

September 27, 2021

Sustainable Planning and Community Development Department
#1 Centennial Square
Victoria, BC

Attn: Leanne Taylor

BG CALUC Comments on the Application for 2300-2312 Douglas Street

The Burnside Gorge Land Use Committee (BGLUC) has reviewed the development plans for 2300-2312 Douglas Street submitted by Helen Besharat of BFA Studio Architects for client David Bradley of the Bradley Group.

The proposal is for the construction of a Self-Storage building of 4 storeys (16.43 meters) in height. This requires a 1.43 meter variance in the zoning allowance which is acceptable to the BG LUC. The zoning of M-1 limited light industrial fits within this application.

Comments from the BG LUC are as follows:

- We do not support the possibility of “Sky Lockers” as this would entail additional visual height.
- The Douglas Street elevation would benefit from additional glazing on the upper floors as detailed on the Queens Street elevation.
- The grade level elevation along Douglas Street should reflect a more open store front appearance with additional storefront glazing including the entrance doors and the possible removal of the round window.
- The drawings show an existing higher adjacent building along Queen Street which in reality is only two stories. The treatment of the west elevation requires clarification of the finish.
- We support the proposed CRU on the main floor as fitting with the Local Area Plan of an open, active streetscape.

The BG LUC has no objection to this application proceeding with the above comments being considered.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: David Bradley, Bradley Group of Companies