

February 22, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting Rezoning Revised Application for 2621 Douglas Street - Victoria Press Building

On Feb. 19th, 2018 the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss Merchant House Capital's proposal to rezone 2621 Douglas Street from S-1 Limited Service District to a site specific special planning zoning.

Paul Silk of Merchant House Capital, and Michael Dillistone of Imagine2 Consulting jointly presented.

The proposal is for a three phase project consisting of the redevelopment of the existing Victoria Press building into commercial office space under the current S-1 Zoning, opening up the existing printing press room space into some form of restaurant / brewery / pub use, a roof top terrace and adding a 12 storey residential tower along Ross Lane on the eastern portion of the site that requires the rezoning of the entire property.

The proposal requires a relaxation of the allowed building height from 6 storeys to 12 storeys. A temporary parking variance may be required due to the phasing of this project but at completion this site will comply with parking requirement. This proposal has a FSR of 2.5:1 density.

Comments and questions from the attendees focused on the following:

Satisfied with plans for on-site car and bike parking for residents, tenants, and visitors.

Desire to see some larger residential units to allow for range of demographics as residents. Greater number of two bedroom units are preferred. Ground floor townhomes would be suitable for families.

What would your target businesses be.? Looking at media, technology, education based tenants. Possibly government tenant.

Are you required to do a CPTED? Yes, one will be done as part of the design process.

Ross Lane is narrow, what are your plans for vehicle traffic? There will be pullouts for cars in the street scape.

Positive comments on structure and concepts.

Vote: As per the standard process of a BGCA rezoning community meeting a straw poll of the attendees was held. There were 15 meeting attendees, 12 were in favour, none were opposed, with 3 abstaining as non BG residents. In addition, a written submission by the property owners at 637 Bay Street was received that fully supported the proposal and indicated a desire for increased density on this site.

The Burnside Gorge LUC is unanimous in endorsing this proposal as fitting in with the new LAP including the 12 storey residence.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Paul Silk - Merchant House Capital
Michael Dillistone – Imagine2 Consulting