

Barfoot Planning Ltd.
 1120 Hillside Ave.
 Victoria, BC V8M 1A1
 Tel: 250-383-1111
 Fax: 250-383-1112
 Email: info@barfootplanning.com

MEMO

To: City of Victoria
 From: Evan Peterson, Barefoot Planning
 Date: February 14, 2018
 Att: Mayor & Council

Re: Temporary Use Permit for 1120 Hillside Avenue

INTRODUCTION & OVERVIEW

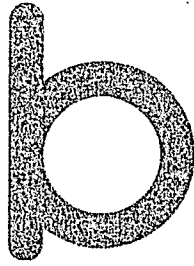
This brief memo provides a rationale for the proposed Temporary Use Permit (TUP) at 1120 Hillside Ave.

Despite its R-2 zoning, the subject property has historically had a non-conforming retail use (convenience store) in the commercial building on the corner of Hillside Ave and Prior St. The proponent purchased the subject property – on which two severely dilapidated houses were also located – with the intention of developing a parking lot in support of a new retail use in the commercial building. The applicant received City approval to develop the parking lot; however, the non-conforming (retail) status has now expired. Therefore, **the purpose of this TUP is to essentially re-instate the non-conforming retail use in the existing commercial building**, with the long-term goal of undertaking a rezoning to be consistent with the future LAP.

The property was originally purchased by the proponent to be used for a green grocer. The adjacent houses (in serious disrepair) were replaced with a new parking lot via an approved Development Variance Permit.

In time, the green grocer was no longer viable. However, the proponent retained the property with the goal of [a] providing a viable commercial space for a local business that integrates well into the community (they have turned away numerous Marijuana Dispensary proposals) and [b] long-term consideration for redevelopment, including a potential grocery store.

Monarch Furniture, a local business currently located downtown, is in need of a new, affordable location and has agreed to move into 1120 Hillside Avenue, if a TUP is received in a timely manner. (Their alternative location option is the Westshore.)



RATIONALE & SUPPORT

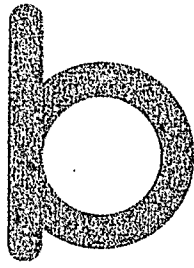
▪ LAP

- The existing LAP is outdated, and a new LAP process is expected to be initiated in the next ~2 years.
- Staff and Community Association feedback suggests that the site will likely be designated as some type of mixed use through the LAP process, supporting retail on the ground floor.

▪ Off-Street Parking

- The proposed use (retail) would require 10 vehicular parking stalls; the newly constructed parking lot provides 13 plus 4 bike parking spots (2 required).

- The north end of the Hillside corridor in Victoria lacks commercial space, and leaving this building empty benefits no one.
- Provides an active ground floor use in the community, which supports community vibrancy, safety, and pedestrian comfort.
- Helps activate a key neighbourhood corner along the Hillside corridor
- Utilizes existing infrastructure and a newly constructed parking lot to support a non-conforming retail use, consistent with historic use and probable future land use direction.
- A local business, Monarch Furniture, is in need of a new location – and will likely leave the City without an attainable space such as this.
- The site is served by all necessary public infrastructure and services, including bus routes and public and private off-street parking.
- As a corner lot on a major arterial with historic commercial use, and now an adequately sized parking lot, this is a strategic location to permit modest-scale retail use within the neighbourhood..
- The City approved a parking lot to support retail use on this site; however, this use is no longer possible without a TUP.
- Proponent already constructed a 13 stall parking lot to accommodate customer traffic.
- A furniture store will generate far less traffic than a grocery store (a previous concern); however, it still contributes to the vibrancy and safety of the community.



Barefoot Planning, LLC
1120 Hillside Ave., Suite 100
Berkeley, CA 94704
Phone: (415) 863-1120
Fax: (415) 863-1121
Email: info@barefootplanning.com

- Proponent has made exterior building improvements (e.g., paint, cladding, roof), among other improvements, and added public art in the windows while the building sits vacant.
- Once TUP is received, Monarch Furniture will complete landscaping and interior building improvements (e.g., flooring, finishing, HVAC).

SUMMARY

The proponent purchased the property and invested in significant (City approved) improvements with the intention of utilizing the existing commercial building and its long-time non-conforming retail use. However, in making these improvements, engaging the community, and searching for a suitable tenant, the site's non-conforming use status has expired.

Therefore, this TUP will allow an appropriate retail use for a limited time and enable the proponent to come forward with a future proposal consistent with the community vision established through the upcoming LAP process.

We appreciate your consideration of this application.

Sincerely,

Evan Peterson
Principal
Barefoot Planning