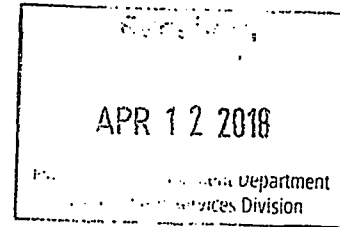


April 9th, 2018

City of Victoria
#1, Centennial Square
Victoria, B.C.
V8W 1P6



Re: 502 Discovery / 509 Pembroke Street Rezoning

Dear Mayor and Council

The building at 502 Discovery – 509 Pembroke street has had a number of tenants since originally being constructed to house the maintenance shop for the Victoria Electric Railway Co. in 1901 through 1907. Most recently it is home to Sportstraders, Victoria Gymnastics, and the Duke pub. The second floor has been used for storage by a number of tenants, though it has never been used for public occupation. The original fir truss system is in fantastic condition, and makes for a very inviting space. Hence we are hoping to renovate and upgrade this space to allow for a co-working habitat, where independent workers and small start up sized companies use the space in a cooperative work environment.

This renovation would reinstall operable skylights similar, but smaller in form, to the original skylights of the initial Rattenbury design to aid in natural ventilation and effective passive cross ventilation. Additionally, centre sloped skylights will be installed, as was initially the case, allowing the use of passive solar heating in the cooler months, and providing ample daylight. We are proposing a new flat-roofed structure between the two existing sloped roof structures to connect the two spaces, which will include a pyramidal shaped glass roof, as well as a number of flush skylights. Access is proposed to be off of Store street, midway through the building, and will provide a welcoming entrance to the structure.

The Site is currently zoned S3, which allows for this use. However, to build it in a suitable manner, the square footage will exceed the currently allowed FSR of 1.5. To accommodate this change, we are asking for the FSR for this site to be increased to 2.0. This use is in keeping with both the Burnside Gorge plan and the OCP, in that it is helping to generate economic growth by providing a site for innovative employment and entrepreneurship, while at the same time updating and preserving a historical building and bringing new life and functionality to it.

We also envision this project being a benefit to the north end of Store Street, creating more opportunities for service based shops and restaurants, driving more foot traffic towards this end of town and, by generating more vitality, creating a greater sense of physical security. This area of town is evolving and this will help to bring a critical mass of people to the zone.

The proposed tenant, Club Kwench, is an established co-working space, currently on Fort Street, and is in need of a larger facility. They have been very successful in creating a collaborative and creative work environment for their clients and have more waiting to join them once the space is available. They feel that this building has the right feel and location for the type of workers that they attract.

This new project will have a negligible physical impact on the surrounding neighbourhood, as the alterations we are proposing to the appearance of the building will be very minimal, and there will be no

noise, odours, or other negative effects on the community. It will not affect views or impede sun angles for other buildings. We have purposely recessed the additional space from the North and South ends of the block so that public views of the addition are minimized.

The impact to transportation infrastructure is minimal. Only 16% of Kwench co-workers commute by car. Currently, a vast majority of the co-workers walk, bike or use public transit and, with ample bike parking and shower facilities, we anticipate this trend to continue. Currently, the zoning allows for this use without any car parking. It is also our understanding that this renovation will not cause any challenges for the existing infrastructure in this area.

By rezoning this building, we will be concurrently applying to change the heritage status from "Registered" to "Designated", which will help safeguard this important historical building and ensure its long term significance to this neighborhood, and to Victoria as whole.

We're extremely excited for this new project and we look forward to answering any questions you may have.

Sincerely,



Matt Phillips