



MERCHANT
HOUSE
CAPITAL

June 15, 2020

I am writing on behalf of Merchant House Capital, the developer of the recently renamed Victoria Press Building (Times Colonist Building), located at 2621 Douglas St.

As you may be aware, the Victoria Press Building is under-going a repurposing of its historic newspaper production and publishing operations to create a campus-style mix of office and manufacturing space. To learn more about our plans please see www.victoriapressbuilding.com.

We have recently passed two significant milestones, including the issuance of a building permit and a heritage designation of the building by the City of Victoria. We expect to be under-construction this September with completion targeted for Spring of 2022.

As a part of the masterplan for the project, we have envisioned converting the large industrial building (the “print reel room”) located on Kings Road into a liquor manufacturing space to include distillery, retail sales, tasting room, and lounge. A portion of this space which resides on the roof of the building and includes a roof-top patio has been designated as restaurant.

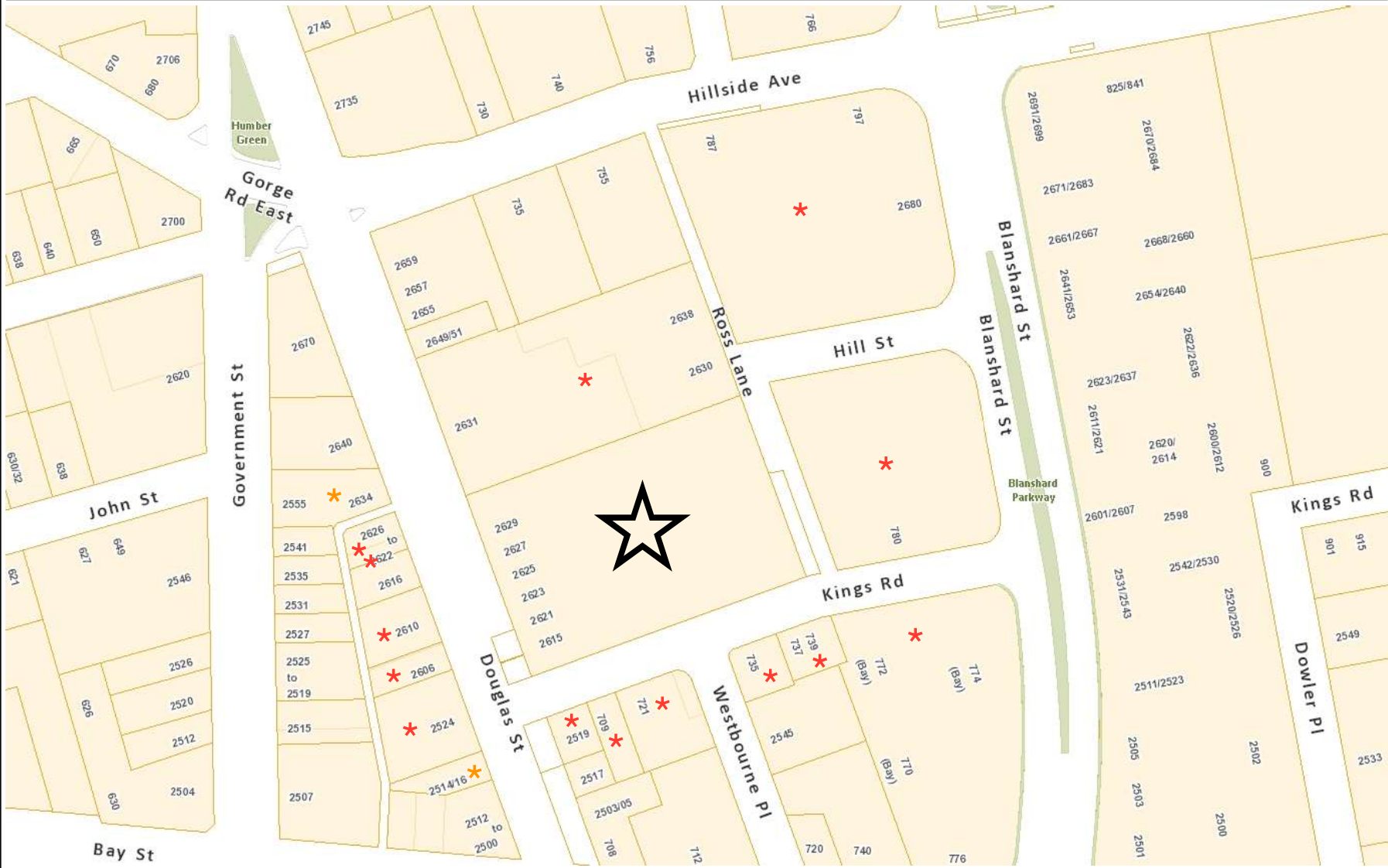
We are presently working with a distillery operator with an award winning track-record for developing and operating successful distillery operations in the United Kingdom. The proposed distillery will focus on small-batch craft liquor manufacturing with an emphasis on locally sourced materials, including ancient grain cultivation by area growers. The design of the distillery will represent the evolution of this distillers years of production experience with particular emphasis on a high quality finished product, environmentally sustainable operations and practices (to include air treatment technology), and a dedication to the enhancement of the Humber Green business and residential community.

As a part of this application, the City requires that all proximate neighbors, owners and residents are provided with the attached Liquor Retail Store Rezoning Petition to ensure local community comments are included as a part of the application (and area map). At your earliest convenience please return the attached petition to:

Merchant House Capital
2621 Douglas St., Ste 300
Victoria BC V8T 4M2

For further information, please contact:
Wyatt Fullbrook via email at
wyatt@merchanthousecapital.com

Thank you.



Legend
Victoria Parcels



NAD_1983_CSRS_UTM_Zone_10N

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1: 1,600

Notes

Leanne Taylor

To: David Fullbrook
Subject: RE: Revised Rezoning Application 2621 Douglas

From: David Fullbrook <david@merchanthousecapital.com>
Sent: October 18, 2021 12:29 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Cc: Jennifer Kay <jennifer@town-square.ca>
Subject: Re: Revised Rezoning Application 2621 Douglas

Hi Leanne:

In following up your email of last week regarding the petition notification process.

I have attached the area map identifying properties required to be notified and cover letter. A total of 20 properties and their residents were mailed; however, under covid protocol in place at the time, we were unable to hand deliver these notices as contemplated under the requirement, and instead had to mail them to recipients with a requirement that they be return mailed. Because of business closure during the time, and the commercial nature of the immediate neighbourhood we received a limited reply.

We made a particular effort to engage with Ross Place and have reached out on multiple occasions to advise them of the project milestones. I can confirm that the petition notices were distributed to all their residents and the subject was discussed at a resident's meeting. I have had spoken personally with Michelle Turner, General Manager, and Andrew Trinder, Director of R.E. for Ross Place on the matter and have met directly with them. I confirmed that residents had received the petition notice by phone call with Michelle Turner last week.

I hope this information is sufficient for your needs.

Thanks,
David.