



PRIMEX INVESTMENTS LTD.
#200 – 1785 West 4th Avenue
Vancouver BC, Canada
V6J 1M2

City of Victoria
1 Centennial Square Victoria BC
V8W 1P6

Attn: Kristal Stevenot, AIBC
Senior Heritage Planner
Sustainable Planning and Community Development

Re: 2659 Douglas Street (The Scott Building)

On behalf of Primex Investments Ltd, the authorized agent for 2659 DOUGLAS STREET HOLDINGS LTD, I am pleased to submit this application for Victoria's Tax Incentive Program to help offset the costs of seismic upgrading for our heritage restoration project.

Project Description:

The project includes the rejuvenation of the existing three-storey Scott Building, a century-old brick-clad building with hybrid timber and steel structure, used for many different purposes throughout its life. The building, dating back to 1911, will be revitalized to maintain its vintage character while employing updated building components where appropriate for building code, seismic, and energy requirements.

The building is undergoing significant structural and seismic upgrades, and new extensions to the east and the south of the heritage building, set back from the heritage facades.

It is our intent to preserve this historic building, while adding critical rental housing in Victoria, in a manner consistent with the Donald Luxton Heritage Report. This redevelopment and restoration will preserve a piece of critical Victoria history while the corner of Douglas and

Project History:

Primex applied to the City of Victoria for a rezoning, a heritage alteration permit, and development permit for the site in 2017. Council approved the project at Public Hearing in December 2020.

To date, Primex and our General Contractor have begun the construction of the project, particularly related to the removal of hazardous materials, selective demolition to install seismic bracing, and detailed investigations to determine means to best preserve and protect the fragile heritage pieces (including the brick and marble slabs). Additionally, excavation of the future parkade has also begun.



Background Information:

Per the City's Application Checklist, listed below is the required information for the project.

1. Architects Report and Project Summary (Project Description and Heritage Conservation Strategy)
2. Construction Schedule
3. Stamped Structural Engineer Report and Seismic Upgrade Strategy
4. Construction Cost Estimate
5. Quantity Surveyor Cost Estimate
6. Detailed Architectural / 90% BP Plans
7. Structural Engineering Plans / 90% for both restoration and new building
8. Heritage Conservation Plan – Donald Luxton Report
9. Heritage Support Letter – Donald Luxton and Associates
10. Legal Survey Plan
11. Title Search
12. Project Pro Forma

We are excited to create 146 rental units while restoring this iconic piece of Victoria's heritage and we look forward to Council's support of our Tax Incentive Application related to the seismic works and upgrades to the Scott Building.

If we can provide any additional information or you need clarification of any details, please feel free to reach out to me at your convenience.

Sincerely

Greg Mitchell, M.PL., MCIP, RPP
Senior Development Manager and Senior Planner
Primex Investments for "2659 DOUGLAS STREET HOLDINGS LTD"
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