


2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Development Permit with Variances

2300, 2310 & 2312 Douglas Street

COMMITTEE OF THE WHOLE | AUGUST 3, 2023



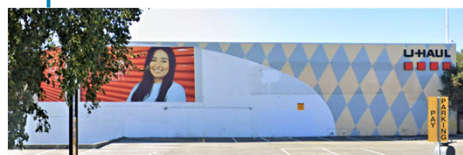
1

SITE



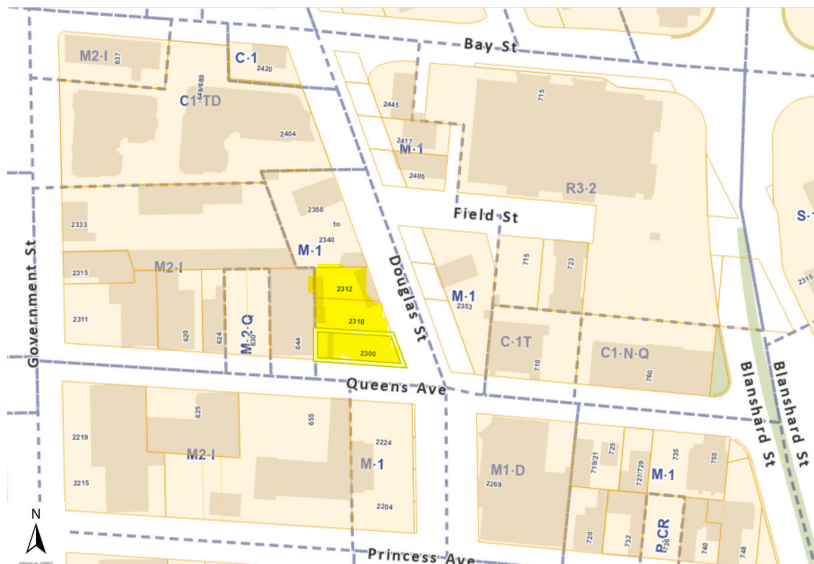
2

NEIGHBOURHOOD CONTEXT



3

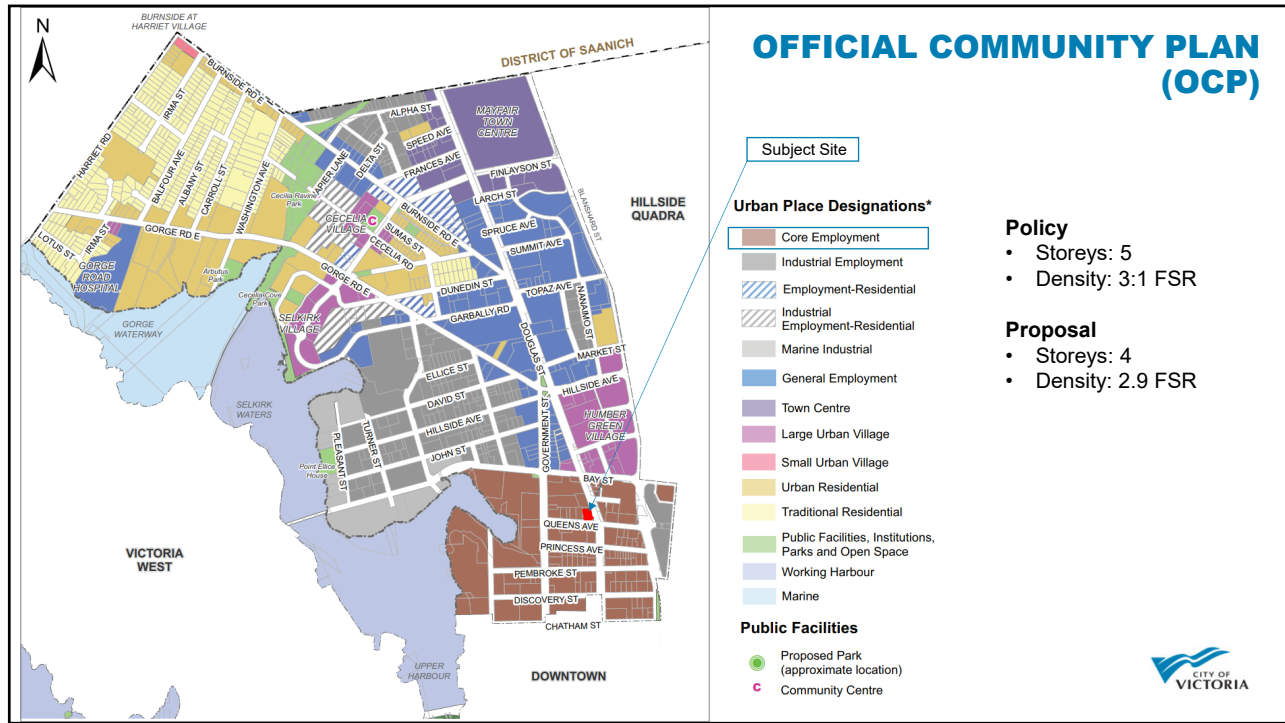
ZONING



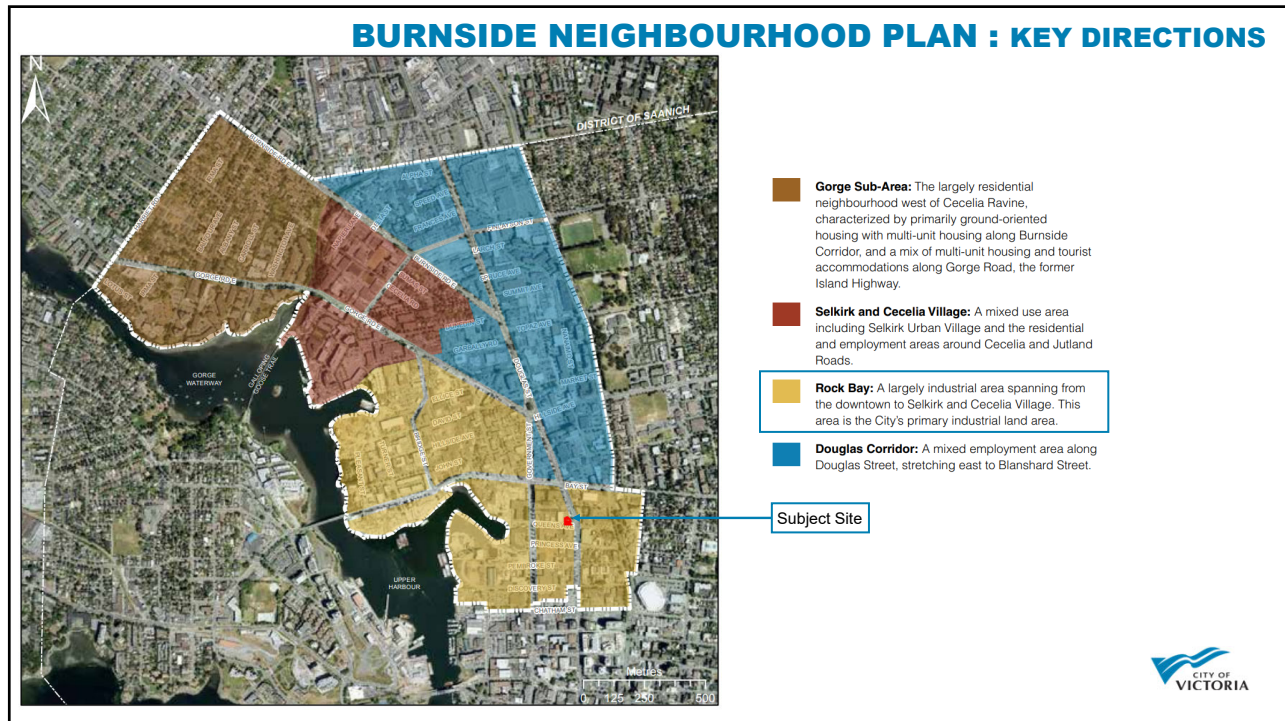
EXISTING ZONE:
 M1 Zone
 (Limited Light Industrial District)



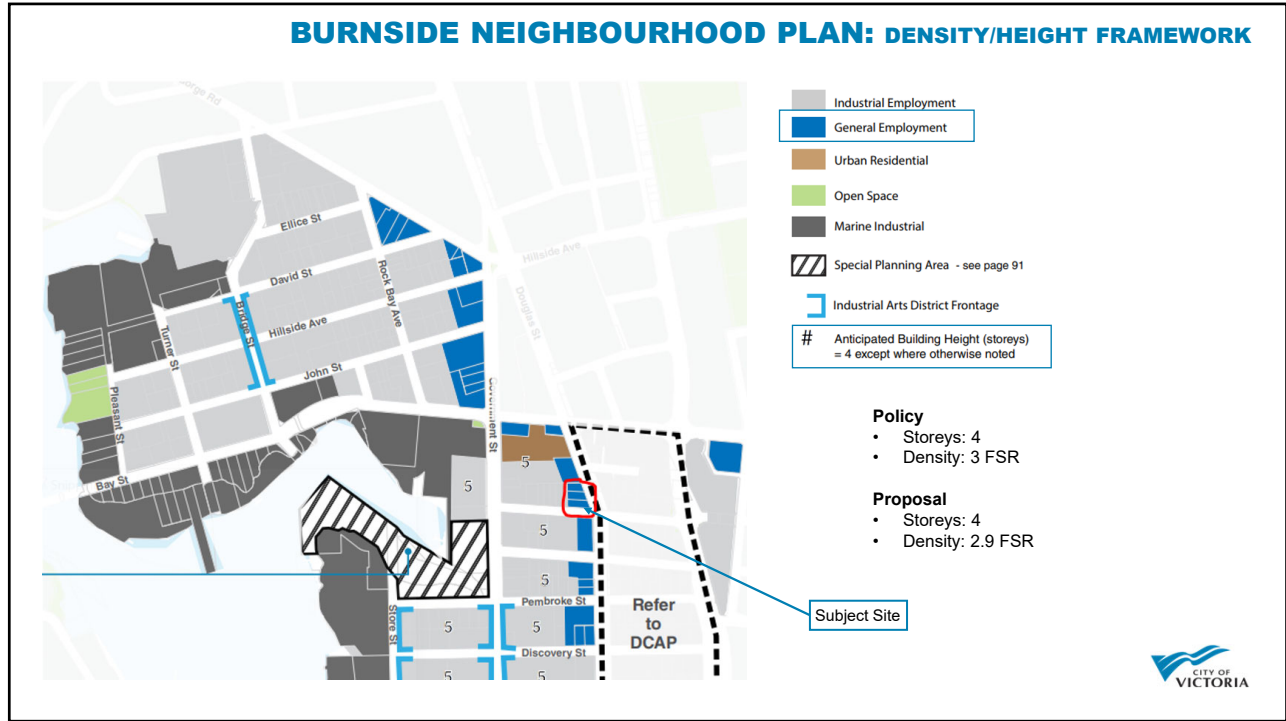
4



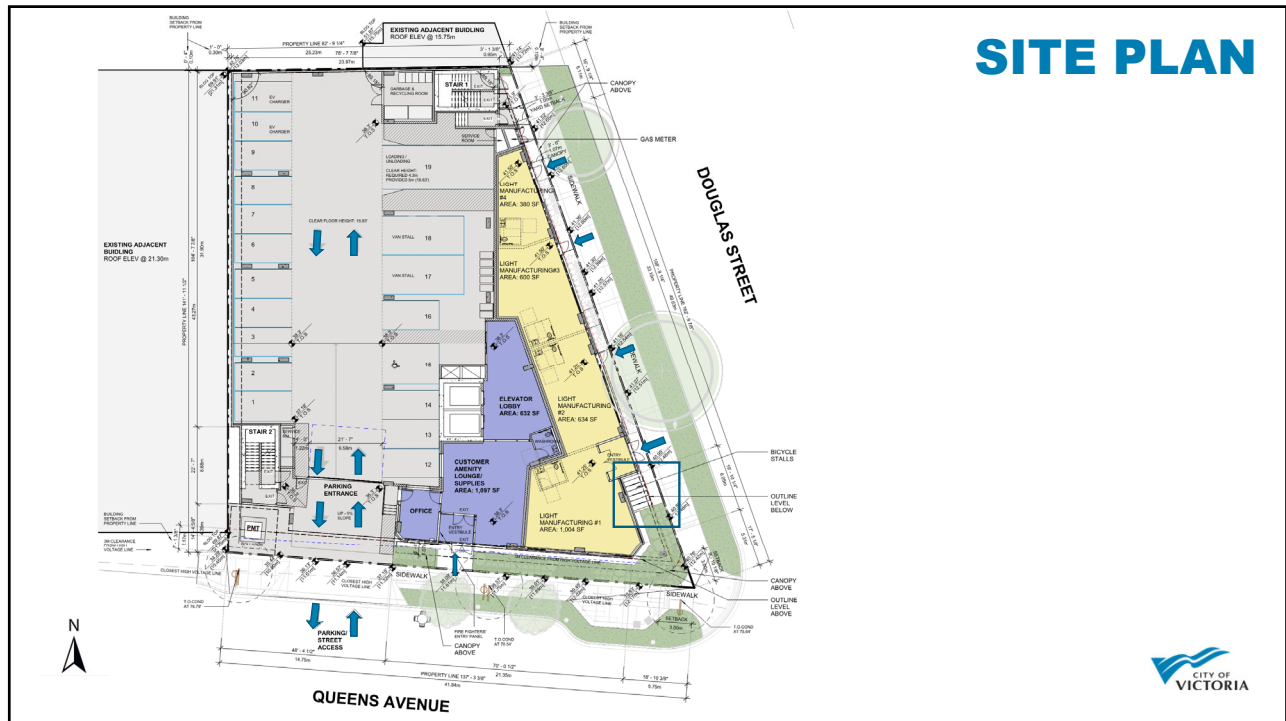
5



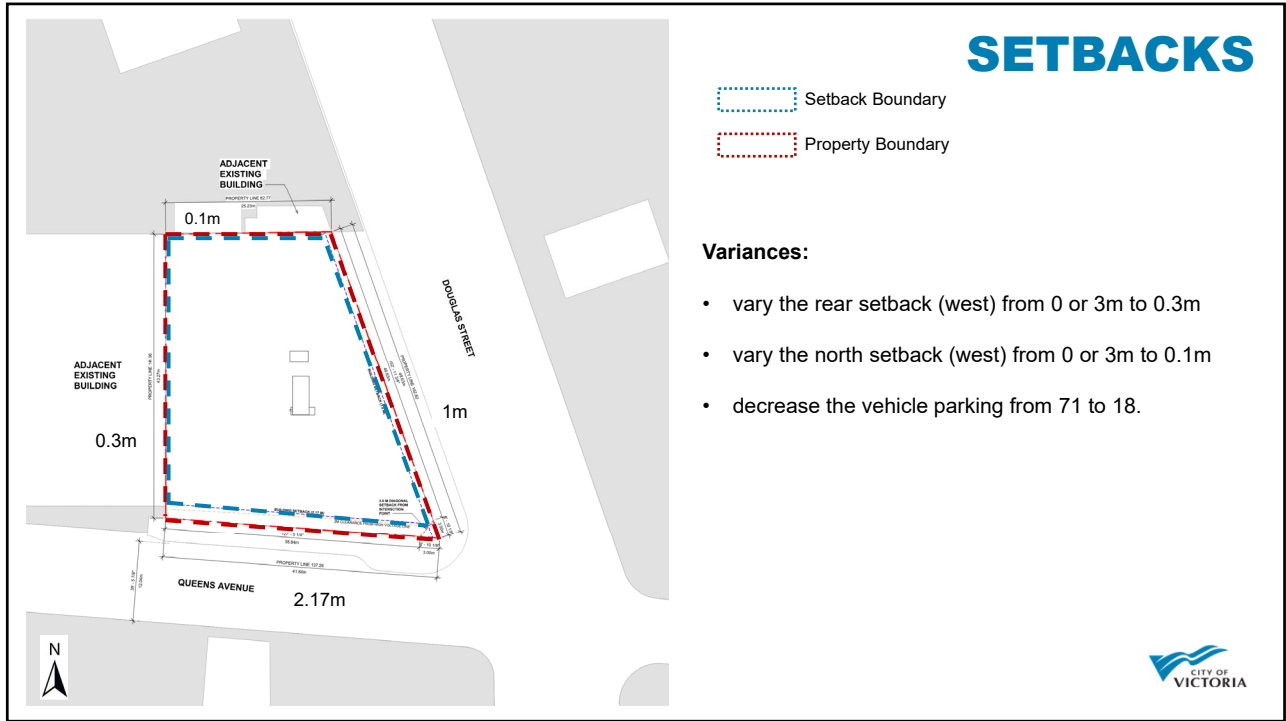
6



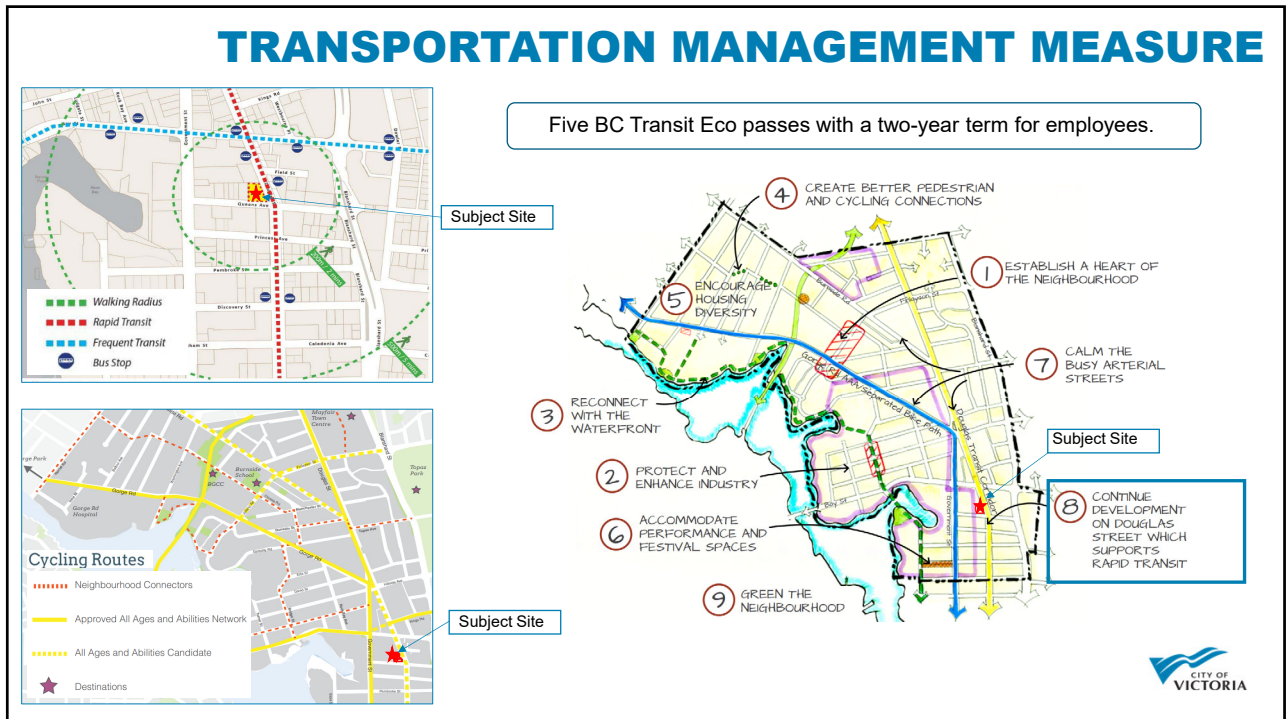
7



8



9



10

ELEVATIONS

EAST ELEVATION – Douglas Street

SOUTH ELEVATION – Queens Avenue

ITEM	COLOUR FINISH / IMAGE	SYSTEM/PATTERN	ITEM	COLOUR FINISH / IMAGE	SYSTEM
BSP-1 & BSP-4	[Image]	[Image]	SHD-1	[Image]	[Image]
BSP-2 & BSP-6	[Image]	[Image]	CON-1	[Image]	[Image]
BSP-3 & BSP-6	[Image]	[Image]	WIN-2	[Image]	[Image]
MCL-3	[Image]	[Image]	CLW-1	[Image]	[Image]
MCL-1 & MCL-2	[Image]				

- insulated metal panels in grey, white and weathered zinc
- aluminum storefront windows and metal cladding in black, on the ground floor.

11

ELEVATIONS

NORTH ELEVATION

WEST ELEVATION

- Vertical pattern metal cladding
- Aluminum window and mullion box extension
- Rust metal canopy divider
- Horizontal metal cladding

12



13



14

DESIGN GUIDELINES

- Streets with active fronts.
- Recognize industrial uses call for basic building forms with on-site loading and circulation.
- Frontage with multiple, smaller storefronts.



SOUTH VIEW



SOUTH-WEST VIEW



SOUTH CORNER VIEW



15

STREET CONTEXT



WEST STREETScape ALONG DOUGLAS STREET



EAST STREETScape ALONG DOUGLAS STREET



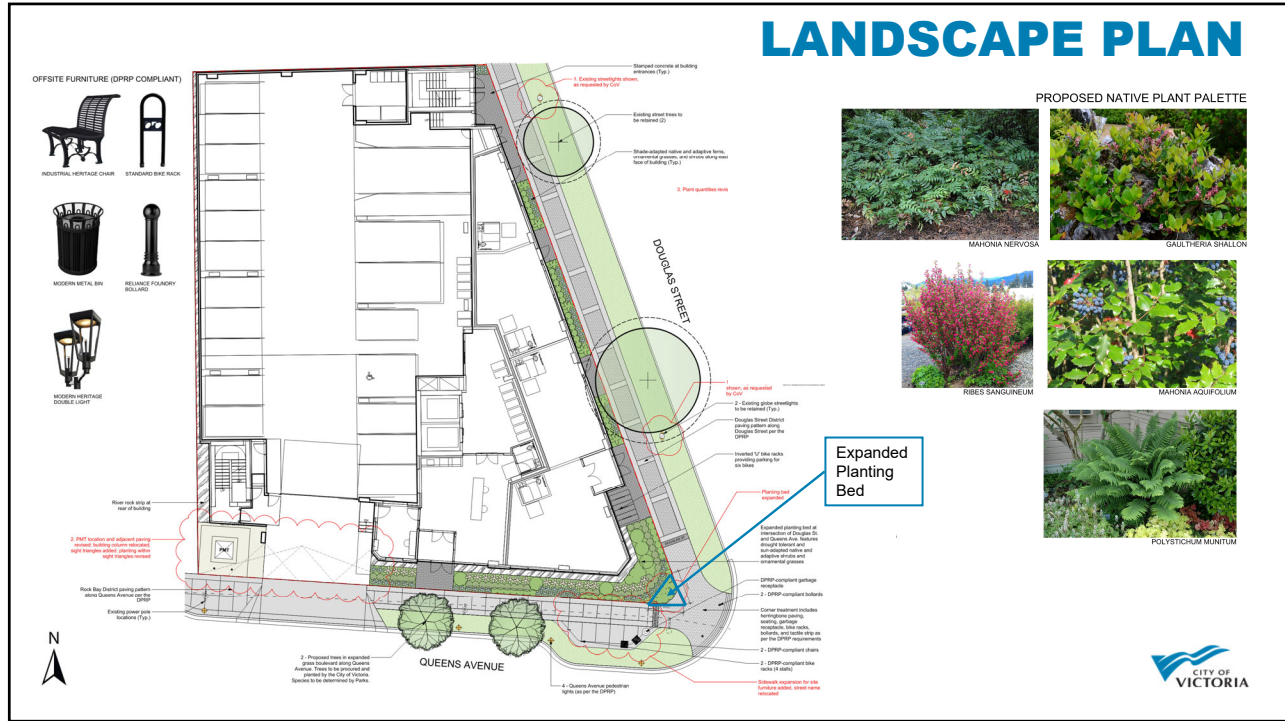
CORNER OF DOUGLAS STREET & QUEENS AVENUE



QUEENS AVENUE STREETScape



16



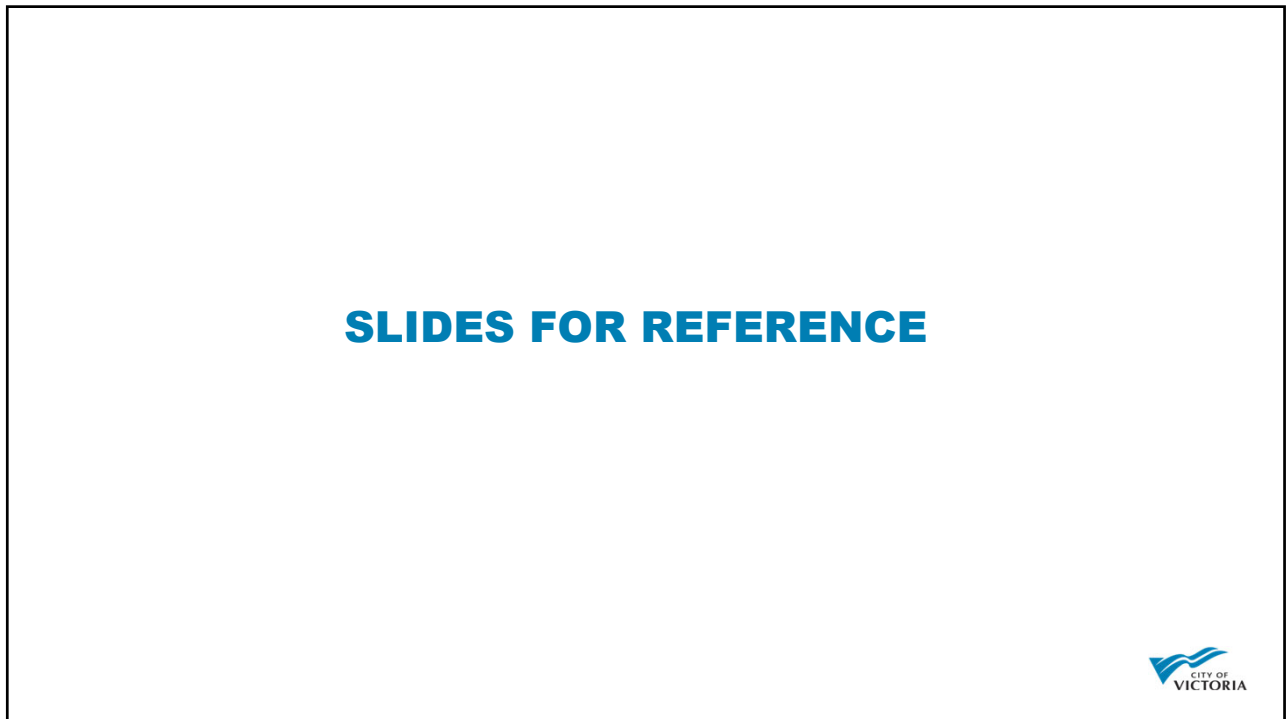
17



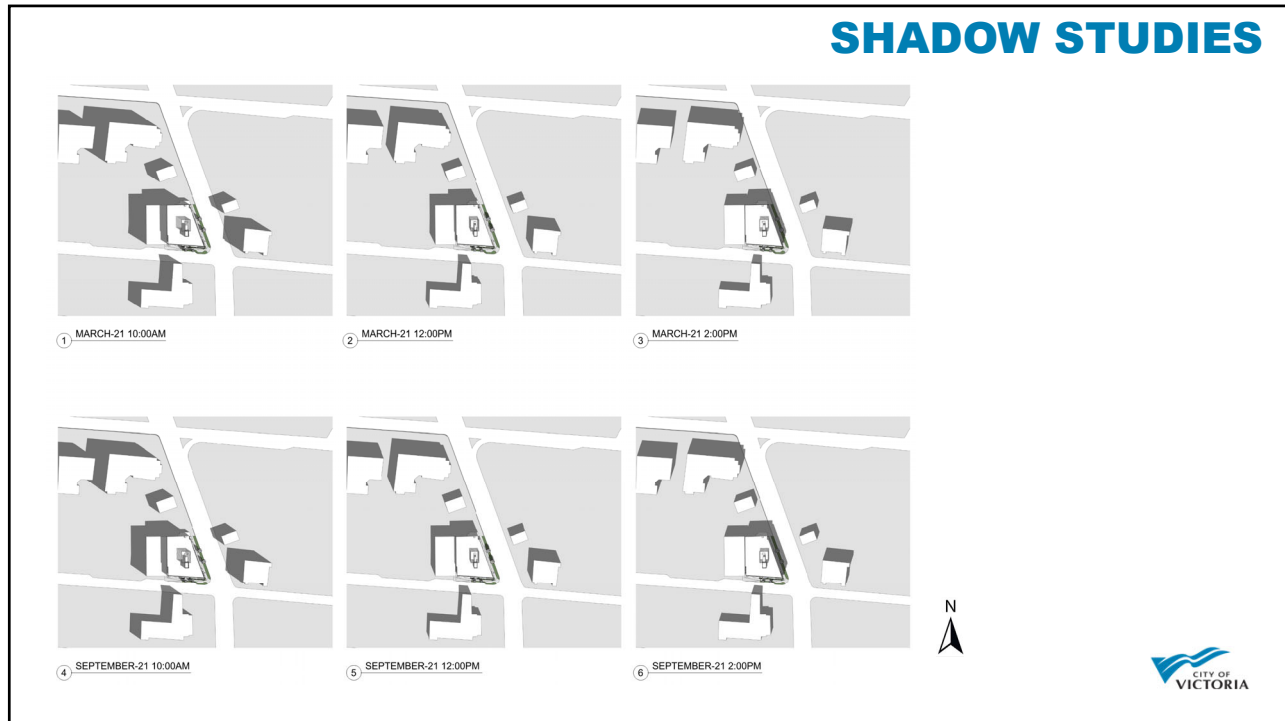
18



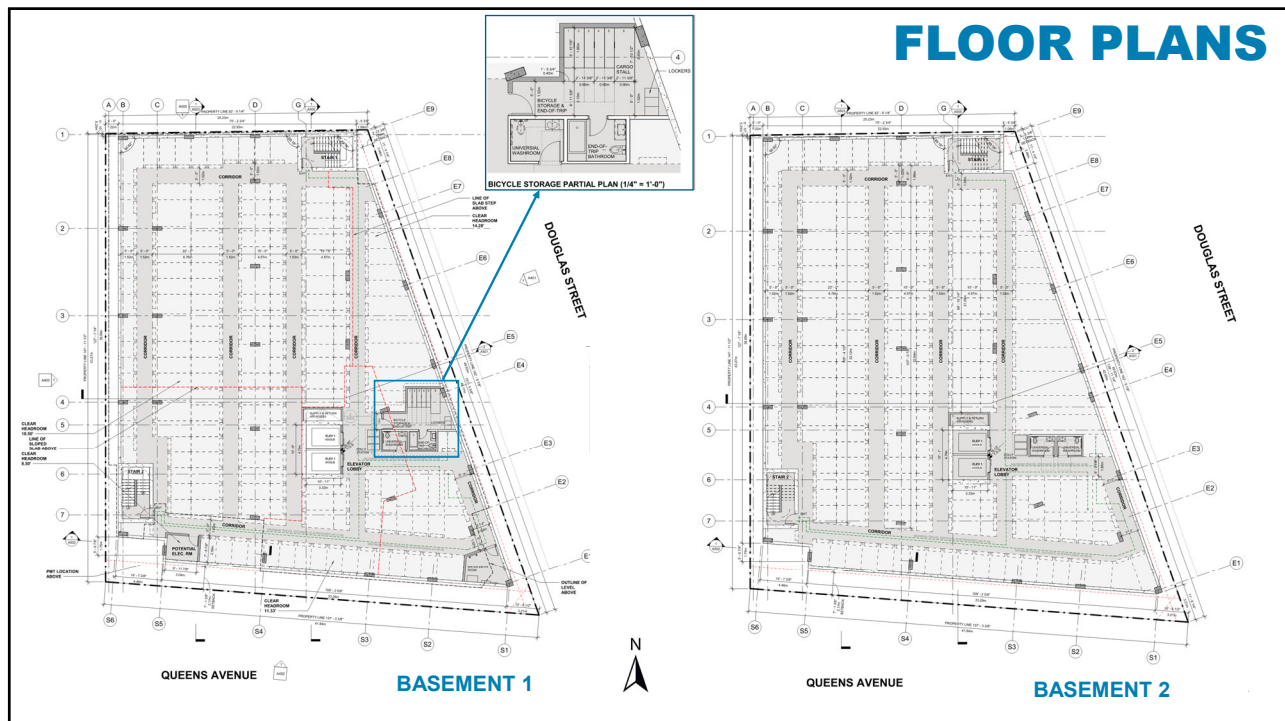
19



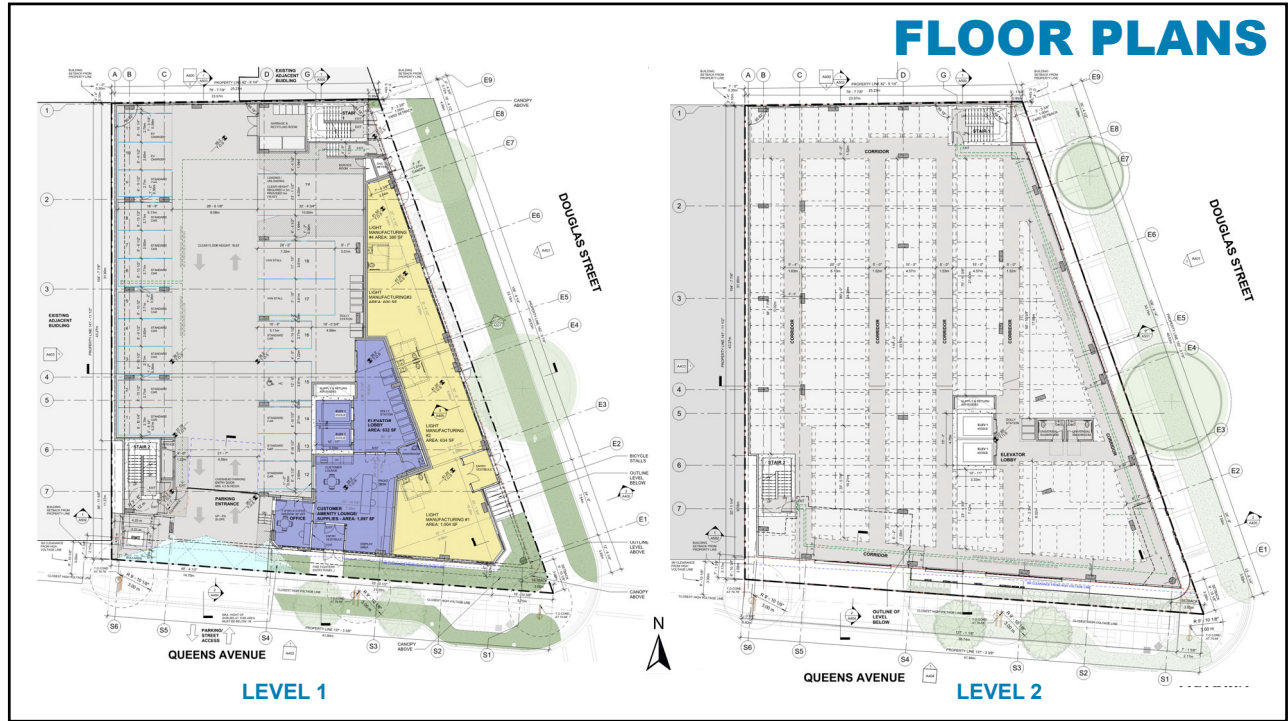
20



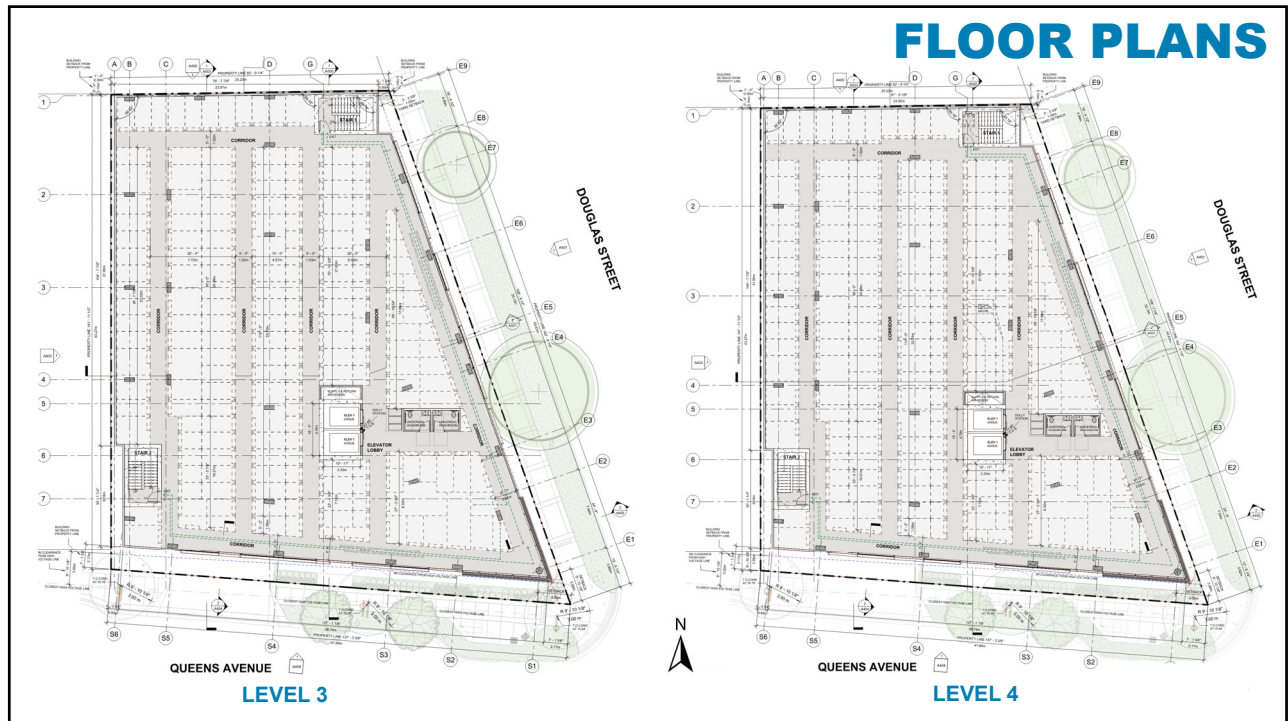
21



22



23



24

SECTIONS



27

ELEVATIONS



28

THE END

