

'Gateway' corners to receive major upgrades

Wood-construction apartments planned for Scott and Wellburn's buildings

Shalu Mehta
News Staff

A Vancouver architect plans to revitalize two prominent buildings sitting at gateways to Victoria, including the well-known Wellburn's building.

Michael Green Architecture is looking to start construction soon on two wood buildings. The first, titled The Scott Building, is located at the southeast corner of Hillside Avenue and Douglas Street. The second, ParkWay, is planned for the Wellburn's building at Pandora Avenue and Cook Street.

"Both are gateway projects for Victoria," said Green. "We want to balance celebrating the historic buildings, but bring them into modern times with housing and density. We're adding to them in the most cost-effective way to give the community rental options and hopefully enhance the neighbourhood."



A rendering of what the new Wellburn's Building, called ParkWay, will look like. (Courtesy of Michael Green Architecture).

The Scott Building is a three-storey, century-old brick building with a hybrid timber and steel structure. According to the company, the building will be revitalized to maintain its "vintage" character while using updated components to comply with building codes and energy requirements. It will undergo seismic upgrades and the centre of the building will be removed on the upper two storeys to bring daylight into apartments that will wrap around an elevated courtyard.

There will also be a fourth storey added behind the existing building's parapet to make more space for rental apartments.

Extensions on the east and west sides of the building will be made

of six-storey wood frame construction. The main floor of the building will be commercial and retail space with a cafe space proposed on the main floor of one of the extensions. A plaza in between the extensions will be accessible to the public.

"Adapting buildings and making them meet the needs of our time is part of the way we protect and keep them. We tried really hard to balance the issues," Green said.

The Wellburn's building has not been maintained well over time, Green said. Coming up with a design for it was a balance of existing technical and architectural issues as well as what's most important to protect in terms of history.

The two-storey masonry build-

ing was originally constructed in 1911 by William Ridgway-Wilson. The new development is proposing four and six-storey rental apartments with retail and commercial space maintained on the existing ground floor as well as a cafe space facing Cook Street.

A courtyard, or mews, would separate the historic and modern buildings at street level, serving as the residential entrance to the building and providing access to a courtyard. A pedestrian walkway for public access will also be added.

About 50 per cent of the existing building will be retained, including the historic facades facing Pandora Avenue and Cook Street and the north-east wall facing the residential mews. There are also plans to designate the building as heritage.

Due to COVID-19, the planning permission process for the buildings was postponed and was picked up again by the City of Victoria at the start of July according to a spokesperson for Michael Green Architecture.

The firm is hoping to receive approval for both projects in September, with construction starting at the beginning of 2021. Victoria council will not have to approve any variances, the spokesperson said, noting that both projects have been very well received.



A crew prepares a Victoria home to be trilledered and moved onto a barge. (Courtesy Ryan Goodman)

Victoria houses find new island homes

Nina Grossman
News Staff

If you squinted in the dark and noticed a house floating away from Dallas Road last week, you weren't hallucinating.

Two Victoria homes were taken away by barge to new locations on nearby islands on July 13. The houses - previously located at 1712 and 1720 Fairfield Rd. - were moved to make room for the Rhodo townhouse project being developed by Aryze. Company co-owner Ryan Goodman said three other homes were also moved.

"It is easier to demolish the homes, but we're trying to do things differently," he said. "We're looking for ways to preserve the home and preserve the history of what's happened in Victoria."

One of houses moved this week was roughly a century old, Goodman said. Those homes are made from old growth fir and other trees. The houses were moved by demolition contractor Nickel Bros. They were loaded off Dallas Road near the Ross Bay Cemetery.

One house is going to Salt Spring Island, the other to a young family welcoming the house onto their Lopez Island property in the San Juans.



Hillside Veterinary Hospital
Welcomes
Dr. Emma Thomson




We are pleased to announce that Dr. Emma Thomson has joined Drs. Glynis Newman, Sylvie Abrioux, Jennifer Chan and Associates.

Our team of doctors and staff recognize that your pet is a member of your family and deserves the best health care available.

- Full Hospital and Surgical Facility • Wellness exams
- X-Rays and Laboratory on site • Chiropractic, Acupuncture and Massage
- Rehabilitation and Hydro-Treadmill • Conditioning for Sporting & Working dogs
- Open 7 days/week including 6 evenings/week

Open 7 Days A Week

Hillside Veterinary Hospital
1700 Kings Rd., Victoria 250.598.4477
Open 7 days a week - Now open 6 evenings a week
www.hillsidevethospital.com

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
NOTICE OF WAIVED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the Township of Esquimalt has waived the holding of a public hearing for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3003, in accordance with Section 464(2) and 467 of the *Local Government Act*. The *Local Government Act* does not require the holding of a public hearing when zoning bylaw amendments are consistent with the municipality's Official Community Plan.

The Municipal Council will consider reading a third time and adopting Amendment Bylaw No. 3003 at the **Special Meeting of Council commencing at 5 p.m., Tuesday, August 4, 2020** in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3003 provides for an amendment to the Light Industrial [I-1] zone to allow two new uses; "Beverage Manufacturer", and "Beverage Manufacturer with Liquor Lounge" where a lounge area of up to 60 square metres (including washrooms and drink preparation area) could be used to serve alcoholic beverages, subject to the *Liquor Control and Licensing Act*. This amendment applies to all land zoned "Light Industrial [I-1]" as identified on the Zoning Maps attached as Schedule "A" of Zoning Bylaw, 1992, No. 2050 as amended from time to time.

The general purpose of this change in zoning is to allow Lighthouse Brewing Ltd. (836 Devonshire Road), and any other "Beverage Manufacturer" that might locate their business within Esquimalt's Light Industrial [I-1] zone, expanded options in serving alcoholic beverages to their customers.

AND FURTHERMORE TAKE NOTICE that a copy of the proposed bylaw and relevant background documents may be inspected, and other information related to this application may be reviewed from July 20, 2020 until August 4, 2020:

- online, by visiting the municipal website at www.esquimalt.ca/PublicHearing; or
- upon request, at Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., by booking an appointment either by emailing Trevor Parkes, Senior Planner, at trevor.parkes@esquimalt.ca or contacting Development Services staff via phone at 250-414-7103.

RACHEL DUMAS
CORPORATE OFFICER