

TEMPORARY USE PERMIT REQUEST – 602-C ESQUIMALT ROAD

To: Mayor Marianne Alto & Victoria City Council

Dear Mayor Alto and Members of Council,

I am requesting a **Temporary Use Permit** for **602-C Esquimalt Road**, the ancillary residential suit located directly across from my long-established creative facility, **Cinderbloc Studios**, at 602-D Esquimalt Road.

About Cinderbloc Studios

For over **15 years**, Cinderbloc Studios has been a creative hub in Victoria West, providing affordable space for **photography, videography, live music, art shows, workshops, and wellness events**. The space is heavily used by both local and visiting creatives and **supports the goals of the new Official Community Plan**.

Purpose of the Permit

Unit C is currently my residence but is uniquely positioned to act as a **short-term live/work suite** for visiting photographers, videographers, artists, and production teams. The zoning (M-2 industrial) does not allow short-term lodging, yet the suite is the **only livable unit in the entire building**, making it ideal for temporary stays but unsuitable for full-time long-term housing.

This permit would:

- Allow clients to **stay where they work**, increasing efficiency and supporting professional productions.
- Support **artist residencies** and visiting creatives, a long-standing vision since opening in 2010.
- Provide a niche accommodation option in a walkable area with **very limited short-term stay availability**.

Community Benefit

The business already contributes to the neighbourhood, including commissioning a **98-ft mural along the E&N; Rail Trail**, which has reduced tagging and improved the visual environment. Short-term stays would create **no additional infrastructure needs**, no negative community impact, and would complement-not replace-existing studio

operations. The permit would support local arts tourism, especially ahead of the **FIFA World Cup**, when live/work **accommodation demand is expected to rise**.

Business Viability

Studio demand is seasonal, peaking September–May. Allowing up to **160 permitted stays per year** would sustain the business during slower months and strengthen year-round operations for both studios (Units C and D).

Conclusion

This is a **unique opportunity to support Victoria’s cultural sector** by enabling a creative live/work suite that aligns with community needs, tourism growth, and the city's artistic identity. I respectfully request Council’s approval of this Temporary Use Permit.

Thank you for your time and consideration.

Sincerely,

Antonio La Fauci,
Cinderbloc Studios
Cinderbloc.ca | 250-507-9565