



August 31, 2022

City of Victoria
City Hall
1 Centennial Square
Victoria BC
V8W1P6

Re: SHOTBOLT: THE APPLICATION FOR A HERITAGE ALTERATION AT 585 JOHNSON STREET

Dear Mayor and Council,

Hartwig Industries is proud to submit our application for a Heritage Alteration Permit for 585 Johnson Street. Building on our history of unique developments and commercial properties in Victoria, and continuing with our family's vision of creating spaces and communities where people and our tenants can thrive, we are proud to propose this mixed-use commercial/residential development for the Lower Johnson Street Neighbourhood.

Hartwig Industries Inc has a strong history in the City of Victoria - having been residents first, to building a construction business and now as commercial landowners. We are proud to call Victoria home, having lived here and been active in business since 1980. Ninety-eight percent of our buildings are currently occupied by small local businesses and our developments have become a place where families can grow. As a result, building strong relationships with those who rent or purchase with us has provided an insight into which types of housing units have the greatest demand in their area; what types of commercial units are needed; and how both can connect to their neighbourhood. We are building on this collective expertise in order to create another successful project in downtown Victoria.

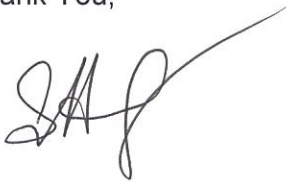
We have owned both sites on Johnson Street for over 10 years; currently three buildings are located within the two parcels. We will consolidate the parcels into one.

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At 585 Johnson Street we are proposing to create a four and five story building with 25 one-bedroom units of purpose-built rental housing, 2 commercial street front units with three to four additional artist studios/small commercial units located in the newly constructed Klondike Court Yard. These commercial units in the courtyard will be offered at a lesser value than a typical street front unit, to allow small start-up businesses to grow. Our goal is to create a space within the courtyard, which is usable, fun and allows people to thrive in their passion.

We are asking council to support our innovative, desperately needed downtown residential rental project.

Thank You,



Steph Hartwig
Director of Property and Development



Gerald Hartwig
President