

April 9th, 2018

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

Re: 502 Discovery / 509 Pembroke Street Heritage Development Permit Application

Dear Mayor and Council

The building at 502 Discovery – 509 Pembroke street has had a number of tenants since originally being designed by Francis Rattenbury to house the maintenance shop for the Victoria Electric Railway Co in 1901 and 1907. Most recently it has been 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.

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.


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.

We are 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 feel that this is a building of historical significance, as they are the last

remaining streetcar barns in BC, designed by an architect of significance in Victoria, and because it illustrates the industrial history and infrastructure of this area.

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

Sincerely,



Matt Phillips

Applicable Standards and Guidelines for the Conservation of Historic Places in Canada

502-508 Discovery Street, 505-509 Pembroke Street and 2031-2051 Store Street

4.3.1 EXTERIOR FORM

Recommended	Not Recommended
6 Retaining the exterior form by maintaining proportion, colour and massing and the spatial relationships with adjacent buildings.	

Additions or Alterations to the Exterior Form

12 Selecting a new use that suits the existing building form.	Selecting a use that dramatically alters the exterior form; for example, demolishing the building structure and retaining only the street facade(s).
13 Selecting the location for a new addition that ensures that the heritage value of the place is maintained.	Constructing a new addition that obscures, damages or destroys character-defining features of the historic building, such as relocating the main entrance.
14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.	Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.
15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.	Designing a new addition that has a negative impact on the heritage value of the historic building.

Recreating Missing Features From The Restoration Period

26 Recreating missing features of the exterior form that existed during the restoration period, based on physical or documentary evidence; for example, duplicating a dormer or restoring a carport that was later enclosed.	Constructing a feature of the exterior form that was part of the building's original design but was never actually built, or a feature thought to have existed during the restoration period but for which there is insufficient documentation.
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4.3.4 EXTERIOR WALLS

Recommended	Not Recommended
19 Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.	

20 Designing a new addition in a manner that preserves the character defining exterior walls of the historic building.	Constructing an addition that requires the removal of character-defining exterior walls.
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4.3.5 WINDOWS, DOORS AND STOREFRONTS

Recommended	Not Recommended
15 Repairing windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.	Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible. Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.
16 Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.	Removing an irreparable window, door or storefront and not replacing it with a new one that does not convey the same appearance or serve the same function. Stripping storefronts of character-defining materials or covering over those materials.
17 Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.	Creating a false historical appearance, because the new window, door or storefront is incompatible or based on insufficient physical and documentary evidence.
18 Designing and constructing a new window, door or storefront when it is completely missing, with a new design that is compatible with the style, era and character of the historic place, or a replica.	Changing the number, location, size, or configuration of windows, doors and storefronts, but cutting new openings, blocking in existing openings, or installing replacement units that do not fit the openings.
19 Using signs, awnings, canopies or marquees of a scale and design that is compatible with the historic building.	Introducing a new design that is incompatible in size, scale, material, style or colour.

Additions or Alterations to Windows, Doors and Storefronts

X 20 Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.	Installing new windows, doors or storefronts that are incompatible with the building's style, era and character, or that obscure, damage or destroy character-defining elements.
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