

2024

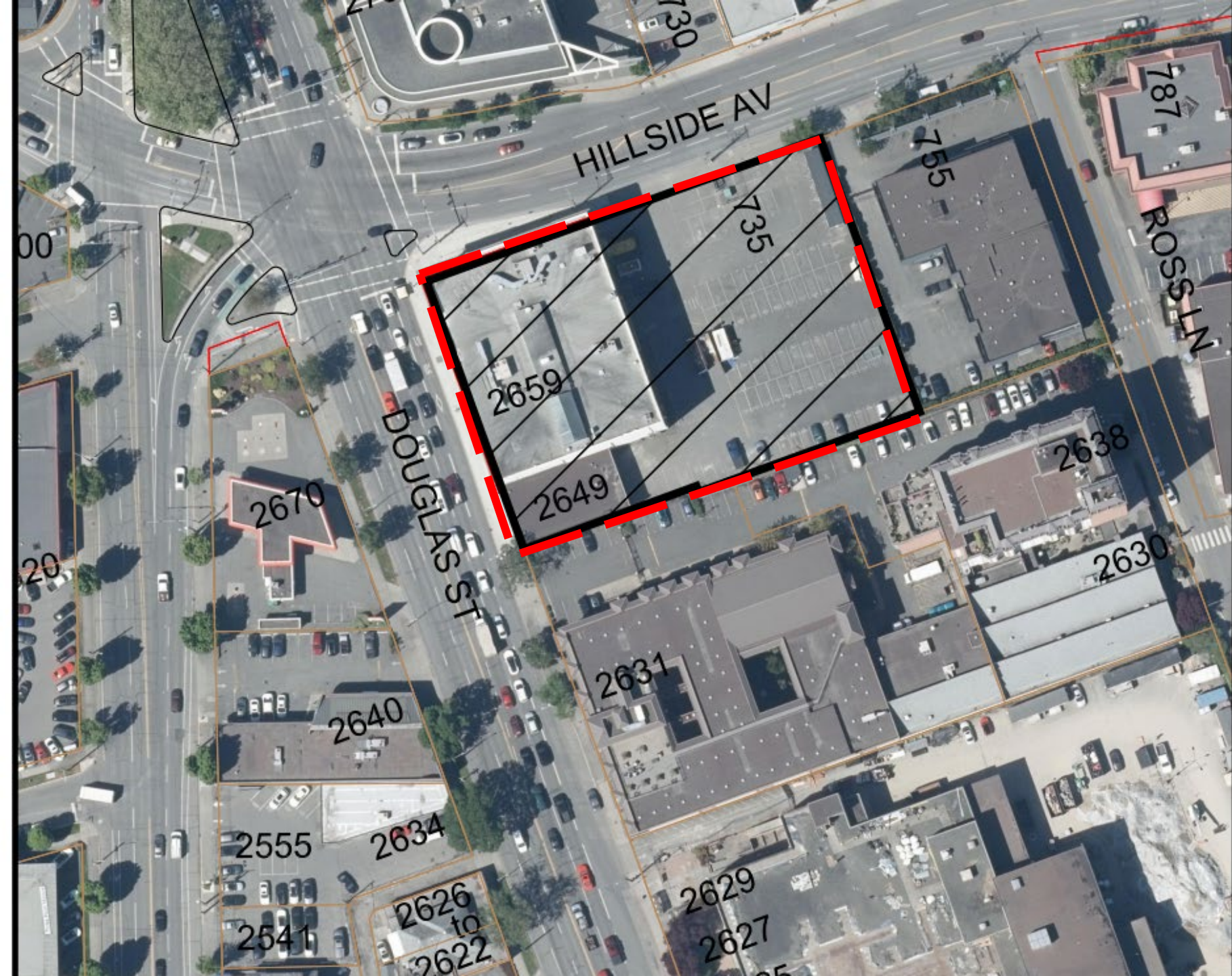
CITY OF VICTORIA | Sustainable Planning & Community Development

Tax Incentive Program – Residential-Use Application

For 2659 Douglas – Scott Building

COMMITTEE OF THE WHOLE | JULY 18, 2024

Aerial Photo



Subject Property



Subject Property



*Scott Building, Victoria, B.C.
Headquarters of the
Star Construction Co. Ltd.*



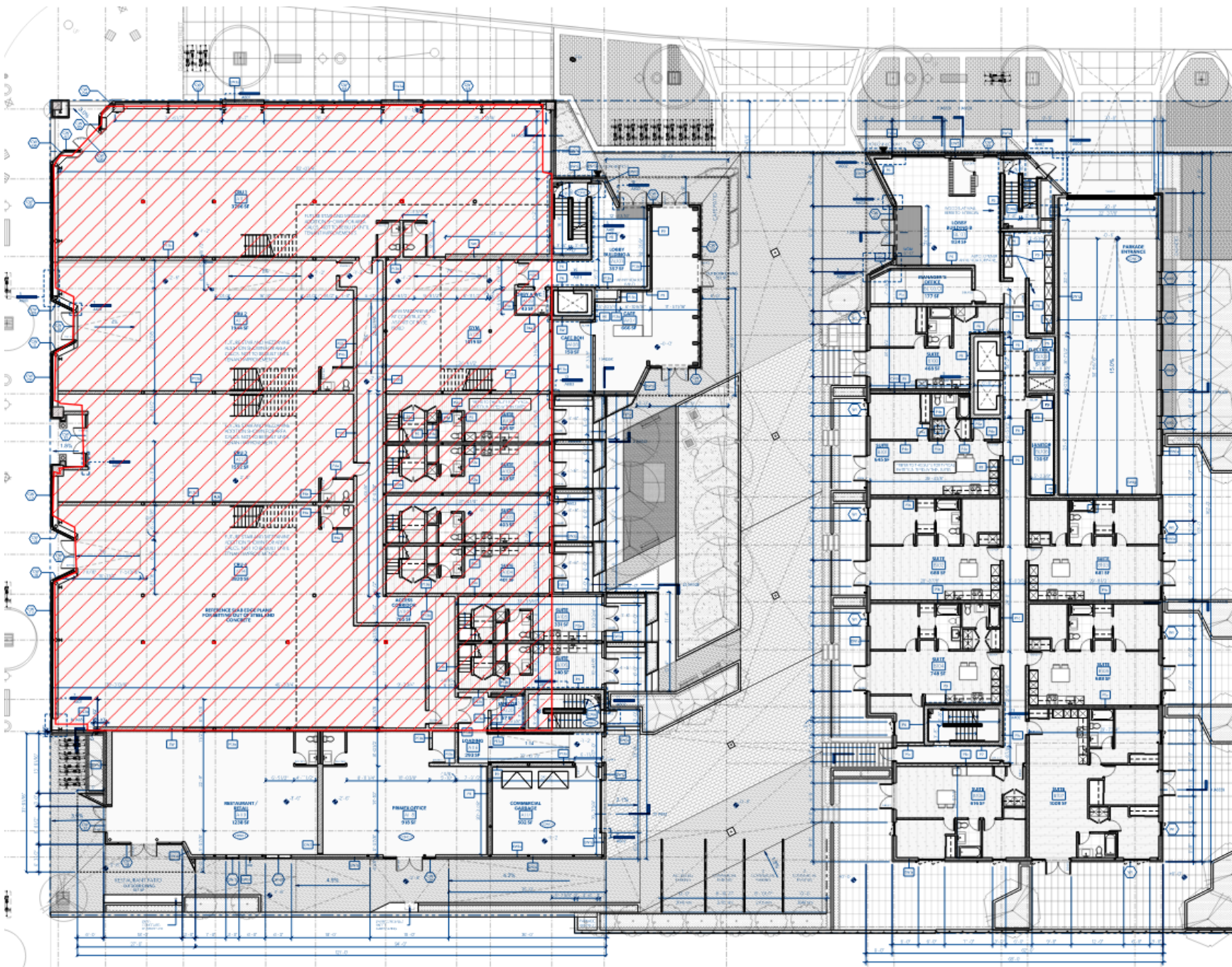
Legislative Authority

- In accordance with Section 225 of the *Community Charter*, Council may exempt protected heritage property from taxation under Section 197(1)(a) to the extent provided in the bylaw and subject to conditions established by the exemption agreement.

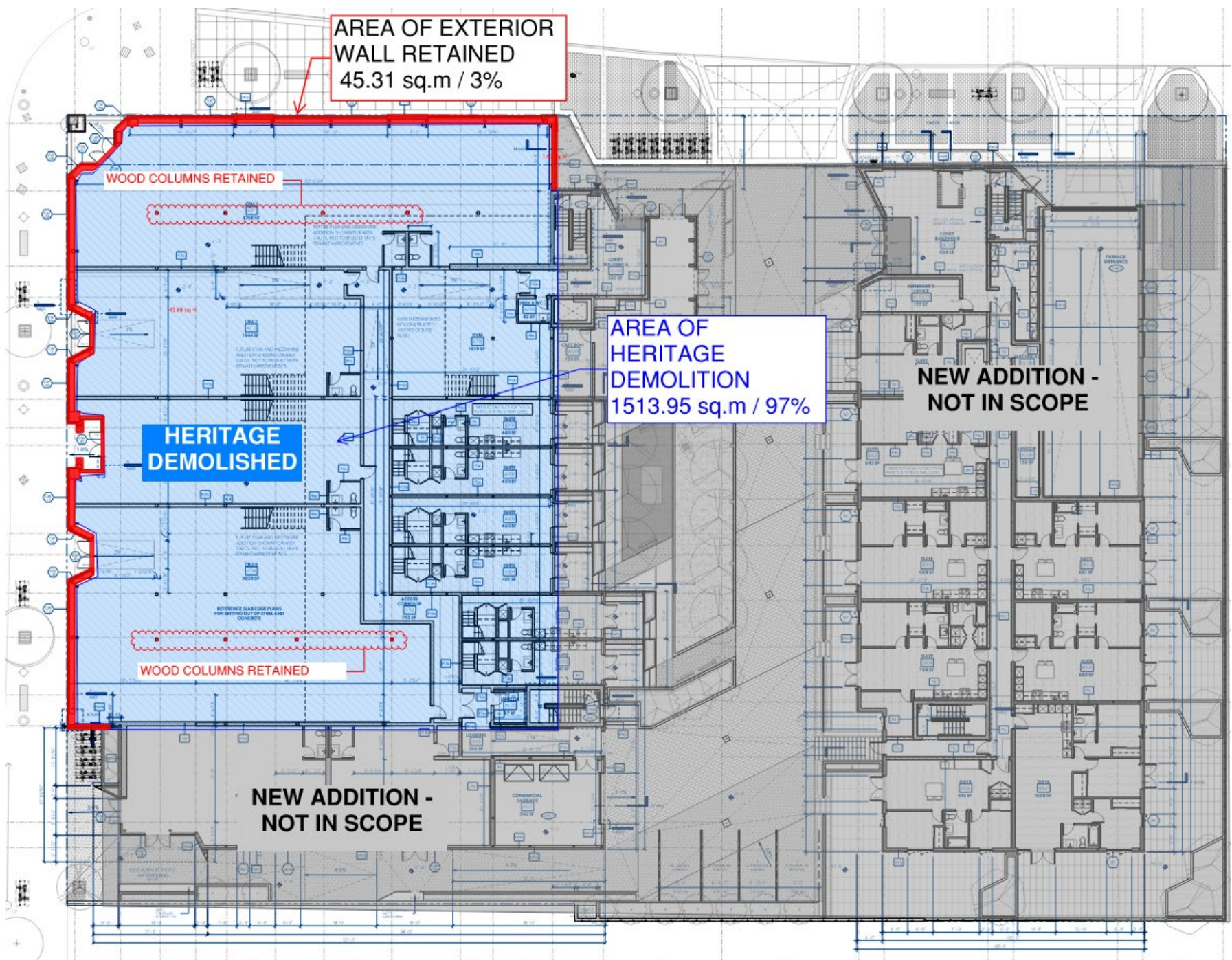
Tax Incentive Program Criteria




- The building must be Heritage Designated.
- Eligible alterations are limited to seismic upgrading work, associated with retaining and conserving existing heritage fabric.
- Construction must not commence until the TIP Application has been advanced to Council for consideration (some strip-out work may be permitted in specific cases). Retroactive applications will not be accepted.
- Proposals must retain internal structure and exterior façades of the heritage building to the highest level possible unless proven in a seismic assessment to be the only viable option for seismic upgrading and/or adaptive reuse and be verified as being necessary by an independent peer review.
- Rooftop additions must be sensitively located and smaller in scale than the existing building and are limited to 1 – 2 storeys.
- Excavation below the original building foundations is not permitted unless verified as required as part of a structural assessment.
- For Residential Use TIP Applications, buildings must reuse/repurpose existing upper floors for residential use, with commercial on the ground floor. Eligible costs are limited to seismic upgrade work.
- All applications must submit a seismic assessment of the heritage building with cost estimates for the seismic upgrade strategy and clearly separate out eligible heritage costs from any new construction and/or new development costs.
- Applications not meeting the above criteria will be considered ineligible and will not be accepted. Where an application has been accepted and its status changes to make it ineligible, application processing will be stopped.
- Incomplete application will not be accepted and if necessary, will be returned to applicant to await a complete, accurate submission

Site Plan

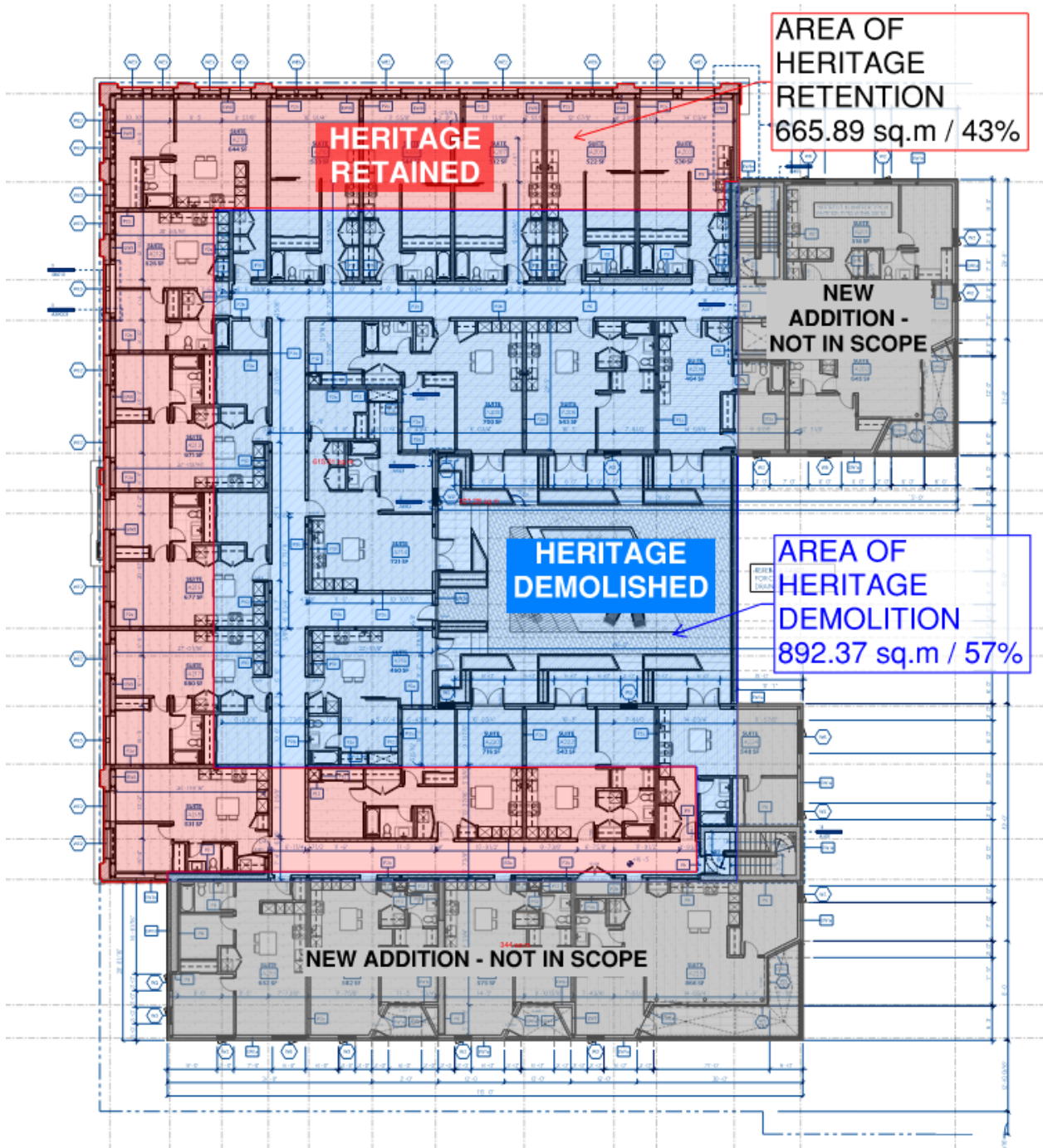





Floor Plan Ground Level



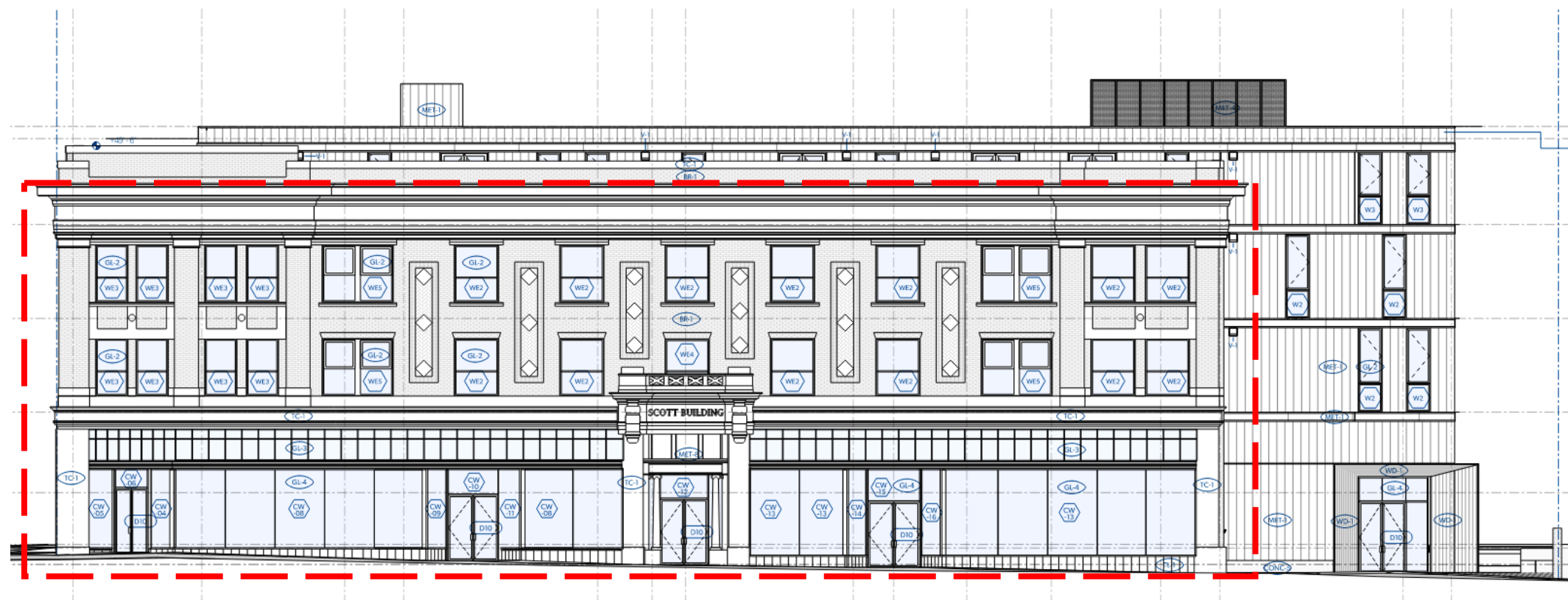
-  Heritage Retention
-  Heritage Demolished
-  Area of Project Not in Scope

Floor Plan Level 2 & 3



-  Heritage Retention
-  Heritage Demolished
-  Area of Project Not in Scope

Elevations

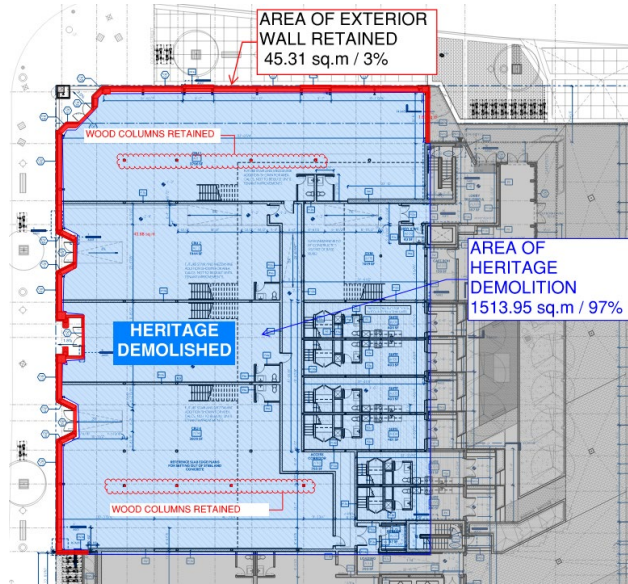


Renderings

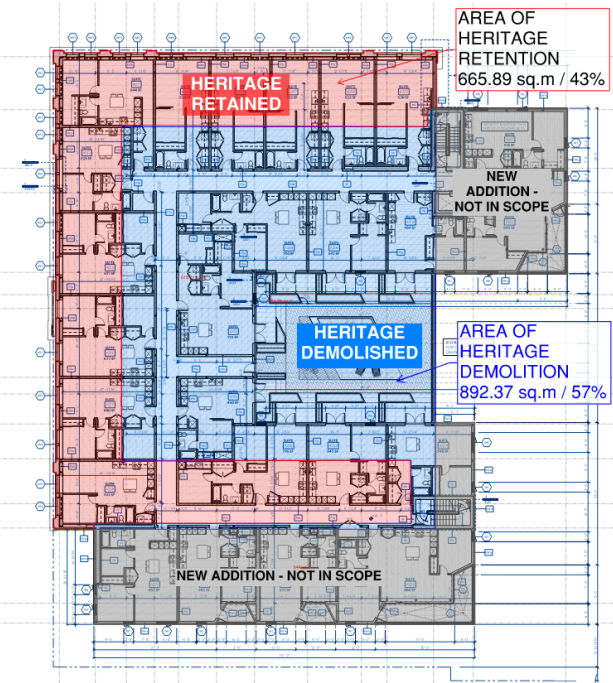


Seismic Upgrade Third Party Review

Ground
Level



2nd & 3rd
Level



Retention:

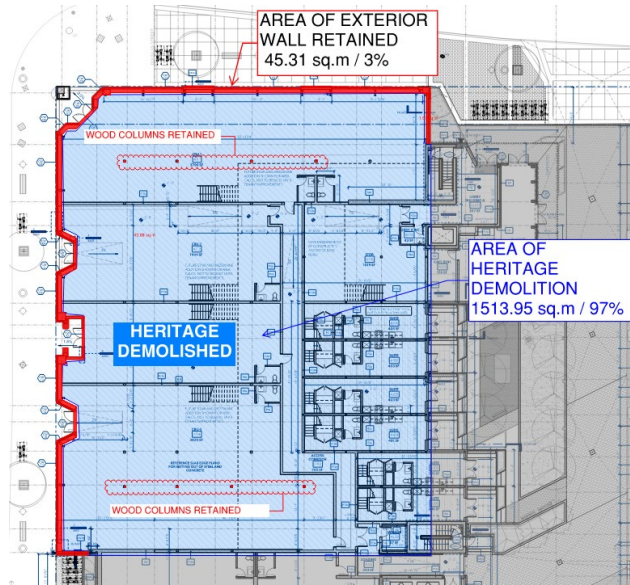
- Douglas Street and Hillside Street façade framing, including parapets and cornices
- roughly 50% of second, third and roof level framing, including existing joists, steel and timber beams, and diagonal ship-lap deck sheathing.

Demolished:

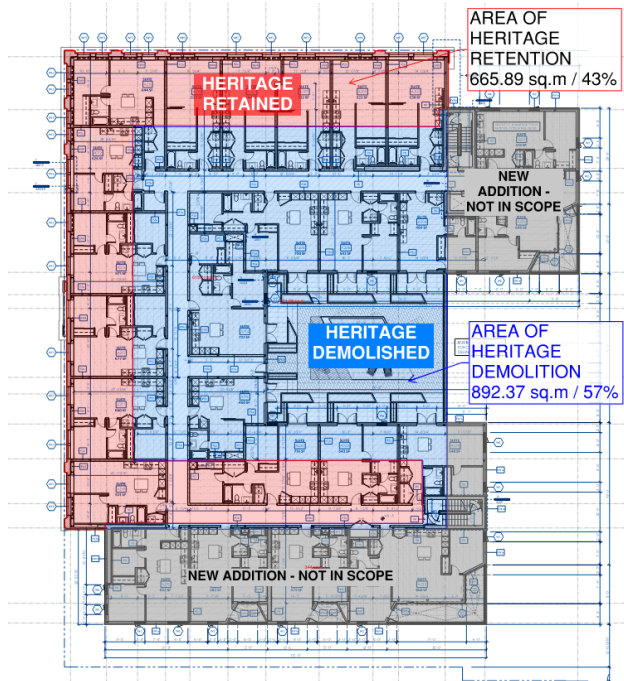
- remaining east and south mass brick walls
- roof slab framing and supporting stud walls at the second storey
- remaining 50% of second, third and roof level framing
- ground level foundations including concrete spread footings and slab-on-grade.

Alternate Motion and TIP Exemption

Ground Level



2nd & 3rd Level



Term of exemption = $\frac{\text{Cost of seismic upgrading}}{\text{Current taxes}}$ (# of years)

Maximum term of exemption: $\frac{\$2,520,992}{\$177,190} = 14.23$

= 10 Years Maximum

Eligibility Criteria for 2659 Douglas

• The building must be Heritage Designated.	YES
• Eligible alterations are limited to seismic upgrading work, associated with retaining and conserving existing heritage fabric.	YES (confirmed by 3 rd party review)
• Construction must not commence until the TIP Application has been advanced to Council for consideration (some strip-out work may be permitted in specific cases). Retroactive applications will not be accepted.	NO Submitted retroactively per Council Motion
• Proposals must retain internal structure and exterior façades of the heritage building to the highest level possible unless proven in a seismic assessment to be the only viable option for seismic upgrading and/or adaptive reuse and be verified as being necessary by an independent peer review.	NO
• Rooftop additions must be sensitively located and smaller in scale than the existing building and are limited to 1 – 2 storeys.	YES
• Excavation below the original building foundations is not permitted unless verified as required as part of a structural assessment	NO
• For Residential Use TIP Applications, buildings must reuse/repurpose existing upper floors for residential use, with commercial on the ground floor. Eligible costs are limited to seismic upgrade work.	YES
• All applications must submit a seismic assessment of the heritage building with cost estimates for the seismic upgrade strategy and clearly separate out eligible heritage costs from any new construction and/or new development costs.	NO Submitted Retroactively
• Applications not meeting the above criteria will be considered ineligible and will not be accepted. Where an application has been accepted and its status changes to make it ineligible, application processing will be stopped.	NOT ELIGIBLE