

March 28, 2018

Dear Ms. Desjardins and Esquimalt City Councillors,

My name is Heather Boulding. My colleague Elyssa Lefurgey-Smith and I are both professional violinists and music teachers in Victoria. I have been running a successful teaching studio in Victoria for the past seven years. My colleague Elyssa is recently from Toronto, where she was the Director of the Strings programme in the second largest conservatory in Toronto. We are both here in Victoria full-time performing and teaching.

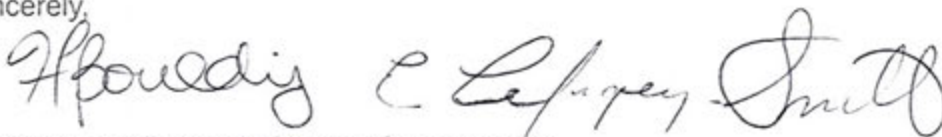
We've recently bought a property (15-1182 Colville Street) that is currently zoned as a mixed-use residential and commercial property. Currently, a convenience store is run out of the commercial space. We envision renting the upstairs three bedroom apartment to long term tenants and turning the downstairs convenience store into an Arts and Wellness Centre; a community and collaborative arts space for children and youth providing music lessons for acoustic/classical instruments (no amplification or drums), Suzuki strings programmes and baby and tot music and movement classes. We also see the space being useful for small yoga and meditation classes, counselling services and so on and for the space to become an integral part and gathering place in the community. We are planning to renovate the interior of the building, making it feel warm and inclusive and have it become a part of the vibrant community of Esquimalt. We have also consulted with a contractor in terms of soundproofing the below commercial space from the upstairs residential unit and are committed to those renovations.

Consequently, we are requesting amending the current zoning to include "studio and personal services." We have reached out and had a meeting with Ms. Desjardins about the project as well as consulting with Mr. Bill Brown, Director of Development Services and Deane Strongitharm from City Spaces Consulting. We have also talked to the strata the building is included in. They are aware of our intended use and have given us a letter of approval, which is included with this application. We are also intending to connect with the Township Community Arts Council on how we might aid and support in the city's art and music projects.

One of the biggest conversation topics has been around parking. Currently, there are two dedicated parking spaces for the commercial unit and one for the residential unit. There are also two 15 minutes spots directly out front of the building on the street that are perfect for parents to drop off. We understand that it gets busy at the field during ball season, but much of the season will not overlap or interfere with the lesson schedule (which follows the school calendar year) and the course of day-to-day operation. We also note that there is quite a bit of parking on side streets that could be used.

We look forward to working with you all through the zoning amendment process and becoming part of the growing and vibrant community of Esquimalt.

Sincerely,



Heather Boulding and Elyssa Lefurgey-Smith



Victoria, March 21, 2017

To:

Robin Scrimger - Realtor for Mrs. Elyssa Lefurgey-Smith And Mrs. Elyssa Lefurgey-Smith

Elyssa Lefurgey-Smith – Perspective buyer of Unit 15 – 1182 Colville Rd., Victoria B.C.

Heather Boulding - Perspective buyer of Unit 15 – 1182 Colville Rd., Victoria B.C.

Subject: Purchase of UNIT 15 – 1182 Colville Road, Victoria, B.C.

Dear Sir/Madam,

In reference to the purchase of Unit 15 – 1182 Colville Road in Victoria B.C. The Strata Council does not object to the repurposing of the commercial space for use as an art studio with the primary use and purpose of operating music lessons for stringed instruments and piano (no amplified instruments, drums or brass instruments), dance and yoga lessons.

The above is subject to, for the perspective buyer(s)/operator(s):

- 1) the securing of the required business license as well as the respect of all related City of Esquimalt regulations and Strata bylaws.
- 2) the professional soundproofing of the art studio as per perspective buyer(s)/operator(s) commitment.

Fabio Visintini

On behalf of the Greenmews Strata Council



March 10, 2018

Dear Mr. Killion and Esquimalt zoning department,

We have been asked to give a few more details to our current zoning text amendment and the intended use of the commercial space located at 15-1182 Colville Rd.

The current use and zoning for the downstairs commercial space is a convenience store. Our intended use of the downstairs commercial space is as follows:

- A space for children and youth providing individual and small group music lessons for acoustic/classical instruments.
- We also see the space being useful for small yoga and meditation classes, counselling services etc. and have it become a part of the vibrant community of Esquimalt.
- There will be no more than 30 people in the space at all times (likely significantly less the majority of the time).

We have consulted with an architect, Margaret Newell. She has said that according to Part 3 3.1.2.6 that in Group D (division to low occupant load) we can have 30 people or less a business/service zoning, so given our intended use, we are a service and not an assembly occupation. She also said that given that the building is just 10 years old and currently has a convenience store in the space, that all the fire codes for a service zoning would be valid.

We are hopeful that this helps our application proceed, but please contact us if you have any further questions.

Best,

Heather Boulding and Elyssa Lefurgey-Smith

May 17, 2018

Dear Local Residents,

We are excited to present to you a proposal for a new business going into your neighbourhood.

My name is Heather Bowness. My colleague Elyssa Lefurgey-Smith and I are both professional violinists and music teachers in Victoria. I have been running a successful teaching studio in Victoria for the past seven years. My colleague Elyssa is recently from Toronto, where she was the Director of the Strings programme in the second largest conservatory in Toronto. We are both here in Victoria full-time performing and teaching.

We've recently bought a property (15-1182 Colville Street) that is currently zoned as a mixed-use residential and commercial property. Currently, a convenience store is run out of the commercial space. We would like to be able to run an arts studio called Silver Bow Studio out of the commercial space instead of a convenience store. We envision Silver Bow Studio being a community and collaborative arts space for children and youth providing music lessons for acoustic/classical instruments (no amplification or drums), Suzuki strings programmes and baby and tot music and movement classes. We also see the space being useful for small yoga and meditation classes, counselling services and so on and for the space to become an integral part and gathering place in the community. We are planning to paint the interior of the building, making it feel warm and inclusive and have it become a part of the vibrant community of Esquimalt.

Consequently, we are requesting amending the current zoning to include "Arts and Wellness Teaching Centre." As part of the zoning amendment process the Township of Esquimalt has asked us to hold an open house and gather feedback from our neighbours and community.

We would like to invite you to our open house on June 5th at 8-9pm at 15-1182 Colville Rd. We would love to meet you and hear about your thoughts around our proposed business and answer any questions you may have.

If you would like to contact us in the meantime you can reach us at [REDACTED] or heather@blueoctopus.ca

We look forward to meeting you!

Best,

Heather Bowness and Elyssa Lefurgey-Smith

Feedback from Neighbourhood Open House for 15-1182 Colville Rd
When: June 5th 8-9pm

Dear Ms. Desjardins and Council Members,

We are excited to show you the feedback from our open house regarding our text amendment for 15-1182 Colville Rd. We are asking to add zoning to the current convenience store zoning and become an asset to the vibrant community of Esquimalt.

We had five groups of people come to our open house. They were all supportive of our plans and three people left feedback for us to share with you.

Michael Murray
[REDACTED]

"I am in full support of Silver Bow Studio and their idea! I live a couple houses down and I think they would be an amazing addition to our community. I am excited to have them begin their studio."

Michelle Cox
[REDACTED]

"Excited about tot programming in early evening and on weekends. I would like to see yoga in the early morning and late evening. No concerns about anything except kids using the crosswalk and cars not stopping. I've submitted a request to the city to ask for a pedestrian light flash there. No worries about the space at all. The owners seem great!!"

Cindy and Ron Cridland
[REDACTED]

"Really happy with ideas for the space. Yoga and music for kids and maybe some dance. Owners very pleasant and willing to listen and work with us in the are."

Tara Padovese – sent an email to us
[REDACTED]

"I read your newsletter sent to residents on Colville. I am unable to attend your open house but approve of your idea. I especially like the yoga and meditation idea. We are in the condos next to the townhouses. Welcome to the neighbourhood."

Thank you for considering our text amendment request.

Sincerely,
Heather Boulding and Elyssa Lefurgey-Smith

Karen Hay

From: Heather Boulding [REDACTED] >
Sent: June-08-18 11:42 AM
To: Karen Hay
Subject: Fwd: Silver Bow

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Karen,

See below another letter from a local resident in support of our application

Thanks!

Cheers

Heather
Sent from my iPhone

Begin forwarded message:

From: david nicol <[REDACTED]>
Date: June 8, 2018 at 11:14:54 AM PDT
To: [REDACTED]
Subject: Silver Bow

Hello Heather.

We are currently building our new home at 1106 Lockley Road, just up the street from you.

We were not able to attend your open house. However, we support your application for rezoning and agree that your project would be a valuable addition to the neighbourhood. We wish you the best of luck. Please feel free to use this letter in connection with your rezoning application.

David Nicol
Faye Carter
[REDACTED]

Karen Hay

From: Heather Boulding <[REDACTED]>
Sent: June-20-18 9:54 AM
To: Karen Hay
Subject: Feedback for 1182 Colville

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Karen,

We received one more email from neighbours indicating support. No one yet has sent or discussed any disapproval of what we are asking for in terms of our rezoning.

Here is their comments:

Thank you for answering our questions. We are very excited for your business venture and would like to offer our support that you can include with your application / file.

Sincerely,
Nina and Markus Jokinen
1138 Lockley Rd, Esquimalt

Cheers

Heather
Sent from my iPhone