

March 25th , 2022

Mayor and Council

City of Victoria
c/o Leanne Taylor, Senior Planner
Sustainable Planning and Community Development

1 Centennial Square
Victoria, BC
V8W 1P6

RE: Development Permit for the Scott Building Mixed-Use Development

Dear Mayor Helps, City Council,

We are pleased to present the revised application for the revitalization and addition to the Scott Building, the prominent heritage building located at Hillside Ave and Douglas St in the Burnside Gorge Neighborhood.

Reflecting the change in construction costs, and market conditions, the Owners of the Scott Building have proposed some modifications to the new construction portion of the development to make it more efficient and cost effective. The renovations and restoration for the 'old' Scott building remain unchanged. Green building features of the project are also unchanged, listed below are the principle green features as a reminder.

Green Building Features

Rating System

- This project will fulfil the criteria for Step 1 of the Step Code. In addition to this, it will take important pieces from many rating systems for a curated approach to green building that responds uniquely to our design and site, to best optimize the performance of the building. It is the design team's philosophy that Green Rating Systems have merits but at times also present challenges that contradict the intents of the points in the systems.

Site Selection and Design

- Tapered overhangs of balconies reduce summer solar gain while maximizing winter solar gain.
- Residential suites are designed with operable windows and/or doors for natural ventilation.

Innovation and Design

- The building has been designed with an integrated design process involving the design team including construction managers and will continue to be managed through an integrated process through construction.

Building Retention and Reuse

- The existing building will be retained for its exterior assemblies, structural systems, and finishes where appropriate.

Transportation

- A parking stall reduction is sought and will encourage the use of alternative transportation.
- Short term bicycle stalls will be located along Hillside AAA bikeway and on Douglas street.

- Douglas Street is located along the Rapid Transit Network.
- Hillside Avenue is located along the Frequent Transit Network.
- A new bus stop will be located along Hillside Avenue in front of the site, as close as operably possible to Douglas Street.
- Located approximately 1km from downtown, the site is well connected to amenities and has received a WalkScore of 92 – “Walker’s Paradise: Daily errands do not require a car.”
- A subsidized transit pass program will be provided for residents of the development.

Energy Efficiency for Part 3 Buildings

- The development will target Step 1 of the BC Step Code

Water

- Low-volume plumbing fixtures will be used.

Landscaping and Urban Forest

- No net loss in number of trees.
- Increase of thirty-eight new on-site trees.

Urban Agriculture

- Flowering planting will be specified to encourage beneficial insects and support bee population.
- Generous balconies and patios provide opportunities for residents to plant personal potted gardens.

The resulting revisions to the ‘new’ Scott design provide a modest change to materiality and the building articulation, stepping the new volume inwards slightly, and adding a new textured light-coloured metal cladding. This new materiality provides variety to the large volume and complements the colour and characteristic of the heritage Scott Building, especially the terra cotta. Using the more subtle properties of the material relief creates interest in the facades, while providing a quiet backdrop to the heritage building. Accent-coloured soffits and angled balcony walls have been designed to utilize this light colour panel to provide both durability and a simpler more elegant colour palette across the project.

Additionally, as a result of site investigation, we have shifted the “new” Scott west by 2’ from the east property line and narrowed the building by 1’. This helps to address both geotechnical and excavation issues which could have negatively impacted our neighbours. The new building is slightly smaller in area and has 5 fewer residential suites. However, this now includes larger units including the addition of six 3-bedroom suites. Providing additional family rental units.

The commercial spaces in the existing Scott Building have ample space for the future provision of mezzanines and we have therefore revised the application to include commercial mezzanine space to stay within the overall density of 2.5FSR as per the approved rezoning. These mezzanine areas will not be included in the base building permit, but instead will be the responsibility of tenant improvement building permits.

The Resubmitted Development Permit package outlines these changes with the primary focus of changes on the 'new' Scott volume. While different, we believe the changes proposed enhance the heritage legacy of the Scott Building while providing for high quality liveable rental units.

Thank you for reviewing our submission. We look forward to further communication with you as the project continues its path.

Sincerely,

MGA | MICHAEL GREEN ARCHITECTURE INC



Michael Green
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