

January 20, 2022

City of Victoria Mayor and Council

Dear Mayor and Council,

My partners and I have been back and forth with City staff for over a year trying to get plans approved for construction of a small commercial/industrial building at 458 Cecelia. The lot is zoned light industrial and to that end we have designed a simple building that can have multiple uses. The new building mimics the existing building at the back of the property in size and height. We have attended (on line) various meetings with the City and Advisory panels and to the best of our ability have tried to address their concerns.

Our most involved neighbour is the Sikh Temple to the NE of our property. We have met with them on several occasions to discuss their concerns. They very much wanted us to use the same colour scheme on our NE wall to match the colour of the Temple and they have asked us to use a pattern of split faced and flat concrete block in the structure. We can accommodate them on both issues. They also asked us not to add to the landscaping on that side as they have done considerable planting and are worried about maintenance in the future.

We have been back and forth with the City about the front elevation, bearing in mind that it is relatively small compared to neighbouring buildings, the exposure being 20' high by 40' long. We have centered the entry and added windows with eyebrow roofs over their tops along with two decorative wing walls. We would use the same colour scheme as on the existing building, but understand that future lessees may want to use their own colours for advertising. There is extensive landscaping in the small area in front of the building and we have ceded 1.5M to the City along the front property line in order to save five good sized fir trees in that area. The property will be secured with fencing and a custom-made double gate on the NW side of the front corner.

My hope is that council will approve the drawings as they stand so that we can continue with the permit process and hopefully have a spade in the ground this Spring.

On behalf of Larry Davies, Irene Tiampo, and Stephanie White, I thank Council for taking the time and look forward to your response.

Best Regards,

Hans de Goede