

Mayor & Council

5 July 2024

City of Victoria
1 Centennial Square
Victoria, BC. V8W 1P6
(Email: mayorandcouncil@victoria.ca)

**Re: Development Permit Application
Standard Furniture Douglas
2900 Douglas Street, Victoria, BC**

Dear Mayor and Council,

I am writing to express our support for our application for the new Standard Furniture store in Burnside.

Description of Proposal

The proposal is for a new 3-storey high-end furniture store for Standard Furniture, which will also house their offices. This project does not require rezoning as it will maintain the current C-1 Zone – Limited Commercial District zoning.

Neighbourhood

The project is located in the Burnside neighbourhood, at the junction of Burnside Road East and Douglas Street. Douglas Street is one of Victoria's main commercial and industrial roads, characterized by a significant car presence and large rectangular buildings with flat roofs. Recently, new residential projects have begun to emerge along this street.

Burnside Road East features a mix of commercial and residential properties. Further along the road, the residential areas primarily consist of single houses with gardens. The project's immediate neighbours are all industrial or commercial properties.

Design and Development Permit Guidelines

We aim to create a modern, glazed building that reflects the neighbourhood's materiality with metal cladding and concrete. The design will accentuate the lot's triangular shape, presenting a striking sharp edge towards the intersection, which will be the highest part of the sloped structure. The massing will be divided by a glazed atrium that provides triple-height space and houses all project entries and vertical circulation. This design not only enhances the aesthetic appeal but also promotes transparency and openness.

Green Building Features

We are enhancing the roadside vegetation along the project, providing shade for walkways and quadrupling the overall number of trees on-site. This green initiative not only beautifies the area but also contributes to reducing the urban heat island effect and improving air quality.

Mayor & Council

5 July 2024

Transportation

The project will retain the existing road connections from both Burnside and Douglas Roads. We are proposing 16 parking stalls, instead of the 46 required for the light commercial zone. As shown in the attached traffic study, this lot is well-connected with public transit and bike routes, earning a 95 Walk Score, described as a "Walker's Paradise." For similar programs with comparable walk scores, the required parking amount for this size of project would be 18. To further reduce parking demand, we are providing Transportation Demand Management (TDM) measures, including:

At-grade bicycle parking entrance

End-of-trip facilities

100% of the long-term bicycle parking spaces with access to an electric outlet

20% of the long-term bicycle parking designed to accommodate non-standard bicycles (e.g., cargo bikes)

Project Benefit

The project will provide numerous benefits to the community, including:

- Creation of employment opportunities
- Increase in property taxes
- Introduction of a high-end commercial space
- Enhancement of the area's aesthetic appeal
- Promotion of sustainable and green building practices

While it is a new commercial building, we aim to make it a prominent and positive feature of the neighbourhood.

Conclusion

In conclusion, the new Standard Furniture store will be a valuable addition to the Burnside neighbourhood. Its thoughtful design, strong transportation connections, and green building features will contribute to the community's growth and development. We believe this project aligns with the city's vision for the area and respectfully request your support for our application.

Thank you for your consideration.

Sincerely,



Tony James
Architect AIBC, MRAIC, LEED® AP

CC: Kelly Dodd, Six Mile Furniture
Wil Wiens, Continuum Architecture