



750 Pemberton Developments Ltd

Leanne Taylor

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Sustainable Planning and Community
Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

Re: Re-Zoning Application 750 Pemberton Road

We have carefully considered the re-zoning application for the above property as a whole package as well as each of the specific aspects that make up the proposal over the past 2 years and feel that what has evolved over that time period is a very sound application. City Staff have made a recommendation that the interior foyer of the main building be included into the Heritage Designation. Currently the exterior of the building is designated. We have considered this request and have decided against it at this time for the following reasons.

The building contains 8 rental units where 2 of the tenants have lived for the past 20+ years. We wish to maintain that status and are conscientious of balancing rental rates and costs to operate. The building is over 118 years old and while it is in decent shape there is much to do both in terms of general maintenance but more importantly to mechanical equipment, safety and infrastructure of the building which we are committed to doing. To date we have replaced the roof, gutters and repaired leaking siding. We also intend to re-paint the exterior in conjunction with the proposed re-zoning. We have a 5 and 10 year plan in place to keep on top of the projected maintenance and significant associated costs. We have a financial plan in place to have funds available to allocate to those projects as they arise but the plan is very lean. Designation status can be somewhat restrictive and add additional cost if there are improvements required that impact the finishing. For example, the interior wallpaper in the foyer is beginning to peel. I anticipate in the coming years it will need to be replaced or painted to maintain the foyer in good condition. Allocating funds towards heritage appropriate wallcoverings for example or other restoration projects is something that we feel is secondary to the primary importance of maintenance and retaining our long term affordable rental units.

Thank-you,

750 Pemberton Developments Ltd
Melanie Smith
President – 750 Pemberton Developments Ltd.
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