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November 10, 2017

### Rationale for rezoning of 311 Selby Street

#### Property Overview:

The property is subdivided from the E & N Rail right of way in 2000. The current zoning category is CS3 (Community Service 3) allowing for transportation or infrastructure uses. The existing building has been used by a cellular company in connection with a cell tower. It is currently vacant and the owner of the property, Widsten Property Management utilizes the lot for parking.

The owner would like to rezone the property to DT2-Fitzwilliam in order to utilize the structure in the short term and in preparation for potential redevelopment in the future.

#### Proposed Use

The building would be renovated for leasable office space.

The exterior of the existing building would be upgraded to meld with the design of the neighbouring property, also owned and occupied by Widsten Property Management. The lower portion, currently concrete, would be clad and trims and trellis features would be added. See elevations.

#### Community Contribution:

The property is located in the downtown area fronting on Fitzwilliam street. Rezoning and development would typically trigger some public amenity provision in accordance with the benefit accrued as a result of the rezoning. In this application we are proposing that the contribution would be the beautification of the existing building and upgraded landscaping.

If a multi-family development was pursued at a later date, a more comprehensive community contribution would be included at that time.

