and evoke a more residential/ pedestrian experience in the transition from busy commercial Douglas St to the quieter Hillside Ave.

- *Rationale to support parking variance*

Response: The project is extremely well connected being serviced by rapid transit bike and bus only lanes, within walking distance of the downtown core and providing a new transit stop in close proximity to Douglas St, greatly improving connections for BC Transit patrons. Additionally, the development will provide 2 dedicated Modo carshare stalls in the underground parkade. With Modo carshare stalls being longer than typical parking stalls, the parkade wall was extended 2'1" south to accommodate the new parking requirements.

- *Improve amenity for residents and users of Level 2 courtyard*

Response: In response to the request to improve this amenity space at the Level 2 courtyard, modifications to planter shape and location are proposed in order to provide better solar access to major plantings, more functional space for residents' use, and improved soil capacity of planters to sustain vegetation.

- *Changes to improve amenity for residents and users of the central courtyard*

Response: In coordinating with the landscape plan it became evident that one of the trees in the central courtyard conflicted with the overhang of Level 2 around the café. Upon review of the courtyard in 3D, the landscape design was revised to reconfigure the trees in a way that provides 1 less tree, but larger trees instead, increasing the openness of the space below the canopy for more versatile functionality. With the additional street tree proposed on Hillside Ave and opportunity for more substantial plantings in front of the revised Douglas St extension, there is no reduction in the total number of trees proposed in the development.

Thank you for reviewing our submission. We are grateful to have the opportunity to present improvements to the design as approved by the ADP and look forward to further communication with you as the project continues its path.

Sincerely,

MGA | MICHAEL GREEN ARCHITECTURE INC



Michael Green
M.AIBC F.RAIC AIA

July 4th, 2019

Mayor and Council

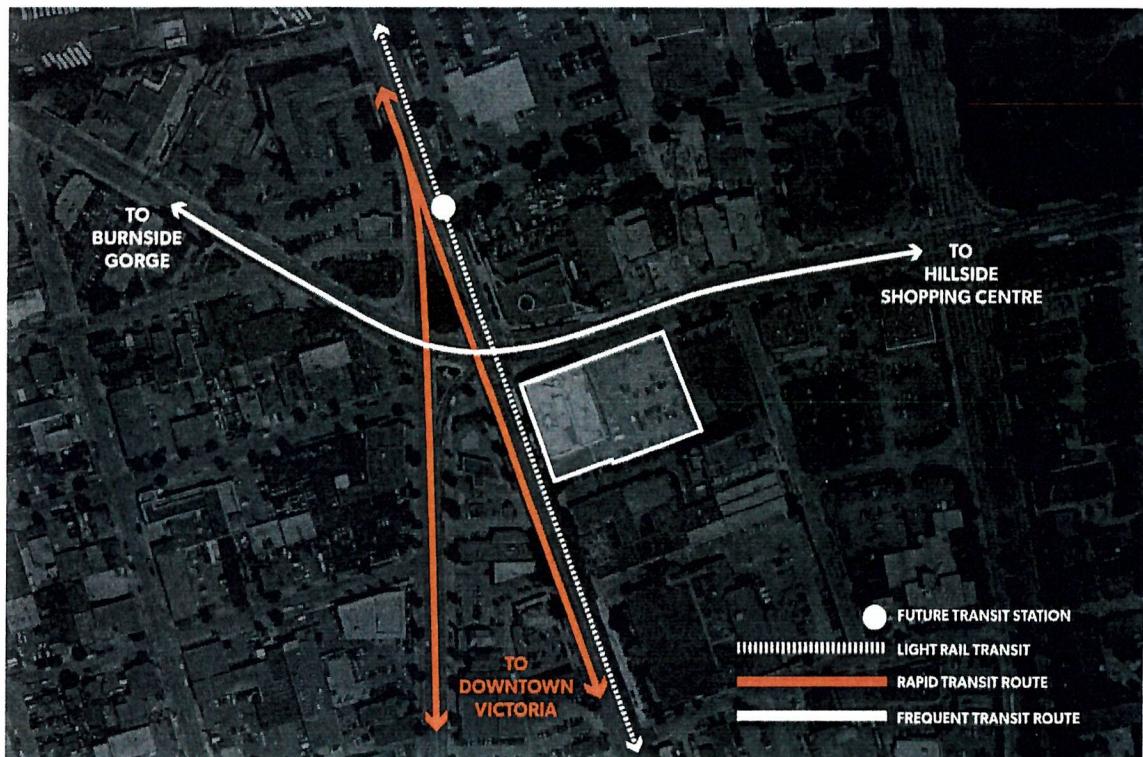
City of Victoria
c/o Leanne Taylor, Senior Planner
Sustainable Planning and Community Development

1 Centennial Square
Victoria, BC
V8W 1P6

RE: Rezoning for the Scott Building mixed use development

Dear Mayor Helps, City Council,

We are pleased to present to you our application for the revitalization and addition to the Scott Building, the prominent heritage building located at the southeast corner of Hillside and Douglas in the Burnside Gorge Neighborhood. Considered one of the major gateways to Downtown Victoria, this intersection is an important site for Humber Green, identified in the Official Community plan as a Large Urban Village. Our proposal brings important rental residential units to the neighborhood, strengthens the iconic historic character of the site and enhances the neighborhood and streets with vibrant new retail and café spaces.



Description of Proposal

The project includes the rejuvenation of the existing three-storey Scott Building, a century-old brick-clad building with hybrid timber and steel structure, used for many different purposes throughout its life. The Scott Building will be revitalized to maintain its vintage character while employing updated building components where appropriate for building code and energy requirements. The building will undergo seismic upgrades and modern extensions to the east and the south. The centre of the building will be removed on the upper two-storeys to allow for daylight to new apartment units. A discrete fourth level, mostly concealed behind the parapet of the existing building, will be added to provide additional rental apartments. Through these upgrades, 90% of the existing heritage building will be retained.

The new volume to the east of the existing Scott Building will be of six-storey wood frame construction. The 6-storey volume is separated from the existing building so that the existing building is the visual focus from the street. Modern interventions as part of the renovation of the existing building, including new street-level café and retail spaces and new rental apartments above, borrow the language from the new building and marry them into the existing Scott building's character, harmonizing the project as one coherent development.

Interventions to the Scott Building are pushed back several feet from the facade to be recessive to the heritage elevation. The relief created by the extra depth in the sidewalk frames entry points to the building.

The two volumes frame a central plaza landscaped with hard and soft textures that create a pedestrianized experience while allowing for intermittent vehicular access to the rear of the existing building for loading and garbage collection and short term commercial parking (4 stalls provided).

The main floor of the existing Scott Building will be commercial/retail. A cafe is also located on the main floor of the east Scott Building extension, facing and activating Hillside Avenue. On the main floor of the extension facing Douglas Street a restaurant or retail space is proposed. Set back from the street, patio seating could potentially wrap the front and side of the tenancy, returning pedestrian activity to the street. The central plaza will be accessible to the public and is designed to be enjoyed by both residents and visitors.

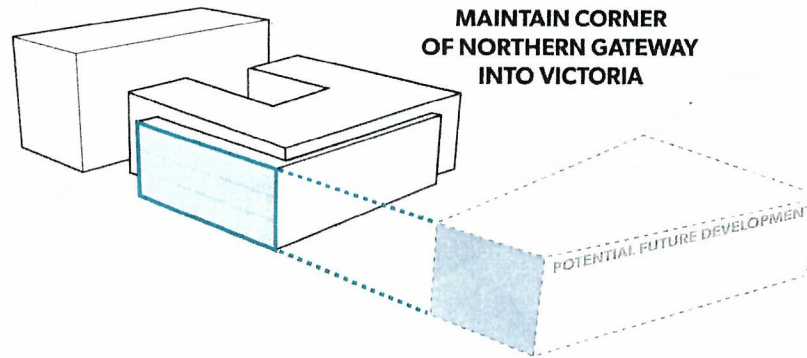
The site will undergo rezoning to a new site-specific zone. At this time the City has not determined the zoning classification however it is in accordance with the Official Community Plan and Neighborhood Plan. As per 14.1.3 of the Burnside Gorge plan, the proposed development utilizes 2.5 FSR.

Government Policies

This proposal has been developed in accordance with the Official Community Plan and the Burnside Gorge Neighborhood Plan. As per land use designation, the building will follow the requirements of 5 to 6 storeys of commercial or mixed use, with the ground floor including village commercial use along the street frontages. Parking will be provided underground.

The building design responds to the intents of the Principles of the Design for Humber Green (Section 14.6 of the Burnside Gorge Neighborhood Plan). Development along arterial roadways will include one level of commercial use with commercial frontages. Residential uses will be limited to upper floors along arterial roads. Development fronting Douglas Street will establish Douglas Street as a main street with a pattern of smaller storefronts at ground level.

The proposed development strengthens Humber Green as the northern gateway into Victoria by maintaining the focus of the heritage Scott Building with complementary contemporary architecture for the new construction.



SITE CONSIDERATIONS | NORTHERN GATEWAY

*14.1
HUMBER GREEN IS THE FUTURE NORTHERN GATEWAY TO DOWNTOWN VICTORIA AND WILL SUPPORT A MIX OF COMMERCIAL AND RESIDENTIAL USES WITH RETAIL FRONTAGES ONTO DOUGLAS STREET.

Project Benefits

It is exciting to be a part of the early conversations about the vision of the Humber Green village. We have met with the Burnside Gorge Association and have presented to the community and are pleased to hear that the project addresses their needs for increased housing, particularly rental, in this part of the neighborhood.

We are delighted to contribute to the increase in activity along Hillside Avenue and Douglas Street. The public plaza between the two buildings along Hillside Avenue welcomes pedestrians to engage with the development. The proposed café, respectfully recessed back from the existing Scott Building frontage, encourages foot traffic along the block. Café patio seating spills out into the plaza and additional plaza furniture, greenery, trees, and thoughtful hardscaped areas further activate the space. Along Douglas Street, an outdoor patio flanks the proposed restaurant/retail space at the south of the development and a landscaped walkway provides a connection through to the central plaza.

An amenity room on the ground floor of the 6 storey building opens onto the central plaza to extend the space outdoors when the weather is fair. Every suite is afforded at least one secure bike parking rack in the underground parkade level. Suites are comfortable in size with quality finishes. Most suites will have large covered balconies highlighted by a unique tapered articulation of the exterior façade. The angle of this feature maximizes daylight to the units while providing shelter to facilitate year-round use and enhanced livability for building occupants.

Need and Demand

As mentioned, residential units are very desirable in this neighborhood due to a limited, aging housing stock. In this area, demand for office space is low, and the change of use is practical from an office stock standpoint. Through converting Levels 2 and 3 of the existing building from commercial to residential, adding a fourth storey and extending the building footprint, seventy-eight new residential units are provided.

Currently, the site to the east of the Scott Building is a surface parking lot. The new 6-storey residential building on this site provides a further seventy-three residential units, bringing the total to 151 purpose-built rental units to address the community's need for housing.

The change of use and increase in density to 2.5 FSR is supported in the OCP and Neighborhood Plans.

Neighbourhood

As noted, we have designed the overall development to be respectful of the heritage building while strengthening the Humber Green gateway to the city. The new 6-storey volume is sited specifically to give breathing room to the Scott Building and is set back from the existing building to give the heritage building priority. The 6-storey volume is oriented in a simple north-south axis to provide east and west views and to minimize impact to adjacent sites. The highest point of the development relates to the large eight-storey building at the Ross Place Retirement Residence adjacent the site to the southeast.

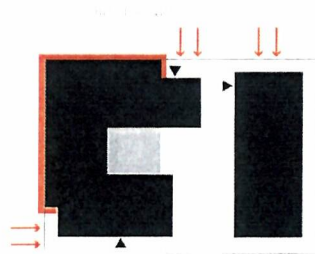
Impacts

We anticipate that the development and its many new residents will further contribute to the neighbourhood's already vibrant population. Speaking with the community at large and with the community association, we have heard strong support for the development, with optimism that the new building will help foster a greater connection to the surroundings through a more continuous residential street edge and increased safety and security features.

A notable enhancement we propose with this development is to restore the pass-through under the northwest corner of the heritage Scott Building that was provided at the time of original construction. Since then the pass-through had been lost through commercial renovations. By bringing this condition back, there is a substantial increase in space on the footpath for pedestrian flow and a significant increase in safety for pedestrians, cyclists and motorists at this otherwise narrow and congested sidewalk corner.

Design and Development Permit Guidelines

As part of the Rezoning and Development Application process, we are also applying for Heritage Designation. The site falls within Development Permit Area DPA 7A. The project has incorporated the City policies and guidelines including Development Permit Area policies, to inform all aspects of the design including density, massing, and urban realm. An example is shown below, illustrating how the primary plan of the major volumes has been directed by Burnside Gorge Neighborhood plan policies.

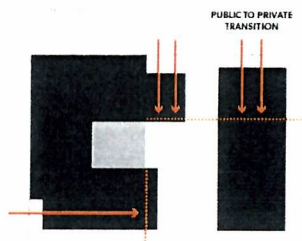


TRANSITION OF USE | HERITAGE TO NEW

4.1.5
ENCOURAGE THE CONSERVATION OF
IMPORTANT HERITAGE BUILDINGS

COMMERCIAL TO RES

14.4.5
MANAGE TRANSITIONS BETWEEN
RESIDENTIAL AND INDUSTRIAL /
COMMERCIAL USES THROUGH
SENSITIVE DESIGN AND LANDSCAPE



PUBLIC TO PRIVATE

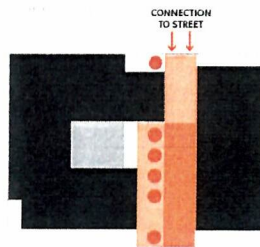
PUBLIC TO PRIVATE

14.4.5
MANAGE TRANSITIONS BETWEEN
RESIDENTIAL AND INDUSTRIAL/
COMMERCIAL USES THROUGH
SENSITIVE DESIGN AND LANDSCAPE

LANDSCAPE TRANSITION

PATIO GRADE CHANGE

14.7.4
RESIDENTIAL GROUND FLOOR
FRONTAGES ON INTERNAL STREETS
SHOULD FEATURE LANDSCAPING AND
A TRANSITION FROM PUBLIC TO
PRIVATE SPACE ESTABLISHED BY THE
PRESENCE OF SEMI-PUBLIC SPACES
SUCH AS PORCHES AND GRADE
CHANGE



COURTYARD

ENHANCE LIVABILITY

DIRECT SUNLIGHT

VISUAL CONNECTION

14.7.5
WHERE APPLICABLE, BLOCKS
REDEVELOPED AND RE-MIXED USES
ARE INCLUDED. COURTYARD STYLE
BUILDINGS ARE ENCOURAGED IN
ORDER TO ENHANCE THE LIVABILITY
OF THIS AREA FOR RESIDENTS

Safety and Security

CPTED and safety considerations have been driving factors throughout the development of this design. The forms of the buildings at the ground plane are purposely kept simple, to reduce the sense of unknown conditions and to reduce the potential for persons to hide behind corners. At site boundaries, planting and barriers will be kept low to maintain strong safe visual connections.

The development addresses current concerns about transient and potential illegal activities in the area by providing passive surveillance to the surrounding areas and into the central plaza. Along the southeast and east edges of the site private patios extend to the property line deterring transient activity.

Transportation

In alignment with the projected needs of the new development, the applicant is seeking a vehicle parking stall reduction from the requirements set out in Schedule C - Off-Street Parking. The parking reduction is based off a parking study conducted by Watt Consulting on the predicted parking demand for the site. The parking study summarizes the many alternative, multi-modal transportation options available in the area including the excellent walkability of the area, the Hillside AAA bikeway, the Douglas Street Rapid Transit network and the Hillside Avenue Frequent Transit network with a new bus stop proposed directly in front of the development.

Based on this proposed parking variance, one-and-a-half levels of underground parking will be provided with spaces dedicated for commercial and residential visitors parking and a separate, secure, gated residential parking area.

The project will meet the requirements for short-term and long-term bicycle parking stalls. 12 Short-term on-street bicycle racks will be located along the Hillside Ave. by the café and residential entrances to encourage activity along Hillside. 8 additional short-term bicycle rack will be located along Douglas Street, set back off the public sidewalk at the restaurant storefront in the south extension.

Heritage

The Scott Building, dating back to 1911, will be revitalized to maintain its vintage character while employing updated building components where appropriate for building code and energy requirements. The building will undergo seismic upgrades, a recessive 4th storey addition and extensions to the east and south, set back from the heritage facades.

On the east side, the center of the existing building will be removed at the upper two levels to create an internal-facing courtyard, admitting daylight to new apartment units on the upper floors. Facing the street, the ground floor will remain commercial and have storefronts on Douglas Street and Hillside Ave. The public-facing character of the existing Scott Building will be restored to its original character.

The building will be listed on the Heritage Register and designated as part of this rezoning and development process. A conservation plan will be included with this rezoning application.

Green Building Features

Rating System

- This project will fulfil the criteria for Step 1 of the Step Code. In addition to this, it will take important pieces from many rating systems for a curated approach to green building that responds uniquely to our design and site, to best optimize the performance of the building. It is the design team's philosophy that Green Rating Systems have merits but at times also present challenges that contradict the intents of the points in the systems.

Site Selection and Design

- Tapered overhangs of balconies reduce summer solar gain while maximizing winter solar gain.
- Residential suites are designed with operable windows and/or doors for natural ventilation.

Innovation and Design

- The building has been designed with an integrated design process involving the design team including construction managers and will continue to be managed through an integrated process through construction.
- The project will seek to employ panelized or prefabricated products throughout, especially for structure and major systems.
- Light wood frame has been selected as the primary structural material in the interest of employing local trades and natural resources, and for its environmental benefits in sequestering carbon.

Building Retention and Reuse

- The existing building will be retained for its exterior assemblies, structural systems, and finishes where appropriate.

Transportation

- A parking stall reduction is sought and will encourage the use of alternative transportation.
- Short term bicycle stalls will be located along Hillside AAA bikeway and on Douglas street.
- Douglas Street is located along the Rapid Transit Network.
- Hillside Avenue is located along the Frequent Transit Network.
- A new bus stop will be located along Hillside Avenue in front of the site, as close as operably possible to Douglas Street.
- Located approximately 1km from downtown, the site is well connected to amenities and has received a WalkScore of 92 – “Walker’s Paradise: Daily errands do not require a car.”
- A subsidized transit pass program will be provided for residents of the development.

Energy Efficiency for Part 3 Buildings

- The development will target Step 1 of the BC Step Code

Water

- Low-volume plumbing fixtures will be used.

Site permeability

- Permeable paving and decking will be used at private patios and throughout the hardscaped areas of the internal plaza to facilitate storm water management.

Landscaping and Urban Forest

- No net loss in number of trees.
- Increase overall number of trees.

Urban Agriculture

- Flowering planting will be specified to encourage beneficial insects and support bee population.
- Generous balconies and patios provide opportunities for residents to plant personal potted gardens.

Conclusion

Thank you for reviewing our submission. We appreciate the opportunity to describe the design solutions that have been developed to address the intents of the City of Victoria while delivering a high quality mixed-use development that the owner is proud to bring to the neighborhood. We look forward to further communication with you as the project continues.

Sincerely,

MGA | MICHAEL GREEN ARCHITECTURE INC



Michael Green
M.AIBC F.RAIC AIA

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 4th 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 4th 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

MEMORANDUM

To: Michael Fujii, Development Manager - District Group
From: Tim Shah, MCIP, RPP
Our File #: 2569.B01
Date: September 25, 2019
RE: Parking Variance Assistance, Scott Development

Watt Consulting Group was retained by District Group to review and provide parking variance assistance for the Scott Building site in the City of Victoria. The purpose of this memorandum is to [a] review and document the City of Victoria's minimum parking supply requirements (Schedule C), as well as related Official Community Plan policies that support increased density and sustainable transportation and [b] comment on transportation demand management (i.e., transit passes, carsharing, bike sharing, electric bike parking, etc.) and their impact on parking demand that may be suitable for the site to justify a parking variance.

1.0 SITE LOCATION + CONTEXT

The site consists of a consolidation of the following 3 addresses: 735 Hillside Avenue, 2659 Douglas Street, and 2649-2651 Douglas Street in the City of Victoria. Located at the intersection of Hillside Avenue and Douglas Street stands the historical Scott Building at 2659 Douglas Street. As part of this application the Scott Building is to be heritage designated with the City of Victoria. The following describes the context within which the site is located and which partially defines the transportation options available:

- Planning Context | The site is located within the Humber Green Large Urban Village, per the City of Victoria Official Community Plan. The Large Urban Village will consist of low to mid-rise mixed-use buildings with wide sidewalks and transit service. The OCP also directs 40% of future population growth in to Village and Centres, suggesting that this area may see significant redevelopment in future.
- Walking | The site is approximately 1-km from downtown (10-15 minute walk). The site has a Walk Score of 92 – “Walker’s Paradise: Daily errands do not require a car”.¹

¹ More information about the site's Walk Score is available online at:
<https://www.walkscore.com/score/2659-douglas-st-victoria-bc-canada>

- Cycling | The site benefits from direct access to the Douglas Street bus/bike only lane, which will offer future residents of the site a safe and direct commuting option along the Douglas Street corridor.
- Transit | The site has excellent access to frequent transit. There is a northbound stop immediately south of the subject site and a southbound stop at the intersection of Douglas Street and Hillside Avenue. These bus stops are served by over 18 bus routes that provide service to key employment hubs and destinations within the region including downtown Victoria, the University of Victoria, Camosun College, Swartz Bay, the West Shore (e.g., Colwood, Langford, and Metchosin), and Sidney. With access to a multiplicity of bus routes serving a variety of destinations, future residents can reliably use transit for both commuting and non-work trips. There is also a bus stop in front of the development on Hillside Avenue which provides access to two bus routes (one from Douglas Street and one from Gorge Road).

The Victoria Region Transit Future Plan provides guidance on future transit networks in the Victoria Region. The subject site is located directly on Douglas Street, which is identified as an exclusive corridor on the Rapid Transit Network (RTN). The RTN is intended to move high volumes of passengers between major regional destinations along key transportation corridors. The RTN will provide service frequency of 15 minutes or better between 7:00am to 10:00pm, 7 days a week.

In support of the Victoria Region Transit Future Plan, the Victoria Regional Transit Commission has approved investment of \$1.5 million dollars in bus/bike only lanes on Douglas Street.² The priority bus lanes on Douglas Street—between Fisgard Street and Tolmie Avenue—officially opened on November 5, 2018. The northbound bus priority lane from Tolmie Avenue to the Tillicum Bridge has recently been completed with plans for the southbound lane to be constructed in 2019. The priority bus lanes will shorten travel times for passengers, increase the reliability of public transit and reduce greenhouse gas emissions. Increased transit use will also lower the number of vehicles on the road, helping to reduce congestion. According to recent analysis, with the opening of the priority lanes the transit travel times on the Douglas Corridor have been reduced by up to 10 minutes. As additional infrastructure is added for bus priority further transit travel time savings will be accomplished.³

² BC Transit. (2018). Victoria Region Bus Lanes Project. Available online at: <https://www.bctransit.com/victoria/transit-future/victoria-bus-lane-douglas-hwy-1>

³ Bell, J. (2018). New bus priority lanes found to be saving riders 10 minutes. Available online at: <https://www.timescolonist.com/news/local/new-bus-priority-lane-found-to-be-saving-riders-10-minutes-1.23520721>

2.0 PROPOSED DEVELOPMENT

2.1 Land Use

The Scott Building includes a total of 151 apartment rental units comprising studio, one-bedroom, and two-bedroom units. The development also includes about 1,622.5m² of retail and commercial space.

2.2 Parking Supply

Due to construction constraints with the existing heritage building—and the challenges with constructing underground parking—the proposal is to provide a total of 88 parking spaces comprising 53 residential spaces, 10 visitor parking spaces, and 25 commercial spaces. A detailed breakdown of the parking supply is available in the applicant's site plans and parking calculations.

The proposal also includes 212 bicycle parking spaces comprising 192 long-term spaces and 20 short-term spaces. The 192 long-term bicycle parking spaces are allocated as follows:

- 185 spaces for residential, or 1.23 spaces per unit
- 7 spaces for commercial / retail, or 1 per 200m²

3.0 OFF-STREET PARKING REQUIREMENT

The City of Victoria adopted its new Off-Street Parking Regulations (“Schedule C”) in July 2018.⁴ According to Schedule C, the proposed development at the Scott Building is required to provide 158 parking spaces (108 resident, 15 visitor, and 35 commercial). Therefore, with proposal to provide 88 parking spaces, the building would be short 70 parking spaces.

Schedule C also requires bicycle parking in the development. Specifically, 191 long-term bicycle parking spaces and 19 short-term spaces are required, which the applicant is exceeding by one space in each category.

4.0 TRANSPORTATION DEMAND MANAGEMENT

Transportation demand management (TDM) refers to policies, programs and services that influence whether, why, when, where and how people travel.⁵ TDM initiatives typically aim to reduce single-occupant vehicle (“SOV”) trips and parking demand, and encourage alternative travel options such as walking, cycling, public transit and shared rides.

The applicant could consider the following TDM programs to support its parking variance, and more importantly, reduce the need for resident parking.

⁴ Schedule C is available online at:
<https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/Schedule%20C.pdf>

⁵ Definition based on Transport Canada, TDM for Canadian Communities, March 2011

4.1 Transit Passes

As discussed above, the site has excellent transit access and as the Transit Future Plan becomes implemented, transit service is anticipated to improve significantly, which will make transit more appealing to future residents.

Consideration may be given to providing a subsidized transit pass program for residents. BC Transit offers monthly transit passes for regular customers. Residents of each residential unit would be provided with monthly transit passes upon move-in for a defined time period (i.e., one to three years). The developer contribution could be a full subsidy or a fund set aside for 50-50 matching (the latter helps ensure that contributions are used to subsidize transit among only those that use it).

BC Transit currently offers the EcoPASS Program for New Developments, which is a program that provides Capital Regional District developers with a potential transit-oriented solution for parking variance requests. Under the EcoPASS Program, the occupants of a new residential, commercial or mixed-use development receive annual bus passes for a pre-determined number of years that are valid for use throughout the Victoria Regional Transit System. Each annual pass has a cost to the developer of \$1,000. The size and value of the TDM program is established by the municipal government, with a minimum required program value of \$5,000.

Other jurisdictions have implemented similar transit pass programs such as the ORCA Multifamily Development Passport in King County, Washington. The ORCA Multifamily Development Passport is an annual transportation pass that property managers can offer to residents where the costs are either covered in full by the property manager or through a 50% subsidy. This pass gives residents comprehensive access to transit services in the Puget Sound Region, including local and express bus service, Link light rail, and Sounder commuter rail, among others.⁶

Developers / property managers such as Sustainable Kirkland LLC are actively participating in the program. One of their properties offers the passport to all 290 residential units at a cost of \$24,000 USD (~\$83 USD per unit). Since the program was introduced at the property, transit ridership has increased by 150% among residents.⁷ It was reported that the ORCA program is generally successful once initially adopted by a property manager; however, where the program has had challenges is the inability for property managers to secure ongoing funding to continue the program for its tenants.⁸

⁶ King County Metro. (2018). ORCA Multifamily Development Passport. Available online at: <https://kingcounty.gov/depts/transportation/metro/fares-orca/orca-cards/multifamily-passport.aspx>

⁷ Email correspondence with King County Senior Transportation Planner on November 26, 2018.

⁸ Ibid.

The applicant has indicated that they are having conversations with BC Transit about the feasibility of a transit pass at the site.⁹ If the applicant is able to secure and administer a transit pass program and due to location of the site (being in one of the most transit accessible areas in the region, as mentioned in **Section 1**), a 15% reduction in resident parking demand would be supported. This would effectively reduce demand by 16 vehicles at the Scott Building.

4.2 On-Site Carsharing + Memberships

The Modo Car Cooperative ("Modo") is the most popular carsharing service in Greater Victoria. In 2015, there were 23 cars and 800 members; as of November 2018, there are 79 Modo vehicles and 2,565 members across the Greater Victoria region, suggesting that Modo is growing in popularity.¹⁰ By reviewing Modo's website, there appears to be no available Modo vehicle within 500m of the site. However, there are two vehicles within 850m of the site.

Consideration should be given to providing a "Modo Plus" carshare membership to each unit to increase the use of Modo and encourage residents to use the service. A "Modo Plus" membership is a one-time (refundable) \$500 fee and offers reduced rates for vehicle booking and utilization. Access to a Modo membership provides a strong incentive to residents to explore carsharing. Moreover, the applicant should consider working with Modo to provide a vehicle on-site.

Research has shown that carsharing programs have a significant impact on reducing vehicle ownership and thereby lowering parking demand. Below is a summary of key findings:

- One of the most comprehensive North American studies to date surveyed 6,281 households in carsharing organizations across the continent. The study found a statistically significant decrease in average vehicle ownership from 0.47 to 0.24 vehicles per household among households that joined carshare services, an approximately 50% reduction in vehicle ownership.¹¹
- A study of carshare programs in the City of Toronto found that vehicle ownership rates at condominium sites without carshare vehicles was 1.07 vehicles per unit, whereas buildings with one or more carshare vehicles had significantly lower rates at 0.53 vehicles per unit, which represents a 50% reduction in vehicle ownership rates.¹²
- A 2013 study from the City of Toronto looked at the relationship between the presence of carsharing in a residential building and its impact on vehicle ownership. This was one of the first studies to examine this relationship at the building level as previous research

⁹ Email correspondence with the District Group Development Manager on Thursday June 20, 2019.

¹⁰ Email correspondence with Modo's Business Development Manager on November 14, 2018.

¹¹ Martin & Shaheen. (2011). The Impact of Carsharing on Household Vehicle Ownership. Access Magazine, Spring 2011. Available online at: http://sfpark.org/wp-content/uploads/carshare/access38_carsharing_ownership.pdf

¹² City of Toronto. (2009). Parking Standards Review: Examination of Potential Options and Impacts of Car Share Programs on Parking Standards. Available online at: https://www1.toronto.ca/city_of_toronto/city_planning/zoning_environment/files/pdf/car_share_2009-04-02.pdf

explored impacts at the neighbourhood or city level. The study surveyed residents of buildings with and without dedicated carshare vehicles. According to the author's regression model, the presence of dedicated carshare vehicles had a statistically significant impact on reduced vehicle ownership and parking demand.¹³

- Two studies from Metro Vancouver explored the impact of carsharing on vehicle ownership. Over 3,400 carshare households participated in the study. The key findings are as follows:
 - On average, up to 3 private personal vehicles were shed per carshare vehicle.
 - A regression analysis found that those living in rental housing and in a smaller household size are statistically more likely to give up vehicle ownership compared to the reference case.¹⁴
 - The number of carshare vehicles within walking distance has a small but statistically significant relationship with apartment household vehicle holdings.¹⁵

Some municipalities use their development regulations and off-street parking requirements to provide a parking reduction in exchange for a carsharing program. The City of Vancouver, as an example, allows for a reduction of five spaces for each carshare vehicle purchased and parked on-site¹⁶, where a model regulation for King County (Seattle) suggests a reduction of four spaces.¹⁷

Similar regulations are in place in New Westminster, Coquitlam, and Richmond allowing for a 5-15% reduction where carshare vehicles are accessible. A similar reduction of 5-10% is recommended in *Parking Management Best Practices*.¹⁸

Overall, the research cited above confirms that proximate access to a carsharing vehicle and the provision of memberships is associated with reduced vehicle ownership and parking demand and is therefore appropriate as a TDM measure for the site. With the provision of the carshare memberships (\$500 per unit), a 10% reduction in resident parking demand is supported. If the proponent also provides a vehicle (for MODO) on-site or in the vicinity, a 15% reduction in resident parking demand is supported, which would lower demand by 16 vehicles at the Scott Building. However, the provision of a carshare vehicle on site would remove a parking

¹³ Engel-Yan, D., & D. Passmore. (2013). Carsharing and Car Ownership at the Building Scale. *Journal of the American Planning Association*, 79(1), 82-91.

¹⁴ Engel-Yan, D., & D. Passmore. (2013). Carsharing and Car Ownership at the Building Scale. *Journal of the American Planning Association*, 79(1), 82-91.

¹⁵ Metro Vancouver. (2014). The Metro Vancouver Car Share Study: Technical Report. Available online at: <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/MetroVancouverCarShareStudyTechnicalReport.pdf>

¹⁶ Refer to City of Vancouver Bylaw no.6059, Section 3.2.2, available at: <http://vancouver.ca/your-government/parking-bylaw.aspx>

¹⁷ King County Metro, Right Size Parking Model Code, December 2013, pg21, available at: <http://metro.kingcounty.gov/programs-projects/right-size-parking/pdf/140110-rsp-model-code.pdf>

¹⁸ Litman, T. (2007). *Parking Management Best Practices*, American Planning Association. Available online at: https://www.vtapi.org/park_man.pdf

space from residents or visitors. As such, the applicant should consider providing the vehicle on a nearby residential street, such as Ross Lane, if they choose to purchase a vehicle for the site.

4.3 Bike Sharing

Bike sharing has become increasingly popular in the last decade. In October 2017, U-bicycle first launched in the City of Victoria and is now available in several municipalities in the CRD. U-bicycle was initially operated as a “dockless” model, which allowed users to pick-up and drop-off the bicycle wherever convenient for them. However, as of November 1, 2018, U-bicycle updated from a dockless bike share to a virtual parking zone system with 135 virtual parking zones where users can pick-up and drop-off the bicycles.¹⁹

The applicant could consider approaching U-bicycle to request a virtual parking zone at the Scott Building site.

Research on the impact of bike sharing on site-specific vehicle ownership is limited at this time, however, studies have been able to quantify the impacts of bike sharing at a larger network level. Below is a summary of key findings:

- Bike sharing has been estimated to substitute for vehicle trips by 2% in London, 7% in Washington DC, 19% in Melbourne, and as much as 21% in Brisbane.²⁰
- Examples from Canadian cities show that access to bike sharing has decreased vehicle ownership by 3.6% and 2% in Montreal and Toronto, respectively. Also, about 36% and 25% of bike share users drive less often in Montreal and Toronto, respectively.²¹
- In suburbs and small- to medium-sized cities where public transit can be sparse, bike sharing complements transit and provides better access to and from existing lines. In these places, bike sharing serves as an important first- and last-mile connector and increases public transit use.²²

Even though research on the impacts of public bike sharing systems is limited at this time, available data indicate that they can help reduce the need to drive a vehicle. Due to the limited research, a parking demand reduction for the site cannot be estimated. However, the provision of a U-bicycle virtual parking zone could facilitate more cycling trips and reduce the need to own a vehicle for future residents.

¹⁹ More information about U-bicycle is available online at: <https://www.u-bicycle.ca/locations-vancouver-island/>

²⁰ Godavarthy, R., et al. (2017). Evaluation Study of the Bike Share Program in Fargo, North Dakota. Available online at: <https://www.ugpti.org/resources/reports/downloads/suric17-005.pdf>

²¹ Shaheen, S & E Martin. (2015). Unraveling the Modal Impacts of Bikesharing. Available online at: <http://www.accessmagazine.org/wp-content/uploads/sites/7/2015/12/access47.shaheen.pdf>

²² Ibid.

4.4 Electric Bike Parking

Electric Bikes (E-Bikes) are an emerging transportation phenomenon that are gaining popularity worldwide. With supportive cycling infrastructure in place, E-Bikes have the potential to substitute for, or completely replace, almost all trips taken by a gasoline powered car, which could address congestion issues and mitigate parking challenges within urban areas.

Research has reported that one of the main barriers facing prospective E-Bike users is the lack of secure parking available, which is critical for helping minimize theft of the electric bike.²³ As part of a larger strategy to discourage vehicle ownership for future residents, the applicant could consider designing up to 10% of the long-term bicycle parking spaces to accommodate electric bikes, which is about 20 spaces. Electric bikes are typically longer than regular bicycles because they are capable of carrying cargo and/or multiple passengers with the assistance of the battery. Electric cargo bikes can be as long as 2.5m.

In addition to designing larger long-term bicycle parking spaces, the applicant could consider the provision of additional security features such as video surveillance and self-contained bicycle lockers as well as access to an 110V wall outlet for each E-Bike parking space. Specifically, the applicant should consider providing 50% of the long-term bicycle parking spaces with direct access to an 110V electrical outlet, which is what the City of Vancouver is now requiring in their off-street bicycle parking regulations.²⁴

As electric bikes are an emerging form of mobility, there is limited research that has quantified the impact of these bikes on vehicle ownership / parking demand. A recent study presented results of a North American survey of electric bike owners. The study reported that E-Bikes have the capacity to replace various modes of transportation commonly used for utilitarian and recreational trips including motor vehicles, public transit, and regular bicycles. Specifically, the study reported that 62% of E-Bike trips replaced trips that otherwise would have been taken by car. Of these trips previously taken by car, 45.8% were commute trips to work or school, 44.7% were other utilitarian trips (entertainment, personal errands, visiting friends and family, or other), and 9.4% were recreation or exercise trips. The average length of these previous car trips was 15 kilometres.²⁵

Given that E-Bikes have the potential to replace private motor vehicles, especially in the Victoria context, a 10% reduction in resident parking demand would be supported at the site if the applicant commits to designing 10% of the long-term bicycle parking spaces to accommodate

²³ WATT Consulting Group. (2018). Capital Region Local Government Electric Vehicle + Electric Bike Infrastructure Backgrounder. Available online at: https://www.crd.bc.ca/docs/default-source/climate-action-pdf/reports/electric-vehicle-and-e-bike-infrastructure-backgrounder-sept-2018.pdf?sfvrsn=a067c5ca_2

²⁴ City of Vancouver. (2016). Section 6: Off-street Bicycle Space Regulations. Available online at: <https://bylaws.vancouver.ca/parking/sec06.pdf>

²⁵ MacArthur, J., Harpool, M., & D. Scheppke. (2018). A North American Survey of Electric Bicycle Owners. National Institute for Transportation and Communities, NITC-RR-1041.

larger bicycles such as cargo bikes and 50% of the spaces are provided with access to an 110V wall outlet to facilitate charging for the user. If the applicant committed to designing a larger share of the long-term bicycle parking spaces to accommodate E-Bikes, a larger reduction in resident parking demand would be supported.

A 10% reduction would lower resident parking demand by 11 vehicles at the Scott Building.

4.5 TDM Summary

Table 1 presents a summary of the impact of the TDM measures in reducing resident parking demand for the site. The reduction may be as high as 43 vehicles, which would reduce the required resident parking supply from 108 to 65 vehicles.

TABLE 1. SUMMARY OF TDM PROGRAMS + PARKING DEMAND REDUCTIONS

TDM Option	Parking Reduction	
	Quantity	Approx. Total Reduction (resident vehicles)
Transit Passes	15%	- 16
Carsharing (Vehicle + Memberships)	15%	- 16
Electric Bike Parking	10%	- 11
TOTAL		- 43

5.0 PARKING MANAGEMENT

5.1 Shared Parking, Visitor & Commercial

The peak parking demand for residential visitor parking occurs in the evening whereas the peak parking demand for commercial uses such as cafés and retail is typically during the lunch period. The peak demand for these uses occur at different times of the day, which may allow for some of the parking to be shared. According to the Urban Land Institute, visitor parking demand typically peaks after 7:00PM. Therefore, from 6am to 6pm, few visitor vehicles are expected to visit the subject site. Commercial demand typically peaks at lunchtime (between 12:00PM and 1:00PM) with the exception of restaurant uses, where demand is close to 100% in the evening.

Even though the applicant is required to provide 15 visitor parking spaces, a shared parking arrangement would allow the applicant to share the commercial parking spaces between commercial users and visitors, which would eliminate the need to provide designated visitor spaces.

Given the discussion above, the applicant could consider reallocating the 10 visitor parking spaces to residential spaces, which would increase the residential supply to 63 spaces. A total of 65 spaces were estimated for residential parking demand if all the TDM strategies are

adopted. **Table 2** presents the recommended parking allocation for the site with two core assumptions: (1) all TDM strategies are adopted by the applicant and (2), commercial and visitor parking spaces are shared.

TABLE 2. RECOMMENDED PARKING ALLOCATION

Land Use	Number of Parking Spaces
Multi-Family Residential	65
Commercial / Retail / Visitor (Shared)	25
TOTAL	90

5.2 Resident Parking, Rental Process and Long-term Monitoring

While all of the TDM strategies are recommended to the applicant, the only one directly outside of their control is the transit pass program, which would require coordination and cooperation from BC Transit. In the event that a transit pass program cannot be secured, then the resident parking demand—adjusted for TDM—would be 81 spaces, or 16 more than the recommended parking allocation in **Table 2**. If the applicant finds itself in this situation, then consideration should be given to a resident parking management strategy.

The ability to attain actual parking demand more in alignment with the proposed parking could be positively influenced based on rental practices. The applicant is planning to have a property manager who will be managing the building after completion. The property manager can include in the Residential Tenancy Agreement that prospective tenants cannot rent a unit if they own a vehicle. Section 13(2) of the Residential Tenancy Act (RTA) allows a landlord to state all of the requirements in a tenancy agreement.²⁶ Further, this section of the Act allows a landlord to indicate the standard terms of the agreement and which services / facilities are included in the rent. The property manager can use the RTA to prevent tenants from purchasing a vehicle after they have rented, if there are no available parking stalls, by including a clause in the tenancy agreement.

It is recommended that the applicant seek a legal opinion to determine whether the RTA is a viable mechanism to restrict vehicle ownership.

²⁶ British Columbia Residential Tenancy Act. Available online at:
http://www.bclaws.ca/civix/document/id/complete/statreg/02078_01#division_d2e1270

6.0 SUMMARY

The proposed parking supply for the Scott Building site is 88 parking spaces, which is 70 short of the Schedule C requirement (158 spaces).

The site benefits from access to frequent transit service, high walkability, and access to cycling infrastructure, which helps reduce the need to own a vehicle. A number of TDM measures were also identified including transit passes for future tenants, the provision of a carsharing vehicle and memberships for each unit, securing a virtual parking zone with the U-bicycle bike share system, and the provision of long-term bicycle parking spaces to accommodate electric bikes.

Committing to the TDM measures could help the applicant see a significant reduction in the need to provide resident parking. The analysis showed that transit passes, carsharing (vehicle + memberships), and electric bike parking could reduce resident parking demand by 43 vehicles at the Scott Building site. This would effectively lower the required amount of parking to 115 parking spaces at the Scott Building, which is 27 more than proposed.

A parking management framework was also described outlining how the commercial and visitor parking spaces could be shared, which would allow the applicant to reallocate the visitor spaces to residential. In addition, a resident parking management strategy was also recommended in the event that a transit pass program cannot be secured at the site.

Please contact me if there are any questions or comments regarding this memorandum. Thank you.

Sincerely,

Watt Consulting Group



Tim Shah, MCIP, RPP
Transportation Planner



October 31, 2019

2659 Douglas Street Holdings
c/o District Developments Corp.
200-8809 Heather Street
Vancouver, B.C.
Canada V6P 3T1

Attention: Michael Fujii

Dear Michael,

Re: Carshare arrangements at 2649, 2659 Douglas Street & 735 Hillside Avenue in Victoria, British Columbia

This letter will confirm that Modo sees the location of the proposed mixed-use development at 2649, 2659 Douglas Street & 735 Hillside Avenue in Victoria, British Columbia as having good potential for carsharing. Under the following arrangements, Modo is willing to enter into an agreement with 2659 Douglas Street Holdings (the "Owner") to provide carsharing services:

1. Prior to the issuance of a development permit by the City of Victoria for the proposed development, the Owner and Modo will enter into a legally binding agreement for the provision of carsharing services at the location of the proposed development in compliance with the City of Victoria requirements;
2. The Owner will provide, at no cost to Modo, two (2) designated parking spaces at location of the proposed development to be accessible to all Modo members on a 24 hours a day, 7 days a week basis;
3. When final parking drawings become available, Modo will review them to ensure that the parking spaces to be provided will be suitable for carsharing and will comply with Modo construction standards for shared vehicle parking space;
4. The Owner will provide to Modo a one-time financial contribution of \$59,000.00 inclusive of taxes and fees (the "Project Fee") for the purchase of two (2) shared vehicles, to be located at the proposed development, in the parking spaces designated for carsharing;
5. Modo will provide the Owner with a Partnership Membership in Modo with a public value of \$59,000.00, valid for the lifetime of the proposed development and allowing a maximum of 118 residents of the proposed development to simultaneously benefit from Modo membership privileges without the need to themselves pay a \$500 membership fee;
6. Modo will provide a promotional incentive worth \$100 of driving credits to each resident of the proposed development joining Modo; and

7. Modo will share data with the City of Victoria on the utilization of the vehicles provided in connection with the proposed development, including the ratio of hours booked by residents of the development vs non-residents.

Modo is interested in working with 2659 Douglas Street Holdings and District Developments Corp. and be part of the proposed development at 2649, 2659 Douglas Street & 735 Hillside Avenue in Victoria whose residents and nearby neighbours may no longer need to own a car of their own for their personal and business needs.

Thank you for your support of carsharing in the City of Victoria.

Regards,

A handwritten signature in black ink, appearing to be 'Sylvain Cellaire', with a stylized, cursive script.

Sylvain Cellaire
Director of Business Development

Enclosed:

Modo Carshare Agreement - District Group - 2649, 2659 Douglas Street & 735 Hillside Avenue,
Victoria - October 31, 2019

November 4, 2019

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6
Attn: Leanne Taylor, Senior Planner

Re: 2649 + 2659 Douglas Street & 735 Hillside Avenue – Outline of TDM Commitments

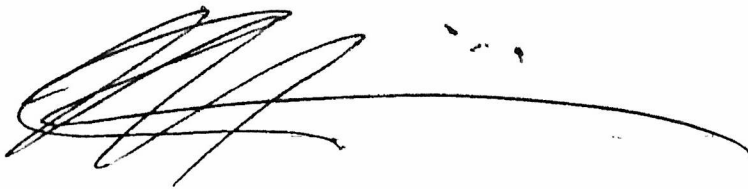
District Development Corp on behalf of 2659 Douglas Street Holdings Ltd. would like to confirm that the project located at 2649 + 2659 Douglas Street and 735 Hillside Avenue will be providing, in agreement with Modo Carshare, two designated parking spaces at the proposed location and a one-time financial contribution of \$59,000 for the purchase of two shared vehicles. Please find attached a letter of support from Modo, an agreement has also been drafted and will be fully executed shortly.

As well, District Development Corp has been communicating with BC Transit in regards to their Eco Pass program, and have received confirmation from the Sales and Revenue Manager that the program is available and ready for use at the proposed development. BC Transit will confirm implementation directly with the City of Victoria closer to the project completion date. District Development Corp. on behalf of 2659 Douglas Street Holdings Ltd. will be contributing \$100,000 towards this program which is the equivalent of 100 transit passes. Lastly, the proposed development will be providing a total of 40 cargo and electric bike stalls on site.

We hope this provides City staff with the comfort that the developer and owner are fully committed to providing numerous transportation alternatives to support our parking variance request.

Regards,

District Development Corp.



Per: Mike Fujii, Development Manager



Advisory Design Panel Report

For the Meeting of October 23, 2019

To: Advisory Design Panel **Date:** October 10, 2019

From: Leanne Taylor, Senior Planner

Subject: Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 2649-2659 Douglas Street and 735 Hillside Street and provide advice to Council.

The proposal is to retain 50% of the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial (office and retail) to mixed-use consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot. Rezoning is also required to facilitate this development proposal.

The subject properties are designated Large Urban Village in the *Official Community Plan* (OCP, 2012), which supports mixed-use and multi-unit residential buildings up to six storeys and a density up to 2.5:1 floor space ratio (FSR), subject to the advancement of OCP objectives. The *Burnside Gorge Neighbourhood Plan* (BGNP, 2017) includes the site in the Humber Green Large Urban Village, which also supports mixed-use developments along Douglas Street and Hillside Avenue, densities up to 2.5:1 FSR and heights up to six storeys.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- the ground level of the six-storey building
- relationship between the existing building and the addition to the south facing Douglas Street
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant:	Mr. Mike Fujii District Properties
Architect:	Mr. Michael Green, MAIBC Michael Green Architecture Inc.
Development Permit Area:	Development Permit Area 7A, Corridors
Heritage Status:	N/A

Description of Proposal

The proposal is to retain 50% the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial to mixed-use, consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot. The proposed density is 2.5:1 floor space ratio.

The proposal includes the following major design components:

Existing Building

- one additional storey on the existing Scott Building (increase the building height from three to four storeys)
- modern extensions to the east and south
- centre of the building would be removed on the upper two-storeys for daylighting purposes for the new dwelling units
- exterior materials include brick, dark grey metal panels, and wood cladding
- outdoor patio seating for a proposed café fronting Douglas Street and Hillside Avenue
- private patios for all ground level dwelling units
- rooftop amenity space on level two containing outdoor seating, a barbeque and landscaping
- upper storey balconies for dwelling units.

Six-Storey Building

- modern architectural features including a flat roofline, contemporary-style windows and recessed balconies
- exterior finishes include brick, dark grey metal panels and wood cladding
- private patios for all ground level dwelling units
- ground level amenity room opening up into the courtyard space
- upper storey balconies for dwelling units
- access to an underground parkade off Hillside Avenue
- 192 long-term and 24 short-term bicycle parking spaces.

Landscaping and Circulation

- large interior courtyard consisting of outdoor seating, ping pong table, concrete chess tables, trees, and decorative surface treatment including permeable material
- four parking spaces and loading area at grade, accessed off of Hillside Avenue
- new soft landscaping and trees around the perimeter of the site.

The following data table compares the proposal with the existing C1-NN Zone, Suburban Centre District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk is used when there are existing non-conformities.

Zoning Criteria	Proposal	Zone Standard (C1-NN Zone)	OCP Policy	Burnside Gorge Neighbourhood Plan
Site area (m ²) – minimum	4804	n/a		
Total floor area (m ²)	11,987 *	9608		
Density (Floor Space Ratio) – maximum	2.50 *	2	2.50	2.50
Height (m) – maximum	19.50	21.50		
Storeys – maximum	6	n/a	6 storeys	6 storeys
Site coverage (%) – maximum	62	n/a		
Open site space (%) – minimum	27	n/a		
Setbacks (m) – minimum				
Front (Douglas Street)	0** (existing)			
Rear (E)	5.25	4.88		
Side (N)	0 ** (existing) / 3.66 (new)	3		
Side (S)	3.92 *	4.88		
Vehicle parking – minimum				
Residential	53 *	108		
Commercial	25 *	35		
Visitor	10 *	15		
Bicycle parking stalls – minimum				
Residential long-term	192	192		
Residential short-term	24	24		

Sustainability Features

- Step 1 of the BC Energy Step Code
- tapered overhangs on balconies to prevent summer solar gain and maximize winter solar exposure
- light wood framing as primary structural material
- building retention for its exterior assemblies, structural systems and finishes where appropriate
- permeable surface treatment
- 34 new on-site trees.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP, 2012) identifies the subject properties within Development Permit Area 7A: Corridors, which supports the revitalization of areas of commercial use along corridors through high quality architecture, landscape and urban design in order to enhance their appearance, strengthen commercial viability and encourage pedestrian use. Enhancing Hillside Avenue as a frequent transit corridor with transit infrastructure is also strongly encouraged. The applicant is responding to the DPA objectives as follows:

- adding 151 new rental dwelling units in the neighbourhood
- increasing the number of commercial storefronts
- retaining and rehabilitating 50% of the existing heritage-registered building
- introducing a high-quality of architecture
- providing a large interior courtyard
- constructing a bus shelter on Hillside Avenue.

Burnside Gorge Neighbourhood Plan

The Burnside Gorge Neighbourhood Plan identifies Humber Green as a special planning area. The Plan encourages new development along arterial roadways to have ground floor commercial frontages and residential uses on upper floors. The Plan also encourages smaller store frontages along Douglas Street with a minimum three storey streetwall. Courtyard-style buildings are also encouraged to enhance the liveability of this area for residents.

The applicant is proposing to rehabilitate the Scott Building's ground floor commercial storefronts and reintroduce original storefront entryways. The four-storey addition on the south side of the existing building fronting Douglas Street would also contain active ground floor commercial space (restaurant or retail) with outdoor patio seating that would wrap around the building. The proposed interior courtyard would be accessible to the public and is designed to be enjoyed by residents and visitors. Ground level dwelling units frame the courtyard, which would enhance the surveillance of this space. Locating a courtyard in the middle of the site also allows for a substantial separation distance between the two buildings on the site.

Design Guidelines for Development Permit Area 7A: Corridors

- *Design Guidelines for: Multi-Unit Residential, Commercial and Industrial* (2012)
- *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)
- *Guidelines for Fences, Gates and Shutters* (2010)

ISSUES AND ANALYSIS

The following section identifies and provides a brief analysis of the areas where the Panel is requested to provide commentary.

Ground Level of the Six-Storey Building

When residential uses are at street level, the design guidelines encourage strong entry features and building design that encourages interaction with the street. The applicant is proposing to locate the main residential entryway on the west side of the building facing the interior of the site and in line with the proposed café in the adjacent building, which would be directly across from the main entrance into the six-storey building. Locating the residential entryway slightly back from the corner of the building compliments the rhythm of the corner balconies above. However, this design approach deviates from the design guidelines; therefore, staff invite the ADP to comment on this aspect of the design.

Relationship Between the Existing Building and the Addition

According to the design guidelines, new development, including additions, should contribute to the cohesion, visual identity and the quality of streetscapes. The applicant is proposing a six-storey modern addition on the south side of the existing building of a different rhythm and scale that would benefit from the ADP's review and comment.

Application of Building Materials

The design guidelines encourage high quality and durable materials that are also capable of weathering gracefully. Reflective materials are not supportable. The applicant is proposing a mix of materials, including brick, metal panels, and wood cladding to accentuate different aspects of each building. Staff invite the ADP's input on the application on building materials and specifically the proposed metal panel as this is the predominant exterior material on the new construction.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved with the following changes:

- as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped October 16, 2019
- Applicant's letter dated July 4, 2019.

cc: Mr. Mike Fuji, Applicant; Mr. Michael Green, Architect.

4.3 Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

The City is considering a Heritage Designation Application and Development Permit with Variances Application to retain the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial to mixed-use consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot.

Applicant meeting attendees:

MICHAEL GREEN
MARIE-CLAIRE BLIGH
SCOTT MURDOCH

MICHAEL GREEN ARCHITECTURE INC.
MICHAEL GREEN ARCHITECTURE INC.
MURDOCH DE GREEF

Leanne Taylor provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- the ground level of the six-storey building
- relationship between the existing building and the addition to the south facing Douglas Street
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Michael Green and Marie-Claire Bligh provided the Panel with a detailed presentation of the site and context of the proposal and Scott Murdoch provided the Panel with details of the proposed landscape plan.

Marilyn Palmer left the meeting at 2:40pm.

The Panel asked the following questions of clarification:

- how was the site circulation considered in determining the location of the café entrance?
 - the café is three-sided and has the option to activate fewer sides if need be
 - the boulevard is wide at this location for pedestrian circulation and cafe seating
- where would residential deliveries be accommodated?
 - deliveries would occur in the courtyard
 - there are four commercial loading spaces controlled by residents and occupants, so these could be used for residential deliveries as well
- were live/work uses considered in the residential spaces?
 - Leanne Taylor noted that the City's policies do not support live/work use at every residential location, and that the relevant policies would have to be consulted
- how are eyes on the courtyard ensured?
 - units from both sides of the courtyard look onto the courtyard
- what are the proposed materials for the black window frames?
 - likely they will be vinyl
- was a lighter coloured cladding material considered?
 - a wide range of options were considered

- the proposed deep, rich colours will work well with the low light in the wintertime, to avoid a washed out look
- is there any concern for the heat generated from the proposed black cladding?
 - this aspect of the design was considered and has affected the proposed planting scheme
- how many vehicle parking spaces are proposed?
 - 59 spaces are proposed, including residential and visitor
 - vehicle parking is supplemented with carshare and electric bicycle parking.

Panel members discussed:

- appreciation for the integration of loft units and private residential balconies
- appreciation for the integration of the existing building into the new project
- concern for the black materials colour, particularly because the windows during the day will also appear black
- appreciation for the proposal's creativity.

Motion:

It was moved by Carl-Jan Rupp, seconded by Jessi-Anne Reeves, that Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved.

Carried Unanimously

5. ADJOURNMENT

The Advisory Design Panel meeting of October 23, 2019 was adjourned at 2:55 pm.

Stefan Schulson, Chair

Lacey Maxwell

From: Ray Nelson [REDACTED]
Sent: December 4, 2017 4:46 PM
To: Victoria Mayor and Council
Subject: Strong Objection to a Proposed Development at 2659 Douglass Street and 735 Hillside Avenue, Victoria, BC
Attachments: Development Proposal Notice .pdf; Hillside Properties.pdf

The Mayor and Council
City of Victoria
Victoria, BC

Please pass a copy of this email to the City of Victoria Planning Department.

Attached is a PDF of a scanned copy of the Notice I received last week regarding a development proposal community meeting Notice. I received this Notice because I own a property within 100 meters of the proposed development listed at 2659 Douglass Street and 735 Hillside Avenue.

This notice relates to a development proposal for the property on the southeast corner of Hillside Avenue and Douglas Street in Victoria (shown as parcels 735, 2655, 2657, and 2659 enclosed in a bold outline on the attached PDF).

I own a condominium immediately to the east, and directly adjacent to the property of the proposed development (listed on the attached Notice PDF as 755, enclosed in a bold dotted red outline, and also outlined in a yellow outline in another googleEarth screenshot PDF attached).

My property is on the west side of my building with a balcony that faces west, directly into the property that has the proposed development.

On the basis of the information provided in the community meeting Notice for this development proposal, I have a **strong objection** to the proposed development.

The proposed development will significantly block the existing open view available to my property, and therefore decrease the enjoyment of my property, decrease the value of my property, and decrease the future salability of my property. The noise and disruption from construction will have a similar bad effect on my property for the duration of the construction period.

As proposed, the view to the west from my property will shrink from the present reasonable view covering west and north, down to virtually zero open view due to the proposed development. It will ruin the open view and aesthetic enjoyment of my property, making it less attractive to live in and less valuable if I chose to sell it in the future.

I will suffer financial loss and enjoyment of my property if this development is approved.

As-is, under no circumstances do I want this proposal to be approved. Thank you.

Regards,

Ray Nelson

Owner, Suite 208, Hillside Centre, Victoria, BC

Rezoning and Development Permit with Variances Applications for 2649-2659 Douglas Street and 735 Hillside Ave



1



AERIAL SITE PHOTO



2



SOUTH-EAST VIEW OF SUBJECT SITE FROM CORNER OF DOUGLAS ST
AND HILLSIDE AVE



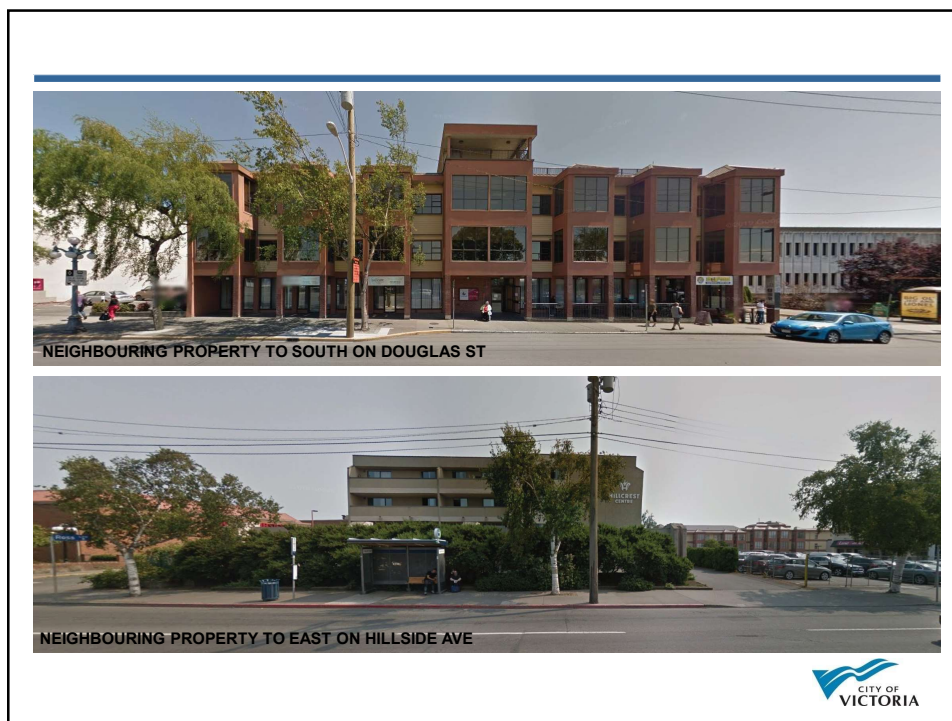
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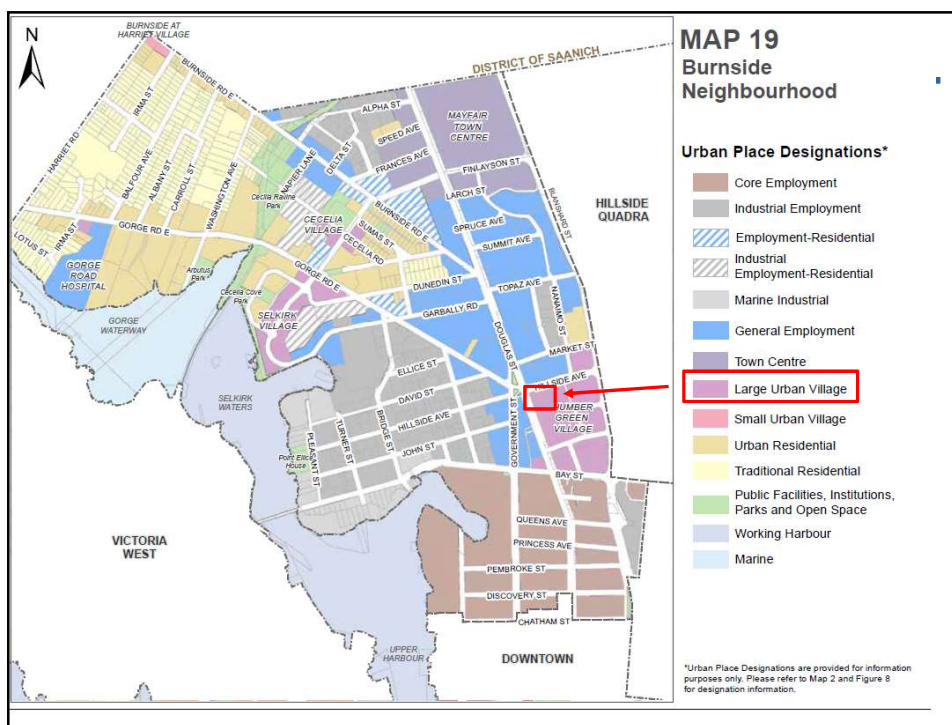
SOUTH-WEST VIEW OF SUBJECT SITE FROM HILLSIDE AVE



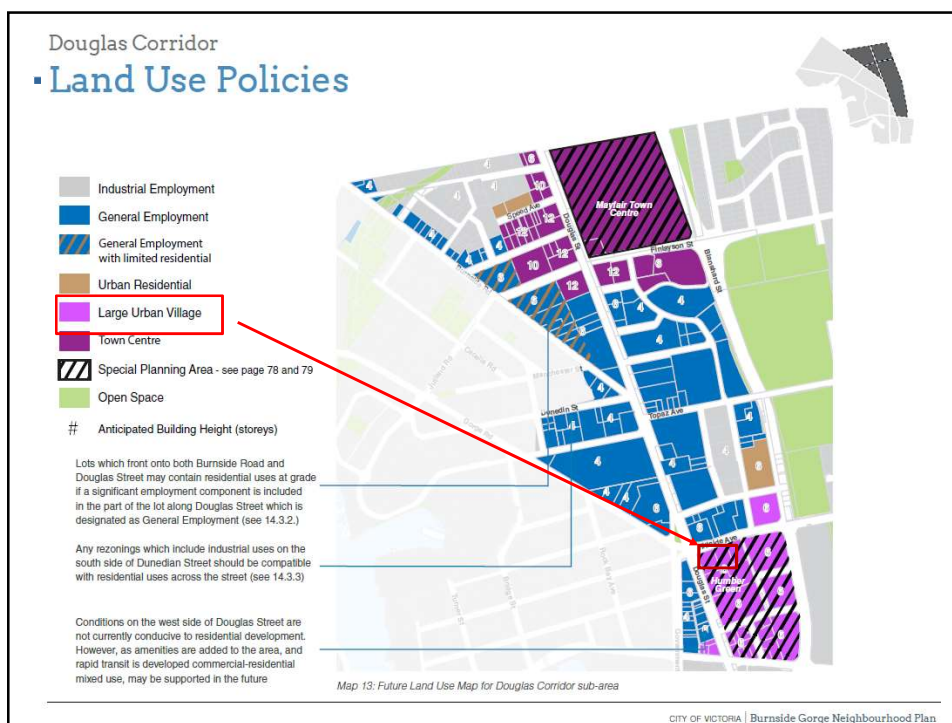
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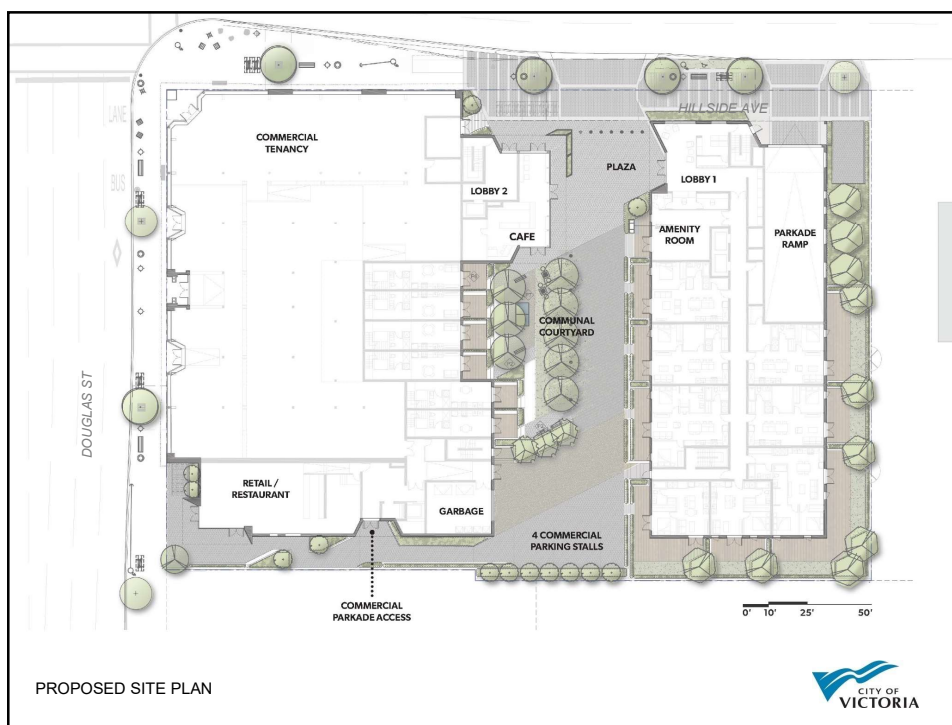
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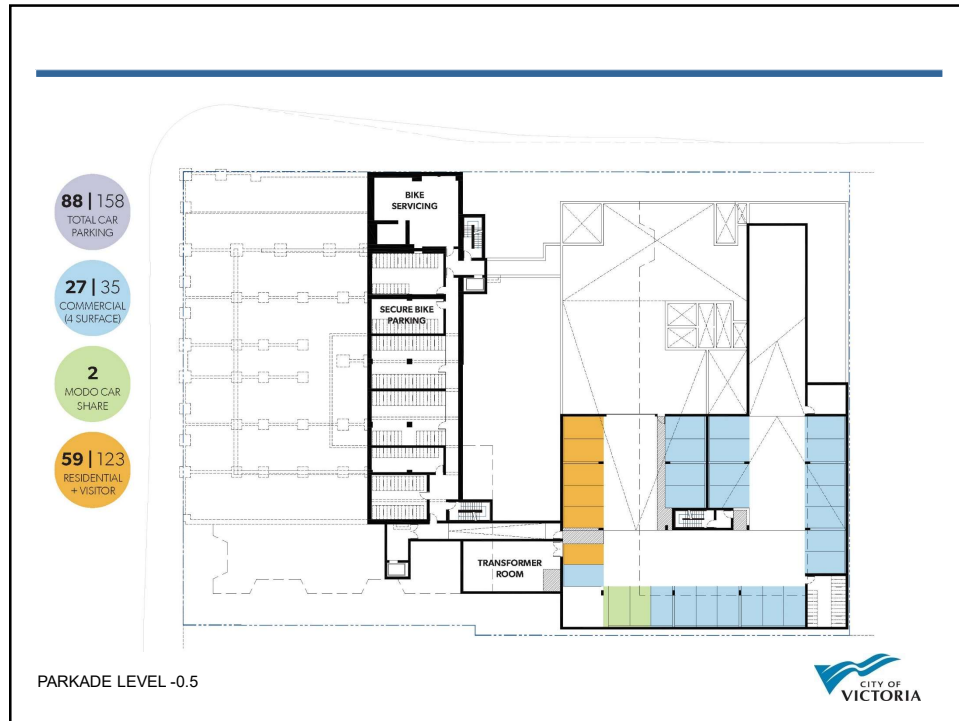
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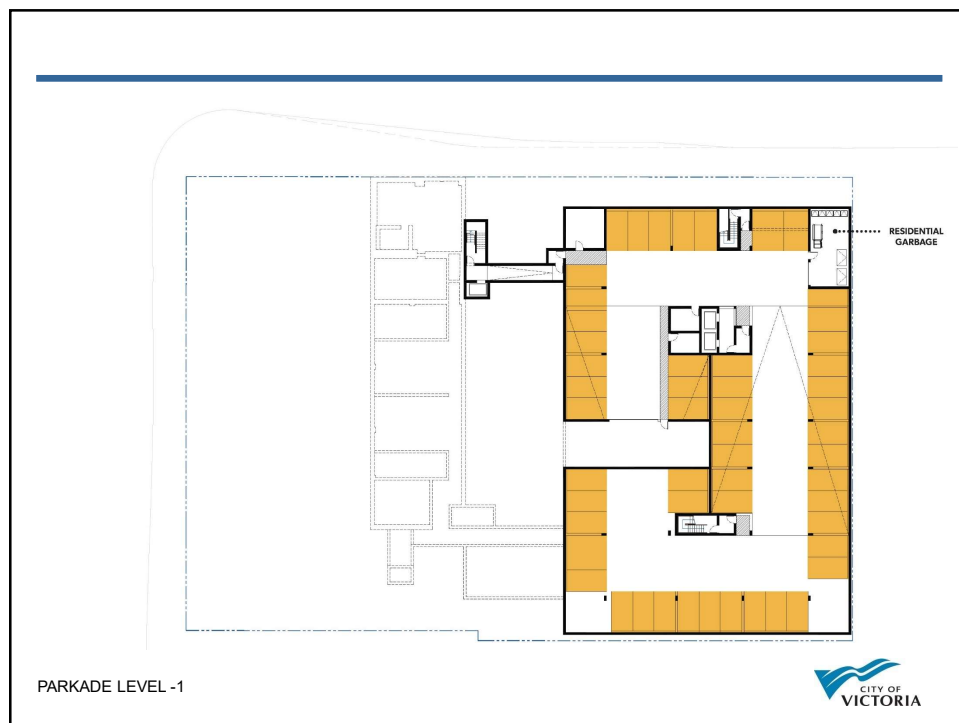
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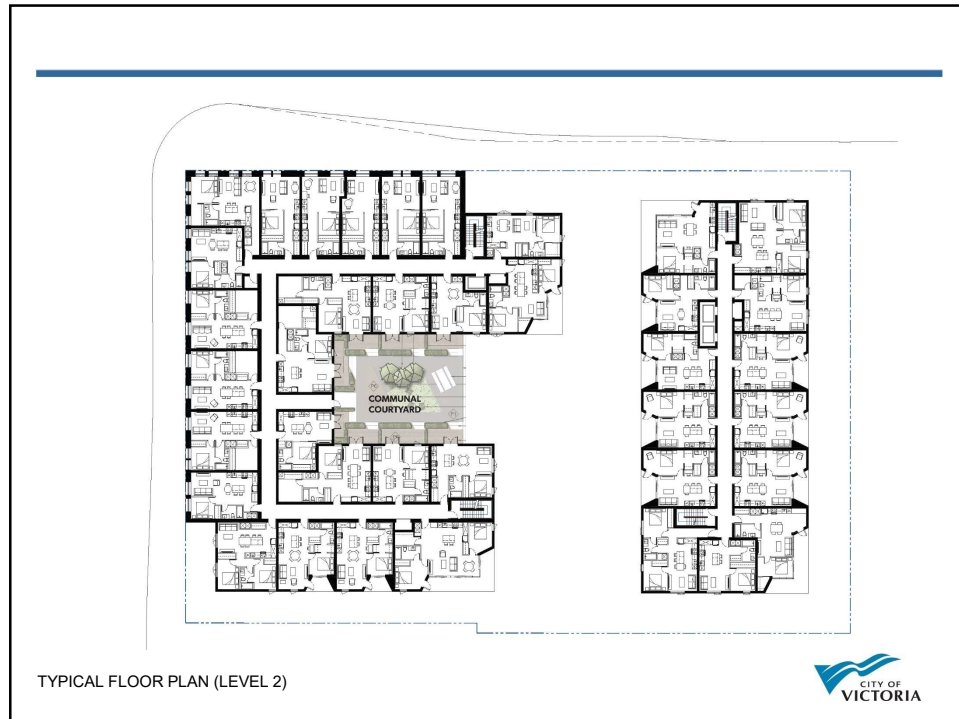
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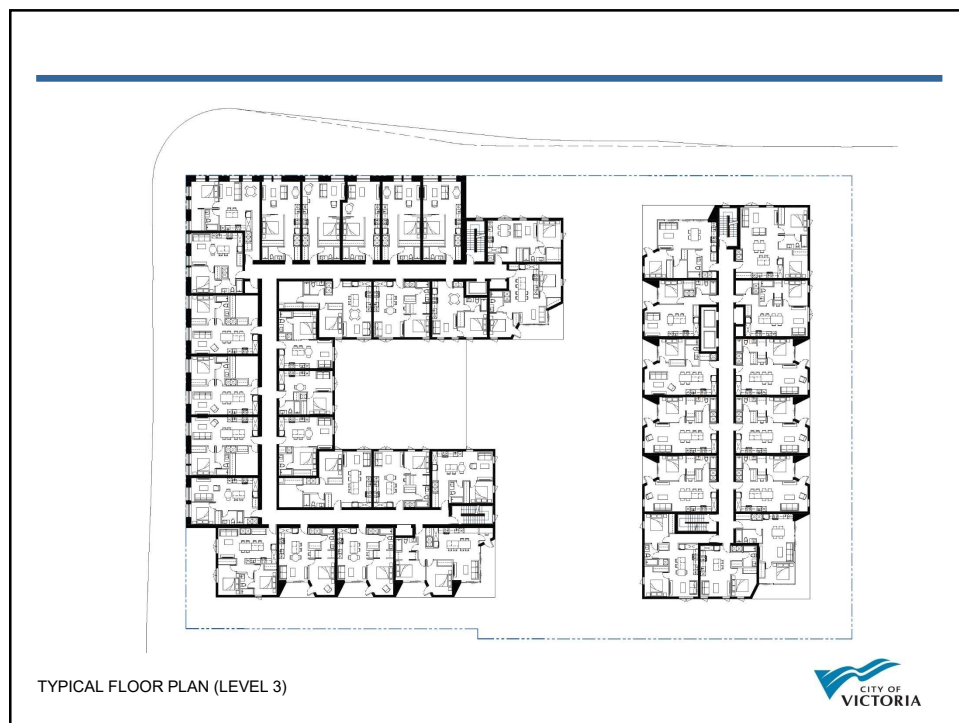
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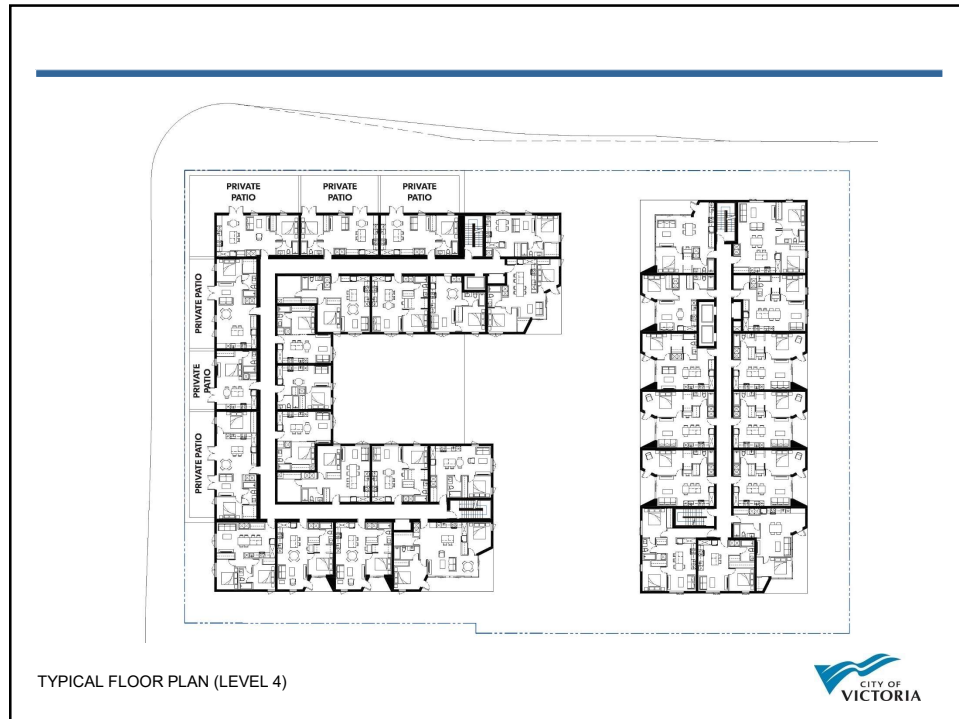
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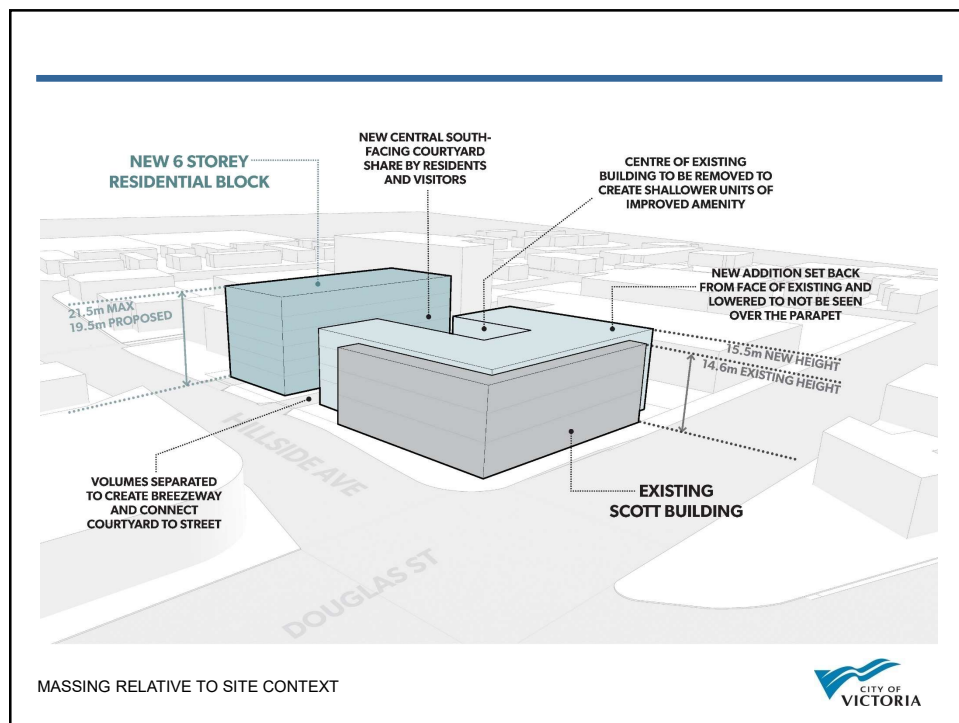
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DOUGLAS STREET ELEVATION LOOKING EAST



15



DOUGLAS ST

HILLSIDE AVE ELEVATION LOOKING SOUTH



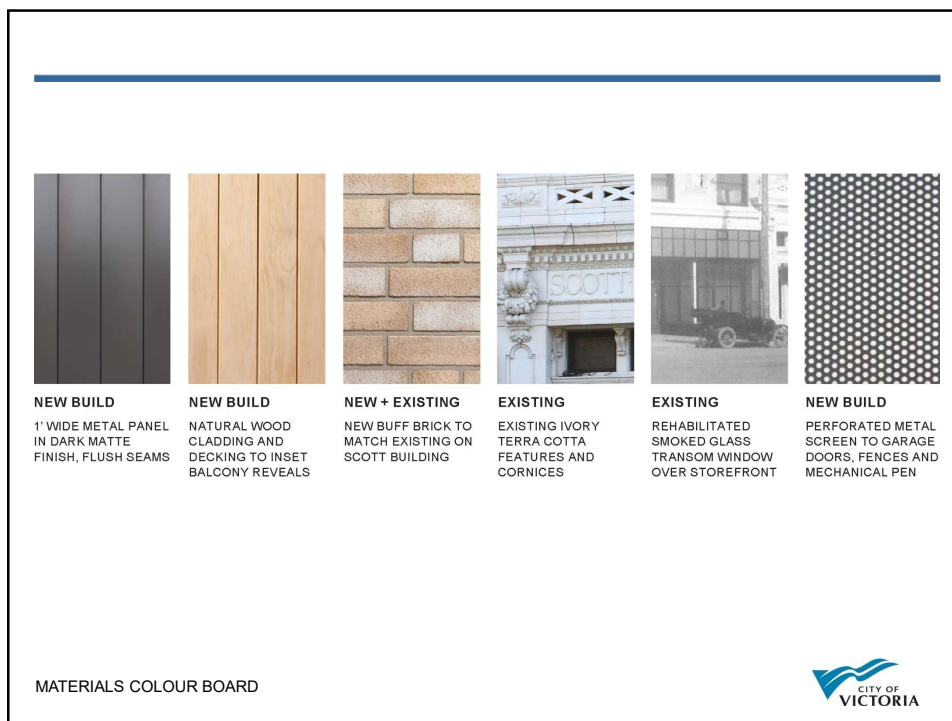
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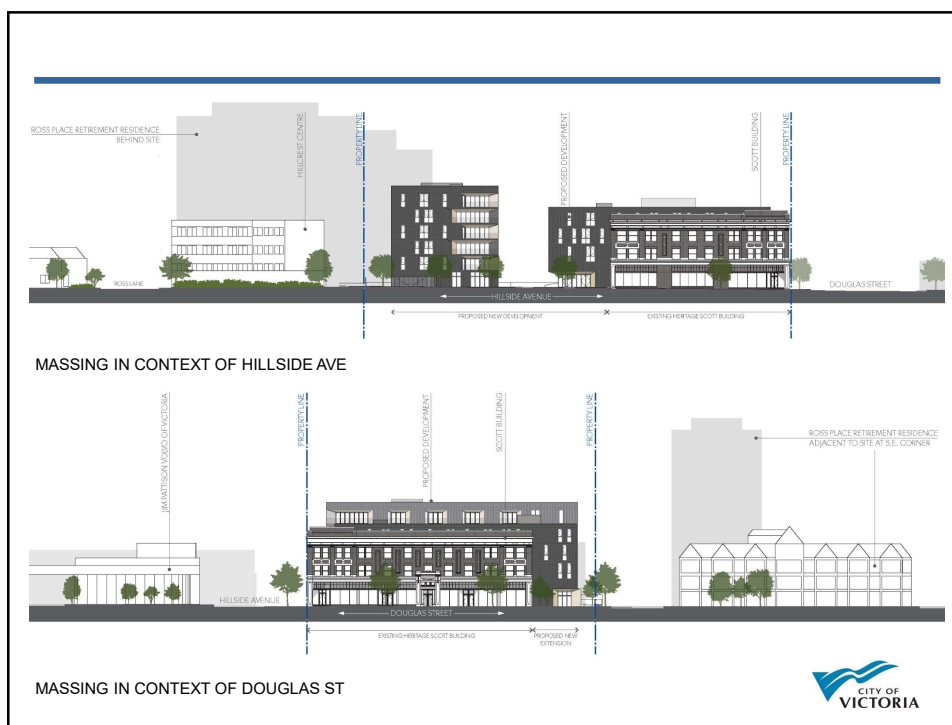
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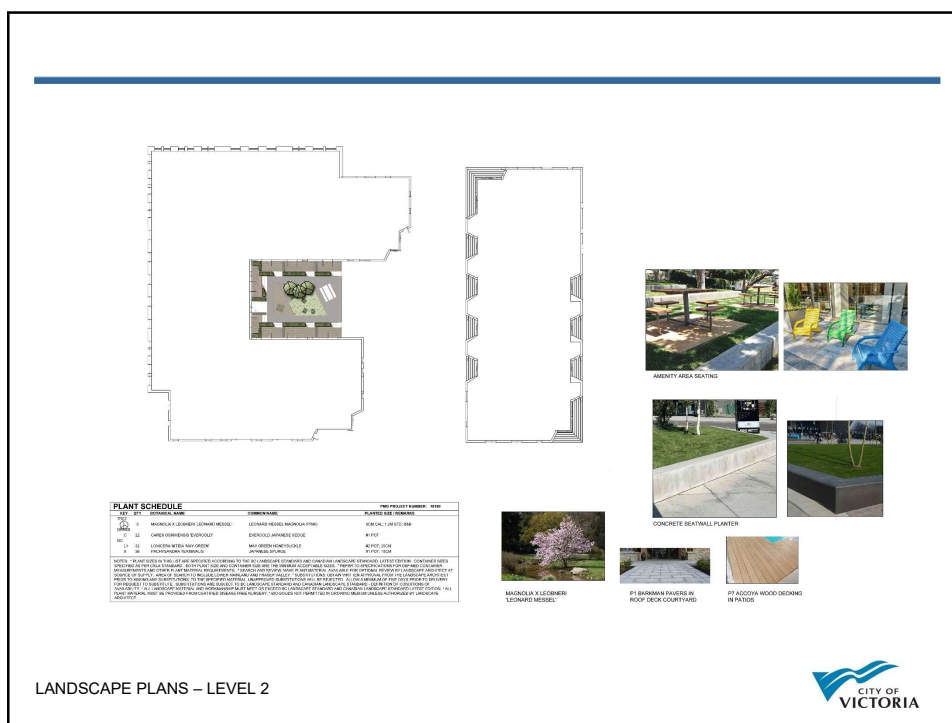
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22





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



25



RENDERED VIEW CLOSE UP OF STAGGERED RECESSED BALCONIES



26



RENDERED VIEW LOOKING NORTH FROM COMMUNAL COURTYARD



27



RENDERED VIEW LOOKING SOUTH-WEST FROM HILLSIDE AVE



28

Heritage Designation Application for 2655-2659 Douglas Street (Scott Building)



29

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



30

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)



31

Heritage Value

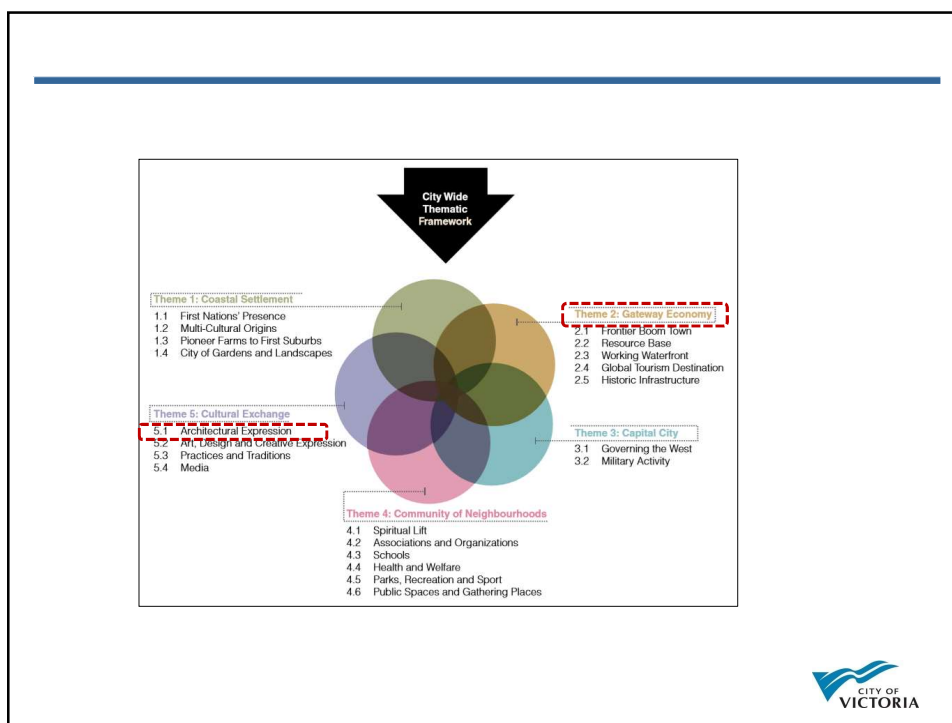
- Testament to Edwardian era development of Burnside, economic growth and demand for office space near transit
- Associated with Lord Wilfred Hargreaves

Heritage Character

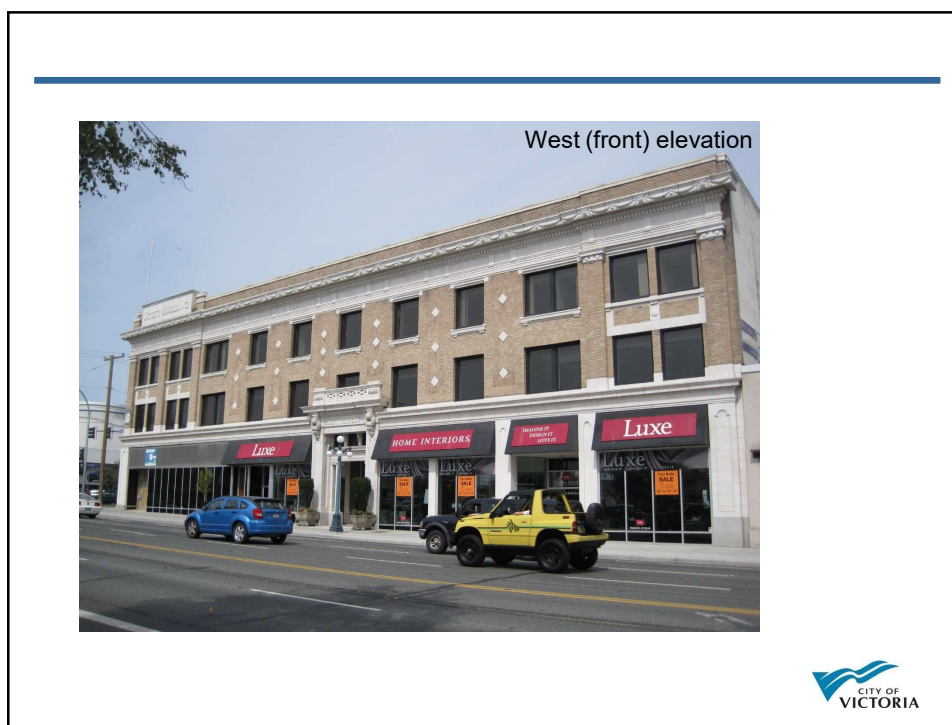
- Form, scale, massing
- Classical revival features on upper storeys and main entry
- Scott Building inscriptions



32



33



34

North (side) elevation



35

East (rear) elevation



36

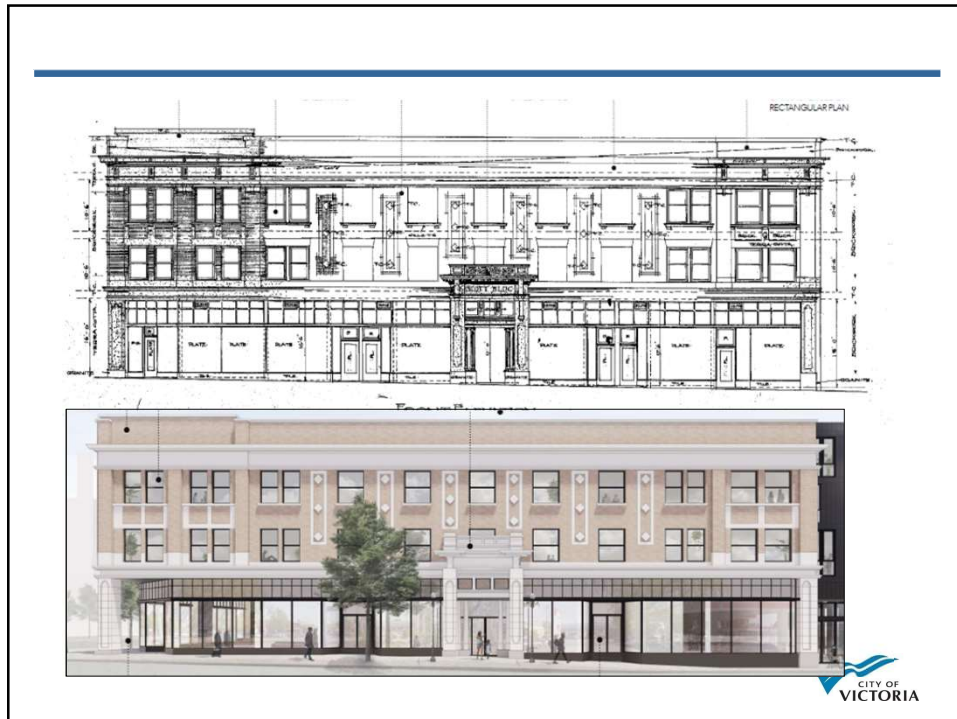
South (side) Elevation



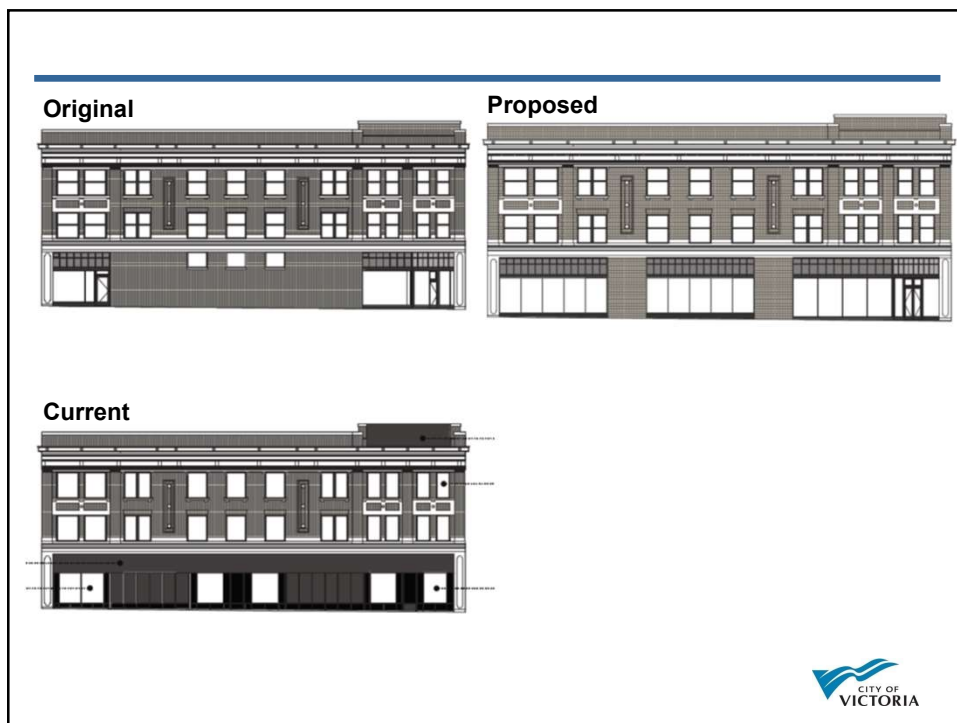
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40



Committee of the Whole Report For the Meeting of December 12, 2019

To: Committee of the Whole **Date:** November 28, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000180 for 2659 Douglas Street

RECOMMENDATION

That concurrent with Rezoning Application No. 00664, if it is approved, Council approve the designation of the property located at 2659 Douglas Street as a Municipal Heritage Site, consistent with plans dated November 4, 2019 and pursuant to Section 611 of the Local Government Act.

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the property located at 2659 Douglas Street. The three-storey masonry commercial building was built in 1911 and contributes to the historic character of the Burnside Gorge neighbourhood.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan (2012)*, Section 8: "Heritage" of the Burnside Gorge Neighbourhood Plan and with the Victoria Heritage Thematic Framework.

The application was reviewed by the Heritage Advisory Panel at its August 13, 2019 meeting and was recommended for approval.

BACKGROUND

Description of Proposal

2659 Douglas Street is a large corner property located at the intersection of Douglas Street and Hillside Avenue. It is occupied by a three-storey masonry building called the Scott Building, constructed in 1911 by acclaimed architect Lord Wilfred Hargreaves. The building is a high quality and unique example of Classical Revival design constructed on a prominent and highly visible corner from light brown masonry complemented by terra cotta. Terra cotta is used in the ground and third-storey cornices, at the base and capitals of pilasters, and in detailing running

across the façade. The main entry to the building is on the west façade facing Douglas Street and is framed with a pair of rounded ionic columns and a much larger pair of pilasters supporting an elaborate entablature. The corner of the building at the intersection is specially emphasized with paired windows at the second and third storeys framed by projecting pilasters.

The building is representative of the Edwardian era of development within the Burnside Gorge neighbourhood. The building has been altered at the ground storey with modern curtain wall glazing, which extends along the entire Hillside Avenue frontage where it had previously been present only at the corners. The original transom window at the ground storey has been removed and the windows have been replaced. The corner of the building at the ground storey, which was previously angled behind the corner pillar, has been filled in. Apart from these details, the remainder of the building has retained much of its original appearance. The terra cotta and brickwork are in good condition and the overall composition of the building is intact.

The building has heritage value as a symbol of Victoria's resource-based gateway economy as expressed in the Burnside Gorge neighbourhood. The area was growing quickly at the time, driven by the centralization of lumber processing, shipbuilding, manufactured goods and thriving sealing and whaling industries.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The Scott Building is in good condition. The brickwork and terracotta are both in good condition and no major maintenance work is required.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan* (OCP, 2012), which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8(b) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8(j) *That heritage property is conserved as resources with value for present and future generations.*

8(l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

Burnside Gorge Neighbourhood Plan

The designation of this building is consistent with the *Burnside Gorge Neighbourhood Plan* (2017), which in the section entitled, “8. Heritage”, states:

8.1.1. The City will encourage protection of heritage resources through the designation of properties listed on the City's Register of Heritage Properties, identified in orange in Map 6, including as part of rezoning application considerations.

8.1.2. Consider future additions to the City's Register of Heritage Properties in consultation with property owners, including those identified by the Burnside Gorge Community Association in Map 7.

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The Victoria Heritage Thematic Framework functions to organize and define historical events, to identify representative historic places and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the Victoria Heritage Thematic Framework is incorporated into the Statement of Significance.

Zoning Bylaw Amendment Application No. 00664

Accompanying the Heritage Designation Application is a Rezoning Application that seeks an increase in density in order to permit a six-storey, mixed-use building on the vacant rear portion of the property. This also includes a four-storey addition connected to the back of the Scott Building, with one storey extending over the rooftop. Renderings of the proposal are attached to the rezoning report. The rear addition wraps around the east and south sides of the Scott Building and is set back 5.2 metres (17 feet 4 inches) from the north (side) elevation facing Hillside Avenue and 3.75 metres (12 feet 3.75 inches) from the front (west) elevation facing Douglas Street. Due to the Scott Building's taller floor heights and its high parapet, the top of the one-storey rooftop addition is only 1.39 metres (4 feet 7 inches) taller than the parapet of the Scott Building, making it difficult to see from the street.

Resource Impacts

Heritage designation of 2659 Douglas Street will enable the property owner to apply for heritage grants from the Victoria Civic Heritage Trust and for a tax incentive from City Council to assist with the cost of seismic upgrading.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its August 13, 2019 meeting and was recommended for approval.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

CONCLUSIONS

This application for the heritage designation of the property located at 2659 Douglas Street as a Municipal Heritage Site is for a building that is an exceptional example of a Classical Revival style commercial building from the Edwardian era by an acclaimed architect. The building was constructed during a time of economic expansion in the Burnside Gorge neighbourhood, which prospered in response to the centralization of industry. Staff therefore recommend that Council approve Heritage Designation Application No. 000180 for 2659 Douglas Street consistent with plans dated November 4, 2019.


ALTERNATE MOTION

That Council decline the designation of the property located at 2659 Douglas Street, pursuant to Section 611 of the Local Government Act, consistent with plans dated November 4, 2019, as a Municipal Heritage Site.

Respectfully submitted,




John O'Reilly, Senior Heritage Planner
Sustainable Planning and Community
Development Department



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

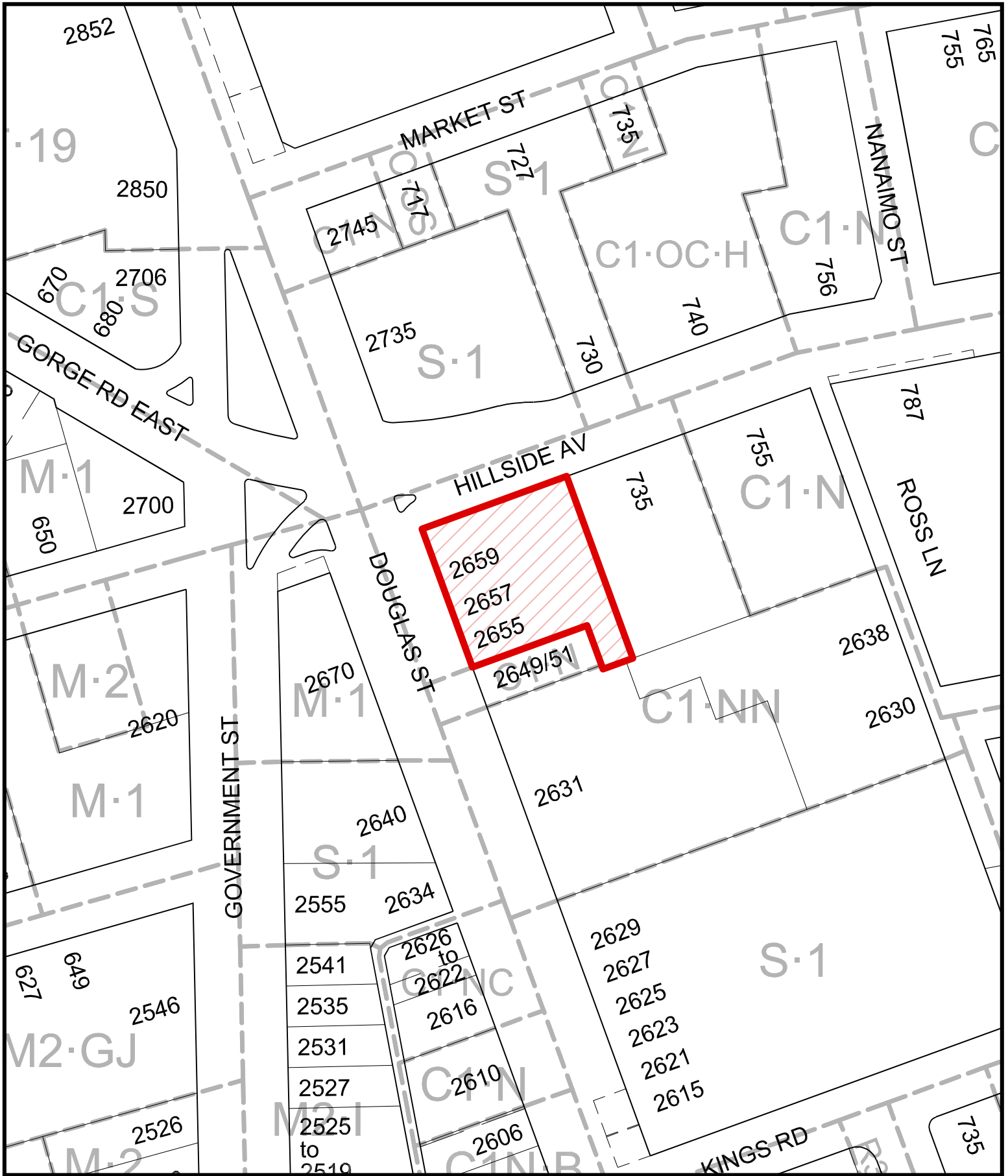
Report accepted and recommended by the City Manager:



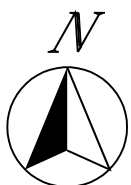
Date: Dec 4, 2019

List of Attachments

- Attachment 1: Subject Map
- Attachment 2: Aerial Map
- Attachment 3: Photographs
- Attachment 4: Statement of Significance
- Attachment 5: Plans, date stamped November 4, 2019
- Attachment 6: Letter from the applicant, dated October 31, 2019
- Attachment 7: Minutes of the Heritage Advisory Panel, dated September 10, 2019.



2659 Douglas Street
Heritage Designation



Designated

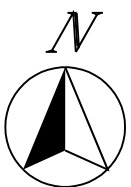


Registered





2659 Douglas Street
Heritage Designation



2659 Douglas Street



North Elevation



West Elevation



East Elevation



East Elevation



West Elevation Detail of Entrance

STATEMENT OF SIGNIFICANCE



Address: 2659 Douglas Street, Victoria, British Columbia

Historic Name: Scott Building

Original Owner: Robert Scott

Original Architect: L.W. Hargreaves

Original Contractor: Pacific Coast Construction Company

Date of Construction: 1911

Description of Historic Place

The Scott Building is a three-storey masonry building situated prominently at the corner of Douglas and Hillside Avenue in the Burnside neighbourhood of Victoria. Notable features of this Classical Revival building include the extensive use of terra cotta, with a west entry denoted by a massive architrave and two Ionic classical columns. Inscribed above the main entrance and on the west parapet is "Scott Building."

Heritage Value of Historic Place

The Scott Building is valuable as a testament to the Edwardian era development of the Burnside neighbourhood as the hub of local industry in Victoria. Burnside, established early in Victoria's development, housed the majority of Victoria's resource-based industries including lumber processing, shipbuilding, manufactured goods and thriving sealing and whaling industries. The neighbourhood was important both to the economic growth of Victoria and the Province. Burnside neighbourhoods quickly grew as a response to the centralization of industry in the area, and reflect

the diversity and status of families living and working in the neighbourhood. Corresponding to this neighbourhood growth was the demand for amenities and commercial office space, exemplified by the Scott Building with commercial on the ground floor and offices above. The building was ideally situated, within the heart of the Burnside neighbourhood, directly on the B.C. Electric rail line, and in close proximity to Victoria's downtown.

Furthermore, the Scott Building, built 1911, is significant as a remarkable example of a Classical Revival design by esteemed architect Lord Wilfrid Hargreaves (1880-1966). Born in England, Hargreaves immigrated to Canada and worked in both Edmonton and Calgary before moving to Victoria in 1909. Hargreaves had a successful career in Victoria, and has many large buildings attributed to him, including the Leland Building (1912) and the Yen Wo Society Building in Chinatown. In the 1920s, Hargreaves joined the Provincial Department of Public Works on a temporary basis. The Scott Building exhibits Hargreaves proficiency with the Classical Revival vocabulary. Noteworthy features include pilasters, brick patterning, parapet and the extensive use of terra cotta, which was supplied by Gladding, McBean & Company of California, the largest supplier of local architectural terra cotta during the Edwardian era boom. The building was constructed for local investor Robert Scott.

Character-Defining Elements

Key elements that define the heritage character of the Scott Building include its:

- prominent corner location at Douglas Street and Hillside Avenue in the Burnside neighbourhood
- continuous commercial use
- form, scale and massing as expressed by its: three-storey height, built to the front property line; rectangular plan; raised parapets on two main facades; and flat roof
- masonry construction with heavy timber frame
- Classical Revival features including: patterned brick with variant stretcher rows; terra cotta cornices between first floor and above third floor decorated with egg-and-dart, acanthus scrolls, festoons and dentils; terra cotta lintels; terra cotta decorative raised diamonds; terra cotta and brick pilasters; west entry with terra cotta architrave featuring ionic columns, scroll cut brackets, dentils and garlands
- regular fenestration with segmental-arched window openings on the rear (east) elevation
- terra cotta "Scott Building" inscriptions on the west entry and west parapet
- date plaque at ground of west entry inscribed " Scott Building 1911 A.D."

RESEARCH SUMMARY

ADDRESS: 2659 Douglas Street, Victoria, British Columbia

HISTORIC NAME: Scott Building

ORIGINAL OWNER: Robert Scott

ORIGINAL ARCHITECT: L.W. Hargreaves

ORIGINAL CONTRACTOR: Pacific Coast Construction Company

DATE OF CONSTRUCTION: 1911

REFERENCES:

- Gladding, McBean & Co Architectural Terra Cotta Order
- AIBC Application for Registration, L. Wilfrid Hargreaves, Date of Application: September 21, 1920

PHOTOGRAPHS:

- City of Victoria Archives: M01269
- BC Archives: F-00096; F-000817; H-06836

COMMENTS: For further information on Hargreaves, see *Building the West* page 365

DRAWING LIST

ARCHITECTURAL

A001	COVER SHEET & DRAWING LIST	N.T.S.
A001	PROJECT DESCRIPTION & SITE LOCATION PLAN	1:150
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A104	LEVEL 4 FLOORING LEVEL	1:50
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A108	LEVEL 8 FLOORING LEVEL	1:50
A109	LEVEL 9 FLOORING LEVEL	1:50
A110	LEVEL 10 FLOORING LEVEL	1:50
A111	LEVEL 11 FLOORING LEVEL	1:50
A112	LEVEL 12 FLOORING LEVEL	1:50
A113	LEVEL 13 FLOORING LEVEL	1:50
A114	LEVEL 14 FLOORING LEVEL	1:50
A115	LEVEL 15 FLOORING LEVEL	1:50
A116	LEVEL 16 FLOORING LEVEL	1:50
A117	LEVEL 17 FLOORING LEVEL	1:50
A118	LEVEL 18 FLOORING LEVEL	1:50
A119	LEVEL 19 FLOORING LEVEL	1:50
A120	LEVEL 20 FLOORING LEVEL	1:50
A121	LEVEL 21 FLOORING LEVEL	1:50
A122	LEVEL 22 FLOORING LEVEL	1:50
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A126	LEVEL 26 FLOORING LEVEL	1:50
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A198	LEVEL 98 FLOORING LEVEL	1:50
A199	LEVEL 99 FLOORING LEVEL	1:50
A200	LEVEL 100 FLOORING LEVEL	1:50



PROJECT DIRECTORY

ARCHITECTURAL MICHAEL GREEN ARCHITECTURE 1311 CORDOVA VANCOUVER, BC V6H 1T1 CONTACT: JORDAN VAN DER 604-336-4770	CLIENT DISTRICT PROPERTIES GROUP INC. 204-315 WEST 8TH AVE VANCOUVER, BC V6H 1T1 CONTACT: MICHAEL GREEN 604-336-4770	STRUCTURAL COLEBURN CONSULTING 204-315 WEST 8TH AVE VANCOUVER, BC V6H 1T1 CONTACT: JORDAN VAN DER 604-336-4770	MECHANICAL AVALON MECHANICAL CONSULTANTS LTD 1245 E 62ND AVE #300 VANCOUVER, BC V6M 1Y2 CONTACT: TRACY REEVE 250-444-1111	ELECTRICAL NEUMETSCH & ASSOCIATES LTD 2003 14TH AVE VANCOUVER, BC V6M 1Y2 CONTACT: GREGORY COCCARU 604-562-1443	PAVING RICH BUILDING SCIENCE 4337 STEEL CREEK DR #400 BURNABY, BC V5C 5S6 CONTACT: GRAHAM FINCH 250-474-1111	PLUMBING ARTISAN PLUMBING P.O. BOX 440000, W.V. 10 3R ST NANAIMO, BC V9T 6M7 CONTACT: SCOTT LEWIS 779-269-3635	CIVIL/TECHNICAL GLOPACIFIC 1770 W 75 AVE #10 VANCOUVER, BC V6P 6P2 CONTACT: MATT KOKAN 604-676-7022	LANDSCAPE PMS LANDSCAPE ARCHITECTS 1014-4155 STEEL CREEK DRIVE BURNABY, BC V5C 5S6 CONTACT: BEN ALABRA 604-292-0071	ENGINEERING GHL CONSULTANTS LTD 410 GRANVILLE STREET #100 VANCOUVER, BC V6C 1T2 CONTACT: FRANKIE VICTOR 604-688-4444
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Received
City of Victoria
NOV 04 2019
Planning & Development Department
Development Services Division

Revisions
Received Date:
November 4, 2019

MICHAEL GREEN ARCHITECTURE
555 WEST 3RD AVENUE
VANCOUVER, BC
CANADA V6B 1J8

2019-10-31 D REVISED FOR REZONING & DP
2019-09-27 C REZONING & DP RESUBMISSION
2018-07-04 B ISSUED FOR REZONING & DP
2018-08-28 A ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING
2681 DOUGLAS ST, 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
V8T 1G6

A000
COVER SHEET
ATTACHMENT 5

The new Scott Building Revitalization and Development will be located at the site of the existing Scott Building, at the southwest corner of Douglas Street and Hillside Avenue. A three-story, three-unit, three-story building is being built on the building. The building will be a gateway feature to both the night market and the centre of Victoria. The proposed development is comprised mostly of rental residential apartments with much of the ground floor street frontage dedicated to retail and commercial use.

The new volume to the east of the existing Scott Building will be of masonry with a frame construction. The masonry is designed so that the existing volume is separated from the existing building in order for the existing building to be a visual focus from the surrounding streets. Modern interventions as part of the renovation of the existing building take the language from the new building and marry them into the existing Scott building's character harmonizing the project as one coherent development.

The two volumes frame a green central plaza which is landscaped and paved in a way to create a pedestrianized experience while allowing for intermittent vehicle access to the rear of the existing building for loading and garbage purposes, as well as access for the entrance, entry stairs and cafe. The commercial spaces

The main floor of the existing Scott Building will be commercial/retail. A sidewalk is proposed for the main floor of the extension to the east. The existing building providing activity of Hillside Avenue. A residential amenity room is provided on the ground floor of the Eastport volume facing the cafe and plaza further activating the corner area between the buildings. The central plaza will be accessible to the public and is intended to be enjoyed by both residents and visitors.

OWNER
2659 Douglas Street Holdings Ltd.
1153 W 2nd Ave Vancouver BC V6E 1H6
Primary Contact: Andrew Kerrington
Bu4-736-1400

ARCHITECT
MGA | Michael Green Architecture
1535 W 3rd Ave Vancouver, BC V6J
Architect Michael Green
Contact Jordan Van Dine
604-336-47

MGA | Michael Green Architecture
1535 W 3rd Ave. Vancouver, BC V6J
Architect Michael Green
Contact Jordan Van Dine
604-336-47

LEGAL DESCRIPTION
Lots A and B, Section 4 Victoria VFR1776
Lot 1 Plan 5315 Section 4 Victoria VFR591

New Site-Specific Zone (Changed from CHNN)
Large Urban Village

AVERAGE GRADE: _____

Existing Building average grade: 10.063 m
New Building average grade: 16.203 m
Average Building Grade: 16.166 m

and building levels are dimensioned from that elevation.

New Building: 19 435m (taken from average grade)

E. coli O157

Hillside Avenue to the North
Excludes Street to the West

3.2.2.50. Group C, up to 6 Storeys, Sprinklered
Existing Building with 4 story residential addition and extension
Major Occupancies: A-2, C, D, E, F-3
Can utilize construction permit fee

3.2.2.50. Group C, up to 6 Storeys, Sprinklered
New First-Storey residential building
Major Occupancies: C-F3
Curable construction permitted

Level 1

PROPOSED FSR	12,000 m ²
AVAILABLE FSR	17,011 m ²

F. J. Beckwith

TOTAL COMMERCIAL AREA

PARKING CALCULATIONS

RESIDENTIAL PARKING 91

Total Area: m²

Retail (Adjacent)

¹REFER TO TEAM STUDY FOR PARKING REDUCTION RATE IN ALL.BIKE PARKING | LOW
Bike-friendly

WALL MOUNTED RACKS	26
--------------------	----

Kursnummer	21-19
Übungsnummer/Teilung	1/2019

STUD1 A	31.4 m2		1	1
STUD1 B	42.6 m2	1	1	1
STUD1 C	41.4 m2		1	1
STUD1 D	46.0 m2	1	1	
STUD1 E	44.7 m2	1	1	
STUD1 F	47.9 m2	1	1	
TREE A	59.3 m2	1	1	1

REC'D	10 4 20	1	1
REC'D	4 1 1 m 2	1	1
REC'D	1 1 1 m 2	1	1
REC'D	4 1 1 m 2	1	1
REC'D	4 2 4 m 2	1	1
REC'D	1 1 1 m 2	1	1

...BED 1	20.7 m	1	1
...BED 2	21.2 m	1	2
...BED 3	21.3 m	1	1

RED ME	44.9 ± 2	1	1	1	1	4
RED CO	52.2 ± 2		1		1	2
RED DG	46.2 ± 2		1		1	2
RED EE	58.9 ± 2		8		8	17
RED EE	44.9 ± 2	1	1	1	1	4

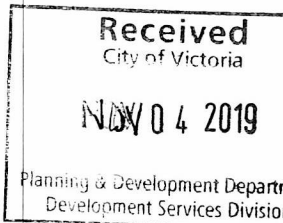
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BEG-DEN CC	23-1 = 2	1							2
BEG-DEN CO	27-2 = 2	2							2
BEG-DEN EE	36-2 = 2	3							2
BEG-AA	72-1 = 2	3							3
BEG-BB	96-1 = 2	3	1	1	1	1	1	1	8
BEG-CC	144-1 = 2	4	2	2	2	2	2	2	16

1 BED LOFT	1	4%
STUDIO	10	11%
1 BED	32	35%
1 & 2 DEN	27	29%
2 DEN	10	11%

$(2, 0)$	$(0, 0)$
$(0, 0)$	$(0, 0)$

DUCTILE RATE IN ALE

	15.4
	3.6
Re: Surplus	Private: 14
14.05	14



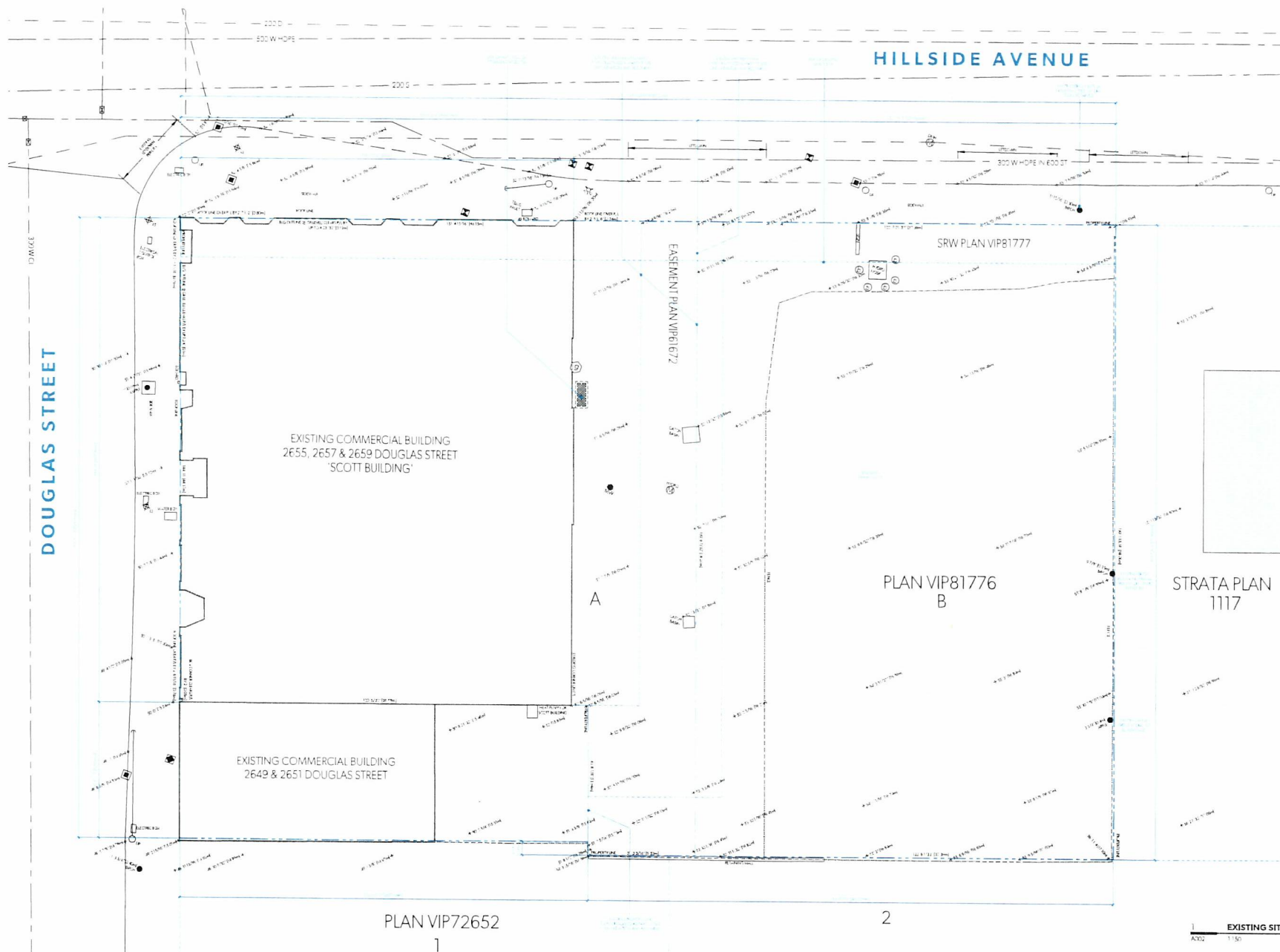
DATE	REVISION	DESCRIPTION
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2651 DOUGLAS ST, 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

A001

A002

EXISTING SITE PLAN



© WILEY 2006

[illegible]

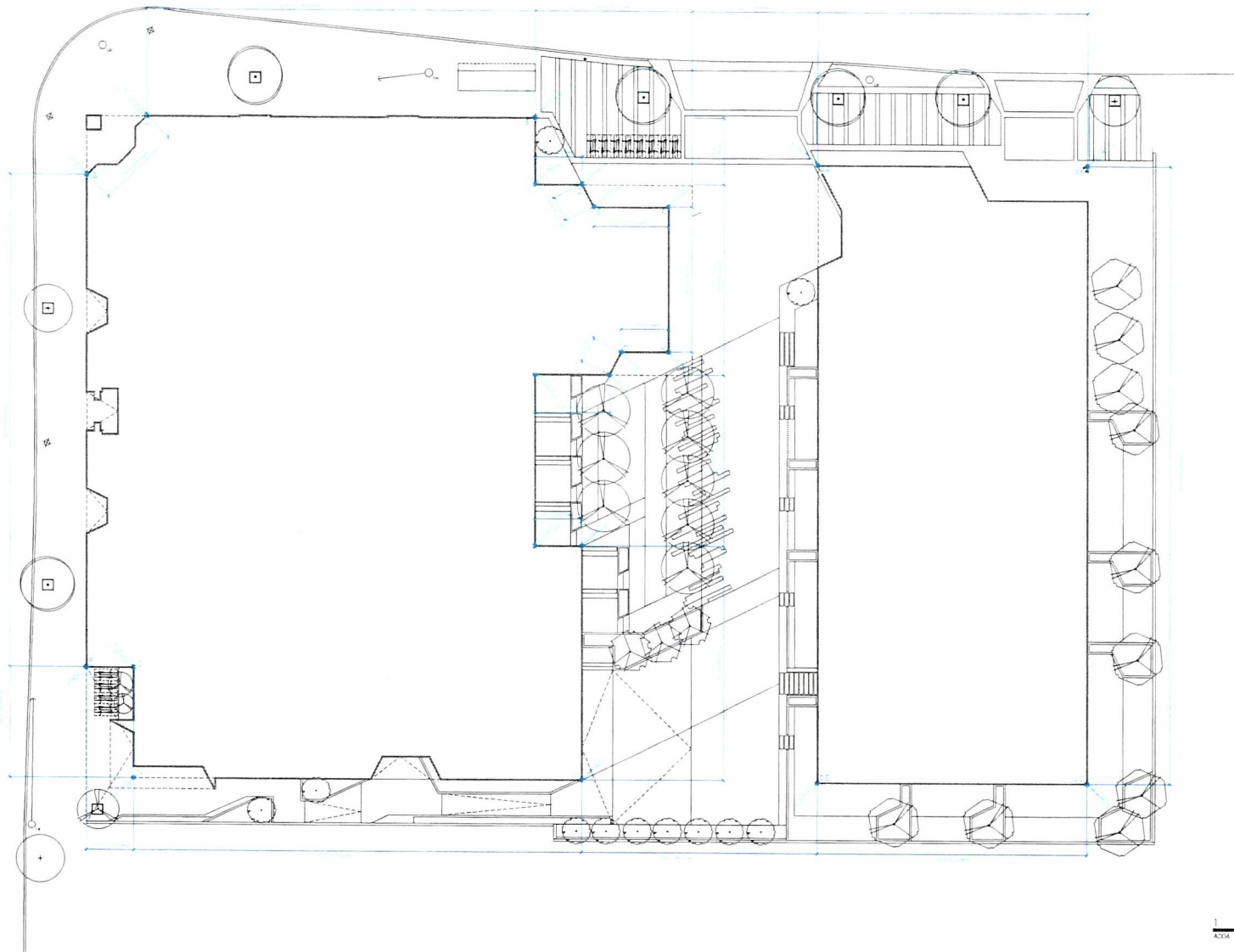
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DATE	REVISION	DESCRIPTION
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1077-210

103 1150

DOUGLAS STREET



AVERAGE GRADE PLAN
A004 1:150

Received
City of Victoria
NOV 04 2019
Planning & Development Department
Development Services Division

MGA

DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-06-25	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE
535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-06-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

265 DOUGLAS ST. 2659 DOUGLAS ST. A
738 HILLSIDE AVENUE
VICTORIA, BC
2017-01

A004
AVERAGE GRADE PLAN

Planning & Development Department
Development Services Division

MGA

[illegible]

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J6



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

DATE	REVISION	DESCRIPTION
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THE SCOTT BUILDING

2651 DOUGLAS ST, 2659 DOUGLAS ST &
735 HILLSIDE AVENUE
VICTORIA, BC
2017-016

1 LEVEL 0 PLAN
A1.2.8 1150

A100a

LEVEL 0 PLAN

Received
City of Victoria

NOV 04 2019

Planning & Development Department
Development Services Division

MGA

Category	Area (sqm)	Volume (cu m)
Subtotal		
1.000000	100.00	100.00
2.000000	100.00	100.00
3.000000	100.00	100.00
4.000000	100.00	100.00
5.000000	100.00	100.00
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100.000000	100.00	100.00

MICHAEL GREEN ARCHITECTURE
1551 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1E8



2018-10-31	D	REVISED FOR REZONING & DP
2018-09-27	C	REZONING & DP RESUBMISSION
2018-07-04	B	ISSUED FOR REZONING & DP
2018-09-28	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &
733 HILLSIDE AVENUE
VICTORIA, BC
2017-01E

A100b
LEVEL 0.5 PLAN

1 LEVEL 0.5 PLAN
A100b 1:150

Received
City of Victoria

NOV 04 2019

Planning & Development Department
Development Services Division

MGA

DATE	REVISION	DESCRIPTION
2019-09-27	C	REVISED FOR REZONING & DP
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1E6



DATE	REVISION	DESCRIPTION
2019-09-27	C	REVISED FOR REZONING & DP
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

THE SCOTT BUILDING

265 DOUGLAS ST. 2659 DOUGLAS ST.
VICTORIA BC
2017-01-E

A101a
LEVEL 1 PLAN

LEVEL 1 PLAN
A101a 1150

NOV 04 2019

Planning & Development Department
Development Services Division

MGA

Table 1. <i>Salmonella</i> serotypes						
Serotype	1978	1979	1980	1981	1982	Total
<i>S. flexneri</i>	10	12	15	18	20	75
<i>S. flexneri</i> 3b	10	12	15	18	20	75
<i>S. flexneri</i> 3a	10	12	15	18	20	75
<i>S. flexneri</i> 3c	10	12	15	18	20	75
<i>S. flexneri</i> 3d	10	12	15	18	20	75
<i>S. flexneri</i> 3e	10	12	15	18	20	75
<i>S. flexneri</i> 3f	10	12	15	18	20	75
<i>S. flexneri</i> 3g	10	12	15	18	20	75
<i>S. flexneri</i> 3h	10	12	15	18	20	75
<i>S. flexneri</i> 3i	10	12	15	18	20	75
<i>S. flexneri</i> 3j	10	12	15	18	20	75
<i>S. flexneri</i> 3k	10	12	15	18	20	75
<i>S. flexneri</i> 3l	10	12	15	18	20	75
<i>S. flexneri</i> 3m	10	12	15	18	20	75
<i>S. flexneri</i> 3n	10	12	15	18	20	75
<i>S. flexneri</i> 3o	10	12	15	18	20	75
<i>S. flexneri</i> 3p	10	12	15	18	20	75
<i>S. flexneri</i> 3q	10	12	15	18	20	75
<i>S. flexneri</i> 3r	10	12	15	18	20	75
<i>S. flexneri</i> 3s	10	12	15	18	20	75
<i>S. flexneri</i> 3t	10	12	15	18	20	75
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<i>S. flexneri</i> 3v	10	12	15	18	20	75
<i>S. flexneri</i> 3w	10	12	15	18	20	75
<i>S. flexneri</i> 3x	10	12	15	18	20	75
<i>S. flexneri</i> 3y	10	12	15	18	20	75
<i>S. flexneri</i> 3z	10	12	15	18	20	75
<i>S. flexneri</i> 3aa	10	12	15	18	20	75
<i>S. flexneri</i> 3ab	10	12	15	18	20	75
<i>S. flexneri</i> 3ac	10	12	15	18	20	75
<i>S. flexneri</i> 3ad	10	12	15	18	20	75
<i>S. flexneri</i> 3ae	10	12	15	18	20	75
<i>S. flexneri</i> 3af	10	12	15	18	20	75
<i>S. flexneri</i> 3ag	10	12	15	18	20	75
<i>S. flexneri</i> 3ah	10	12	15	18	20	75
<i>S. flexneri</i> 3ai	10	12	15	18	20	75
<i>S. flexneri</i> 3aj	10	12	15	18	20	75
<i>S. flexneri</i> 3ak	10	12	15	18	20	75
<i>S. flexneri</i> 3al	10	12	15	18	20	75
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<i>S. flexneri</i> 3an	10	12	15	18	20	75
<i>S. flexneri</i> 3ao	10	12	15	18	20	75
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<i>S. flexneri</i> 3ar	10	12	15	18	20	75
<i>S. flexneri</i> 3as	10	12	15	18	20	75
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<i>S. flexneri</i> 3ba	10	12	15	18	20	75
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<i>S. flexneri</i> 3bd	10	12	15	18	20	75
<i>S. flexneri</i> 3be	10	12	15	18	20	75
<i>S. flexneri</i> 3bf	10	12	15	18	20	75
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<i>S. flexneri</i> 3bu	10	12	15	18	20	75
<i>S. flexneri</i> 3bv	10	12	15	18	20	75
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<i>S. flexneri</i> 3ca	10	12	15	18	20	75
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<i>S. flexneri</i> 3cg	10	12	15	18	20	75
<i>S. flexneri</i> 3ch	10	12	15	18	20	75
<i>S. flexneri</i> 3ci	10	12	15	18	20	75
<i>S. flexneri</i> 3cj	10	12	15	18	20	75
<i>S. flexneri</i> 3ck	10	12	15	18	20	75
<i>S. flexneri</i> 3cl	10	12	15	18	20	75
<i>S. flexneri</i> 3cm	10	12	15	18	20	75
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<i>S. flexneri</i> 3dj	10	12	15	18	20	75
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<i>S. flexneri</i> 3dl	10	12	15	18	20	75
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<i>S. flexneri</i> 3dn	10	12	15	18	20	75
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<i>S. flexneri</i> 3ec	10	12	15	18	20	75
<i>S. flexneri</i> 3ed	10	12	15	18	20	75
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<i>S. flexneri</i> 3ej	10	12	15	18	20	75
<i>S. flexneri</i> 3ek	10	12	15	18	20	75
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<i>S. flexneri</i> 3fb	10	12	15	18	20	75
<i>S. flexneri</i> 3fc	10	12	15	18	20	75
<i>S. flexneri</i> 3fd	10	12	15	18	20	75
<i>S. flexneri</i> 3fe	10	12	15	18	20	75
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<i>S. flexneri</i> 3fg	10	12	15	18	20	75
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<i>S. flexneri</i> 3fv	10	12	15	18	20	75
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<i>S. flexner</i>						



DATE	REVISION	DESCRIPTION
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2651 DOUGLAS ST, 2659 DOUGLAS ST &
73E HILLSIDE AVENUE
VICTORIA, BC
2017-016

A101b

LEVEL 1b PLAN

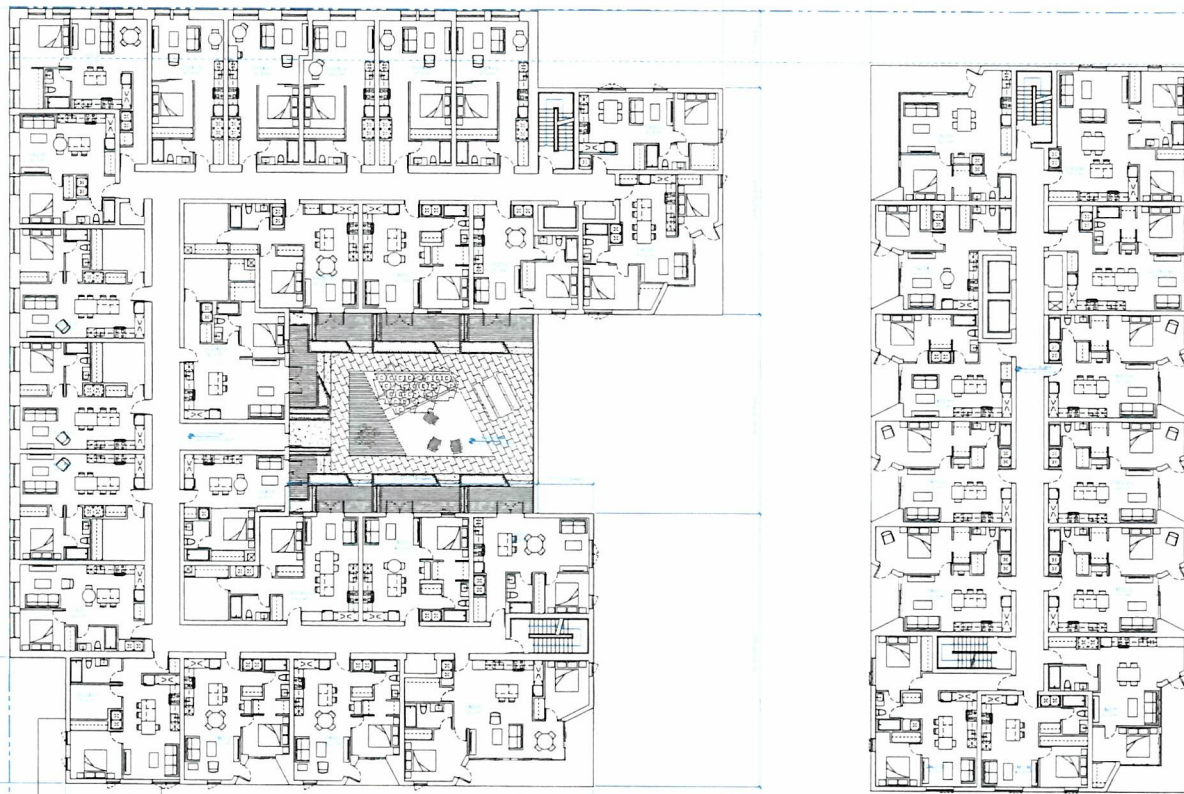
1 LEVEL 1b PLAN
A101b 1.150

Received
City of Victoria

NOV 04 2019

Planning & Development Department
Development Services Division

MGA



DATE	REVISION	DESCRIPTION
2019-04-21	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-08-24	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1K6



DATE	REVISION	DESCRIPTION
2019-04-21	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-08-24	A	ISSUED FOR REZONING & DP

THE SCOTT BUILDING

2651 DOUGLAS ST, 2659 DOUGLAS ST &
738 HILLCROFT AVENUE
VICTORIA BC
2017-018

1 LEVEL 2 PLAN
A102 1:150

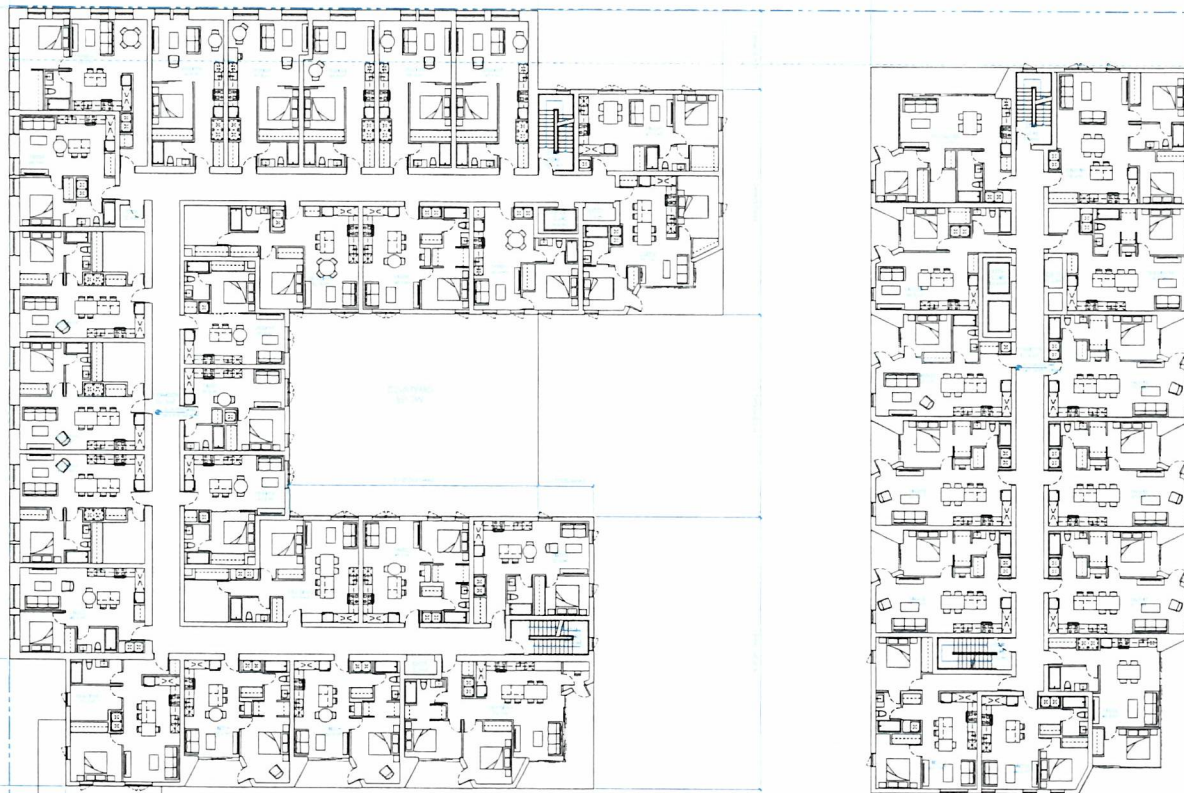
A102
LEVEL 2 PLAN

Received
City of Victoria

NOV 04 2019

Planning & Development Department
Development Services Division

MGA



REVISIONS	
NO.	DESCRIPTION
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2	ISSUED FOR REZONING & DP
3	ISSUED FOR REZONING & DP
4	ISSUED FOR REZONING & DP
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MICHAEL GREEN ARCHITECTURE
1535 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6I 1E8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

THE SCOTT BUILDING

2681 DOUGLASS ST, 2689 DOUGLASS ST &
733 HILLSIDE AVENUE
VICTORIA BC
2017-01-06

1 LEVEL 3 PLAN
A103 1150

A103
LEVEL 3 PLAN

Received
City of Victoria

NOV 04 2019

Planning & Development Department
Development Services Division

MGA

REVISIONS		DATE	BY	DESCRIPTION
1		2019-07-04	B	ISSUED FOR REZONING & DP
2		2019-07-04	B	ISSUED FOR REZONING & DP
3		2019-07-04	B	ISSUED FOR REZONING & DP
4		2019-07-04	B	ISSUED FOR REZONING & DP
5		2019-07-04	B	ISSUED FOR REZONING & DP
6		2019-07-04	B	ISSUED FOR REZONING & DP
7		2019-07-04	B	ISSUED FOR REZONING & DP
8		2019-07-04	B	ISSUED FOR REZONING & DP
9		2019-07-04	B	ISSUED FOR REZONING & DP
10		2019-07-04	B	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE
1335 WEST 3RD AVENUE
VANCOUVER, BC
CANADA V6J 1E6



2019-07-04	D	REVISED FOR REZONING & DP
2019-07-04	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-07-04	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST., 2659 DOUGLAS ST &
735 HILDSIDE AVENUE
VICTORIA, BC
V8T 1C6

A104
LEVEL 4 PLAN

LEVEL 4 PLAN
A104 1150

Received
City of Victoria

NOV 04 2019

Planning & Development Department
Development Services Division

MGA

DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REVISED FOR REZONING & DP
2019-07-04	B	ISSUED FOR REZONING & DP
2018-08-25	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE
155 WEST 12TH AVENUE
VANCOUVER BC
CANADA V6J 1J6



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REVISED FOR REZONING & DP
2019-07-04	B	ISSUED FOR REZONING & DP
2018-08-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLSIDE AVENUE
VICTORIA BC
2017-01-01

A105
LEVEL 5 PLAN

1 LEVEL 5 PLAN
A105 1/16"

Received
City of Victoria

NOV 04 2019

Planning & Development Department
Development Services Division

MGA

DATE	BY	DESCRIPTION
2019/09/27	C	REVISED FOR REZONING & DP
2019/09/27	C	REZONING & DP RESUBMISSION
2019/09/27	B	ISSUED FOR REZONING & DP
2019/09/25	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE
1636 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6J 1E6



DATE	REVISION	DESCRIPTION
2019/09/27	C	REVISED FOR REZONING & DP
2019/09/27	C	REZONING & DP RESUBMISSION
2019/09/27	B	ISSUED FOR REZONING & DP
2019/09/25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST. &
735 HILLCIDE AVENUE
VICTORIA BC
2017/01/6

A106
LEVEL 6 PLAN

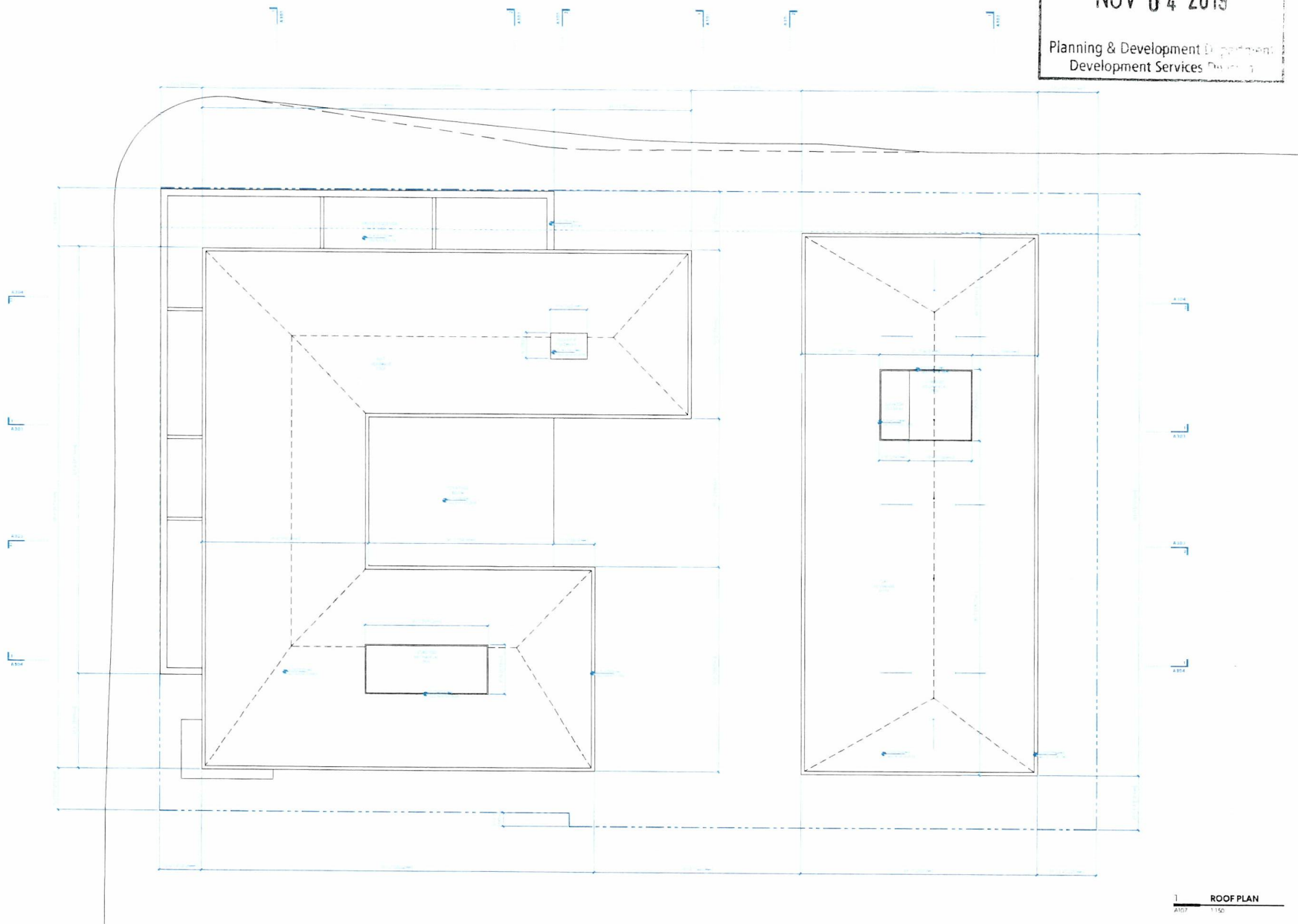
1 LEVEL 6 PLAN
A106 1/160

Received
City of Victoria

NOV 04 2019

Planning & Development Department
Development Services Division

MGA



MICHAEL GREEN ARCHITECTURE
531 WEST 3RD AVENUE
VANCOUVER BC
CANADA V6T 1B8



2018-10-31	D	REVISED FOR REZONING & DP
2018-09-27	C	REZONING & DP RESUBMISSION
2018-07-04	B	ISSUED FOR REZONING & DP
2018-06-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST, 2659 DOUGLAS ST &
738 HILLDALE AVENUE
VICTORIA, BC
2017-018

A107
ROOF PLAN

1 ROOF PLAN
A107 1:150

Received
City of Victoria

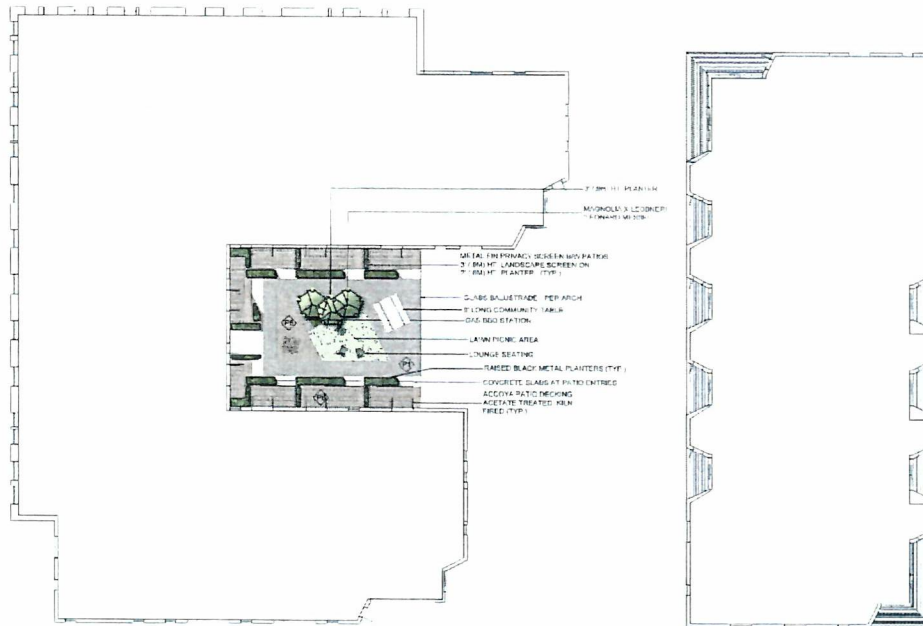
NOV 04 2019

Planning & Development Department
Development Services Division

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pmg
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Suite C100 - 4180 5th Street Drive
Burnaby, British Columbia V5C 5G3
P: 604.294.9011 F: 604.294.0022

SEAL



AMENITY AREA SEATING



CONCRETE SEATWALL PLANTER



PLANT SCHEDULE				PMG PROJECT NUMBER: 18198
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TYPE 3		MAGNOLIA X LEONBERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	8CM GAL 1.5M STD. BAR
ORNAMENTAL		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL		IAVENDULA ANGUSTIFOLIA 'THUMBELINA'	DWARF ENGLISH LAVENDER	15CM POT #1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD (LATEST EDITION). CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD (LATEST EDITION). * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BNC-SOLIS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



MAGNOLIA X LEONBERI
'LEONARD MESSEL'



P1 BARKMAN PAVERS IN
ROOF DECK COURTYARD



P1 ACCOYA WOOD DECKING
IN PATIOS

PROJECT

THE SCOTT BUILDING
DOUGLAS ST & HILLSIDE AVE
VICTORIA, BC

DRAWING TITLE

ROOF DECK
LANDSCAPE PLAN

DATE: 18 MAY 11 DRAWING NUMBER:

SCALE: 1:200

DRAWN: NA

DESIGN: BA

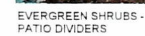
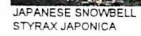
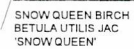
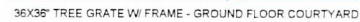
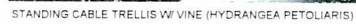
CHECK: NA

L2
OF 4

18198-6-2P

PMG PROJECT NUMBER:

18-198



SEAL

~	10 OCT 11	REV FOR REZONING AND DP	BA
~	10 OCT 11	NEW SITE PLAN	DD
~	10 SEP 11	DP RE SUBMISSION	BA
~	10 SEP 11	50% DP PROGRESS	BA
~	10 JUL 09	25% DP PROGRESS	BA
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT

PROJECT

THE SCOTT BUILDING
DOUGLAS ST & HILLSIDE AVE
VICTORIA, BC

DRAWING TITLE

**LANDSCAPE
DETAILS**

DATE	19 MAY 31	DRAWING NUMBER	L3
SCALE	AS SHOWN		
DRAWN	BA		
DESIGN	BA		
CHK'D			
			OF 4

October 31st, 2019

Mayor and Council

City of Victoria
c/o Leanne Taylor, Senior Planner
Sustainable Planning and Community Development

1 Centennial Square
Victoria, BC
V8W 1P6

RE: Rezoning for the Scott Building Mixed-Use Development Post ADP

Dear Mayor Helps, City Council,

We are pleased to present to you our revised application for the revitalization and addition to the Scott Building, the prominent heritage building located at the southeast corner of Hillside Ave and Douglas St in the Burnside Gorge Neighborhood.

At the Advisory Design Panel earlier this month, the project received unanimous approval of the motion to approve the design as is, without any additional recommendations. At the ADP meeting, further improvements to the project were proposed by the architect in response to comments outlined in the ADP Report, and other suggested improvements were discussed. The proposed changes were supported by the panel, though were not a condition of the motion to approve.

Each revision and refinement to the design since drawings were issued to the Panel are outlined below:

Advisory Design Panel | October 23, 2019

- *Suggested area for improvement: ground level of the 6-storey building*

Response: In response to the planning department's request to study the presence of the lobby toward Hillside Avenue, we extended the chamfer of the recessed entry out to the corner of the building. This results in a reduction of dark cladding around the entry and an increase in the light wood cladding, widening the entry and improving its prominence from Hillside Ave and the pedestrian plaza/forecourt linking the two separate volumes. The lobby entrance now has a much stronger, announced presence toward the central plaza as well as Hillside Avenue.

- *Suggested area for improvement: relationship between the existing building and south addition to the west-facing Douglas St*

Response: Following discussions with city planners including the heritage planner, it was agreed that window configurations within the new addition could remain consistent with that seen throughout the project, rather than mimicking heritage proportions on one atypical elevation. By creating some separation between the existing and new fenestrations, we introduced more openings towards the highly-prominent south-west corner of the building, as viewed heading north on Douglas St. This language was carried down to the ground floor where the entry to the retail/restaurant tenancy was reconfigured to open up the corner, improving the relationship to the pedestrian laneway along the south property line. The retail entry carries similar language to the other new entries and retail spaces in the development, incorporating light wood materiality and tapered walls and soffits that announce the retail space and draw people toward the entry.

- *Changes in repose to site servicing coordination: Additional street tree to be provided on Hillside Ave*

Response: In recent coordination discussions, it was recommended that a proposed street tree beside an existing BC Hydro pole in front of the 6-storey building be relocated, meaning we would no longer be able to achieve the design objective of providing street trees at equal spacing (due to conflict with curb letdowns and transit stop clearances). In response to this, we propose a revised street tree arrangement where each curb letdown is now framed by 2 trees. This increases the proposed number of street trees along Hillside Ave from 4 to 5, which is closer to the recommended spacing in City guidelines

and helps to soften the streetscape and evoke a more residential/pedestrian experience in the transition from busy commercial Douglas St to the quieter Hillside Ave.

- *Rationale to support parking variance*

Response: The project is extremely well connected being serviced by rapid transit bike and bus only lanes, within walking distance of the downtown core and providing a new transit stop in close proximity to Douglas St, greatly improving connections for BC Transit patrons. Additionally, the development will provide 2 dedicated Modo carshare stalls in the underground parkade. With Modo carshare stalls being longer than typical parking stalls, the parkade wall was extended 2'1" south to accommodate the new parking requirements.

- *Improve amenity for residents and users of Level 2 courtyard*

Response: In response to the request to improve this amenity space at the Level 2 courtyard, modifications to planter shape and location are proposed in order to provide better solar access to major plantings, more functional space for residents' use, and improved soil capacity of planters to sustain vegetation.

- *Changes to improve amenity for residents and users of the central courtyard*

Response: In coordinating with the landscape plan it became evident that one of the trees in the central courtyard conflicted with the overhang of Level 2 around the café. Upon review of the courtyard in 3D, the landscape design was revised to reconfigure the trees in a way that provides 1 less tree, but larger trees instead, increasing the openness of the space below the canopy for more versatile functionality. With the additional street tree proposed on Hillside Ave and opportunity for more substantial plantings in front of the revised Douglas St extension, there is no reduction in the total number of trees proposed in the development.

Thank you for reviewing our submission. We are grateful to have the opportunity to present improvements to the design as approved by the ADP and look forward to further communication with you as the project continues its path.

Sincerely,

MGA | MICHAEL GREEN ARCHITECTURE INC



Michael Green
M.AIBC F.RAIC AIA

4. **2659 Douglas Street (Scott Building)**
Heritage Designation Application No. 000180

Attendees: Angela Dunn and Jordan van Dijk (MGA), Donald Luxton (Donald Luxton and Associates Inc.)

John O'Reilly provided a brief introduction. Angela Dunn, Jordan van Dijk and Donald Luxton presented.

Panel Questions and Comments

- What is the proposed use for the fourth floor addition? Jordan van Dijk: It will be another level of residential. Most of it will sit below the parapet height to create a courtyard that wraps around the suites.
- What are the setbacks for the dark coloured portion of the addition (see drawing A201)? John O'Reilly: The north elevation setback is 17.4 ft (5.3m), the west elevation setback is 12 ft (3.7m), and the top of the addition is only 3 ft above the tallest part of the parapet wall.
- What is being designated? John O'Reilly: The exterior components of the existing building that are not being altered will be designated. The new addition will not be part of the designation.
- The addition is set back to lessen visibility from the street, but why touch the existing building? The additional volume could be incorporated into the new building. The addition wraps over the top of the existing building and appears to be laying claim to it. A courtyard has been created between the new building and the existing building and the addition, but why not incorporate all of the new addition into one building and set up a dialogue between the new building and the heritage building. Jordan Dijk: We considered placing most of density on the new building site, but the new building was quite dominant and the separation to create the courtyard was more challenging. A balance was established so that the new building is subservient to the existing building and an active functional courtyard is created. Angela Dunn: The depth of the floor plate of the existing building was challenging for liveability of the suites and by carving out a courtyard, we were able to create more efficient units.
- Why were the particular details and black cladding chosen for the new building? Jordan Dijk: The dark cladding is complementary to the existing building. Angela Dunn: The dark colour frames the existing building, making it more distinct.
- John O'Reilly: As part of the proposal, the applicant is offering a substantial amount of rehabilitation; the rooftop addition is modest in scale; and the interior of the existing building, not just the façade, is part of the development. The following should be evaluated for heritage designation: the existing building's heritage value, character and the enhancements it will receive.
- The east elevation is very open on the left and then gradually descends to almost closed on the other end, which creates a contrast with the existing building.
- One of the character-defining elements of the existing building is its three storey height. Can we caution the applicant about the added storey? Steve Barber: The height of the addition should not be judged by looking at the elevation as it will be seen in perspective. The height will not be noticeable, except at quite a distance.

Moved

Seconded

1. That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 2659 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.
2. That the Heritage Advisory Panel recommend that the applicant consider the following change to the design of the proposed addition to the Scott Building:
 - encourage the applicant to continue to explore the material and colour of the addition.

Carried (unanimous)