

December 6th , 2021

**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.

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.

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

A handwritten signature in black ink, appearing to read 'M Green', written in a cursive style.

**Michael Green**  
M.AIBC F.RAIC AIA