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To: City of Victoria
Planning Department
1 Centennial Square
Victoria, B.C.

Re: Rationale for 1298 Gladstone Live Work Rezoning

Dear Mayor and Council,

We are proposing a rezoning of 1298 Gladstone from the current C1 to a new sites specific zone incorporating ten live/work units proposed for the existing commercial units that facing the northern rear-parking lot. 1298 Gladstone was built in 1911 for Weston's Bakeries and consists of three separate structures all of which are designated heritage. The owner, Ronald Spence, has restored the building's exterior extensively while bringing new use to the interior as mixed use, with commercial on the main and residential on the upper floor. The property sits against Fernwood Square, a location already very comfortable with commercial and residences in close proximity. The large parking area in the rear, adjacent to the units in question, has twenty-four car parking stalls and accommodates twenty-seven bike parking stalls. An additional bike rack will be added for 6 more bike parking stalls.

The commercial units proposed for live/work are as follows: A1, A2, B1, B2, C1, C2, C3, C4, C5 and C6. All units are studios and range in size. All are equip with a kitchenette, wash closet and shower except A1 and C5 which will need the addition of a shower. Live/work units allow new businesses to rise from within the city, while inherently decreasing the carbon foot print of such tenants and patrons involved. Rezoning the building would create ten new residences without the construction of a new space or congestion of the community. The mixed-use units will be rental, and will eliminate the need for commuting, and would support spending within locally owned shops

of walkable distances. The spaces would allow a business owner to establish themselves in a single space, would decrease the use of hydro, rent and affiliated costs by at least half thus increasing the chance for small businesses to survive.

Live/work units benefit not only the tenant but the city as multi-use spaces allow for densification and growth of already prominent buildings in the community. Fernwood is growing in population and like most areas of Victoria struggle to house the demand. Increasing the density of already used spaces while keeping the units affordable will contribute to a positive outcome in the community.

Thank you for your time taken to review our proposed rezoning package. We believe this to be an ideal transition to a more vibrant and functional neighborhood core for Fernwood, with minimal impact on parking. We look forward to presenting, and answering all questions you may have.

Sincerely,

Nicole Parker

Architectural Technologist, A.I.B.C.