



June 4, 2019

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

Burnside Gorge CALUC Community Meeting Feedback on Rezoning Application for 2852 Douglas Street & 2706 Government Street

On June 3rd, 2019, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss Northland Properties Rezoning Proposal at 2852 Douglas Street and 2706 Government Street from C1-S – Limited Commercial to T-1 zoning to allow for a hotel complex.

Paul Kwasnicky of Pacific Coast Architecture Inc. presented on behalf of Northlands Properties

The proposal is for a new 182 Room hotel, including a 175 seat restaurant, a liquor store and a separate parking structure. The proposed hotel building is 6 storeys, and the parking structure is 4 storeys. The proposal does not require an OCP amendment and fits within the Burnside Gorge Local Area Plan. The proposal incorporates an iconic design on the SE corner as envisioned in the BG LAP.

An existing hotel on the north portion of site will remain as is with an existing 2 storey commercial building (non heritage) along Gorge Road being demolished.

Zoning requires 214 parking spaces and there are 240 spaces provided plus the required 25 bike racks including secured storage. Landscaping includes 25 trees, 125 shrubs and a living wall on the parking structure.

Comments and questions from the attendees focused on the following:

- Increase in traffic was not expected to be considerably higher than for existing commercial uses.
- The building will not be LEEDS certified.
- Positive comments on the appearance of the buildings.
- Question on the fire Rating of the exterior cladding. Response was that the cladding is Non-Flammable.

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll held. There were 2 meeting attendees other than Land Use committee members and all were in favour of this proposal.

Respectfully,

A handwritten signature in black ink, appearing to read 'Avery Stetski', enclosed in a thin black rectangular border.

Avery Stetski

Land Use Committee Chair Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Paul Kwasnicky, Pacific Coast Architecture