



# N O R T H L A N D

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## PROPERTIES

October 31<sup>st</sup>, 2019

To Mayor and Council, care of:  
Sustainable Planning and Community Development Department  
Development Services Division  
City of Victoria  
1 Centennial Square,  
Victoria, BC | V8W 1P6

Attention: Nina Jokinen  
Planning Technician

RE: 2852 Douglas Street & 2706 Government Street  
Rezoning and Development Permit Submission  
Letter to the Mayor and Council

As per the rezoning and development application for this project, the following letter details how this proposed project will respond to the key design criteria as listed in the rezoning information package:

### **Description of Proposal**

- i. Existing property at 2856 Douglas Street with a T-19 zoning is proposed to consolidate and subdivide with Lot at 2706 Government Street and rezone to a new site-specific zoning.
- ii. New Consolidated and subdivided property is proposed to have a 4 storey, 132 stall parkade addition as well as a 6 Storey, 182 rental Unit hotel with attached restaurant and indoor pool.

### **Government Policies**

- i. Proposed development conforms to the “Official Community Plan” and “Neighborhood/Precinct Plan”.

### **Project Benefits and Amenities**

- i. The new development would offer amenities to the public such as a restaurant and Banquet/Meeting spaces.
- ii. A new 132 stall parkade and indoor pool will be made available to the hotel patrons.

### **Need & Demand**

- ii. The Burnside Gorge Community has a beautiful history of transition and it is our desire to be a positive influence in the continued evolution of it. Victoria has recently seen a significant and steady uptick in employment growth that is having a positive influence on the Burnside Gorge Community. The challenge is that that the community is lacking four-star hotel product to ensure this growth is sustained.
- iii. The four-star Sandman Signature hotel is the perfect location given how central the site is to the surrounding employment, biking lanes, future light rail transportation and vehicular access. For these reasons, our proposed development meets the desired future zoning criteria under the Burnside Gorge Community Plan.

### **Neighborhood**

- i. The redevelopment potential of the existing site is very low. At only 1,200 square meters of land area, the development options are very limited and likely would lead to a decision of further

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investment into the existing building or conversion into a gas station that we would argue is suboptimal for the Community. Our intent is to combine the existing site with the adjacent Sandman site to increase the development area to the point where it can support a larger development and different uses in keeping with the Burnside Gorge Community Plan.

- ii. The current zoning allows for a gas station that is not in keeping with the community plan. Our proposed zoning looks to bring the property in line with the Community's objective and the location of the site is where the Community wants to see uses like a hotel.

### **Positive Impacts**

- i. The proposed development will eliminate dangerous access egress points along both Douglas Street and Gorge Road.
- ii. The proposed Sandman Signature hotel will frame the NW corner of Douglas Street and Gorge Road. This is an objective under the Burnside Gorge Community Plan for redevelopment of properties at high visual impact corners and will set the stage for the desired future pedestrian friendly streetscape within the immediate area.
- iii. As part of the hotel, there will be the addition of a full-service restaurant and patio. This addition will help further the Community's goal to create a pedestrian friendly streetscapes.

### **Design and Development Permit Guidelines**

- i. The "Burnside Gorge Neighborhood Plan" was considered during the design of the proposed development in order to maintain the general employment zoning and be consistent with the "Official Community Plan"
- ii. The "Urban Design Policies" were considered to establish a prominent building on our triangular block.
- iii. BC Transit was consulted to enhance the pedestrian experience along Douglas Street adjacent to the BC Transit depot

### **Safety and Security**

- i. The "Crime Prevention Through Environmental Design" was considered during the design of the proposed developments.
- ii. Main entries to the existing and proposed buildings are accentuated by the "Porte Cochere's", making it clear where pedestrian traffic should go.
- iii. All windows at the ground floor have no operable components, assisting in the prevention of unauthorized entry.
- iv. Landscaping is selected and will be trimmed to prevent places of concealment for unauthorized users and prevent opportunities for stolen goods to be hidden.

### **Transportation**

- i. This site exceeds the minimum parking requirement outlined in the vehicle parking standards of Schedule C – Off-street Parking of 214 stalls by 32 stalls. This was achieved by way of our proposed 4 storey parkade, existing below grade parkade and surface parking, which includes 7 accessible parking stalls.
- ii. Minimum Bicycle stall requirement outlined in the vehicle parking standards of Schedule C – Off-street Parking demanded 12 Class A and 7 Class B stalls. This was exceeded with 13 Class A and 12 Class B stalls.
- iii. Parcel is not on a Greenway

### **Heritage**



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- i. Neither buildings on the 2852 Douglas Street property nor the 2706 Government street property are of Heritage status.

### **Green Building Features**

- i. Please find attached PCAI's **Sustainable "Green" Development Objectives**

### **Infrastructure**

- i. There is adequate public infrastructure and community/recreation services available to meet the proposal for sewer, water, sidewalks, roads and parks.

Should you have any question regarding the information above or the enclosed drawings and documentation please do not hesitate to contact myself, Scott Harwood, Development and Permitting Manager at Northland Properties Corp., or the Architect, Paul Kwasnicky of Pacific Coast Architecture Inc.

Yours Truly,

### **Scott Harwood | Northland Construction**

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Cc: Mr. Paul Kwasnicky, Architect, Mr. Josh Mutis, NPL