

January 29, 2020

Attn: Mayor and Members of Council
City of Victoria
1 Centennial Square
Victoria, BC V9W 1P6



dHKarchitects

Victoria

977 Fort Street V8V 3K3

T +1 250-658-3367

Nanaimo

102-5190 Dublin Way V9T 2K8

T +1 250-585-5810

mail@dhk.ca

www.dhk.ca

Re: DP Reactivation – Herald Street Brew Works
DPV No. 00105 - 504-506 Herald Street

Dear Mayor and Members of Council,

On behalf of our client, Mike & Lee Spence, we are pleased to submit this application for development permit for the above named property. 506 Herald Street is an existing commercial retail unit (CRU) at the west end of Herald Street, near Store Street that has been vacant for well over the past 2 years. The CRU is part of a larger building which contains an art store, a coffee shop, furniture store, and a gym. To the east of the property is a mixed-use commercial/multi-unit residential building with surface parking, and to the west across Store Street – lies more commercial buildings and the Canoe Club pub/restaurant. A new commercial/multi-unit residential building is being developed on the property to the north. Directly across the street to the south lies a parking lot with commercial and residential units beyond.

A building permit application has been approved to convert the CRU space into a micro brew pub and construction on the space is underway. The CRU was formerly a warehouse with double height space, and features exposed wood beams, columns and decking. The redeveloped space will include a replaced and to code mezzanine seating area.

The owners now wish to expand their operation to include a roof terrace. Through this development permit application, we are requesting minor changes to the form and character of the building. The enhancements proposed include: repainting the façade (existing trim colour to be retained); addition of a roof top stair enclosure to connect the roof space with the mezzanine and ground floor below; a rear exterior exit stair; covered rooftop food preparation area, and railing. Materials used would incorporate elements of brick and metal, in-line with the industrial architectural language of surrounding buildings in the Old Town District.

The site is currently zoned OTD-1 Old Town District 1, which permits Brewpub



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use, therefore a change of use is not required. The allowable maximum density of development for the zone is 3.0:1. The proposed FSR is below the maximum at 0.35:1 on Lot 469, and 0.13:1 on Lot 470. The maximum allowable building height for the zone is 15m. The proposed building height is 9m (approximate).

Note that in response to an email from senior planner, Miko Betanzo, dated February 5, 2019, the Development Permit application for the above property was changed to a Development Permit with Variance to allow the proposed rooftop deck amenity space to straddle the lot line that bisects the tenant space.

The lot division for this tenant space is a historical anomaly that the tenant does not have the authority to change. We believe the presence of the lot line has no material effect on the extent or layout of the proposed rooftop amenity area and the variance to allow the roof deck to straddle the lots is supportable.

Following the success of the owner's other property, 'The Drake' in Market Square, this brewpub will work within the footprint of an existing, long-vacant CRU to revitalize the space and create a social hub featuring locally-made product and city views, attracting local patrons and tourists alike. Alongside Philip's new tasting room on nearby Discovery Street and the Canoe Club one block away, the new brewpub will contribute to the vibrancy of this emerging residential and commercial area by establishing the area as a "destination" for locally-made product in the heart of Old Town.

Thank you for your consideration.

Sincerely yours,

Charles Kierulf

Architect AIBC MRAIC