

June 8, 2018

City of Victoria

1 Centennial Square

Victoria, BC

Dear Mayor and Council,

Re: Development Permit with Variances Application No. 00070 for 2670 Fifth Street and
2625-2637 Quadra Street

We manage the shopping centre known as Blanshard Square at 2680 Blanshard Street and 787-797 Hillside Avenue.

It is with grave concern that we heard about the proposed expansion of the private Cascadia Liquor store at 2631 Quadra Street to 2670 Fifth Street that could result in a liquor store of more than 6,300 square feet in size in an urban village centre.

We oppose this relocation and expansion for the following reasons:

- City of Victoria denied our own similar application to relocate and expand the publicly owned BC Liquor Store from 787 Hillside to 2680 Blanshard Street in 2015. Many argued at the time that if we were to have a large liquor store, Blanshard Street was a more appropriate location than an urban village centers such as Quadra Village in this situation. By approving this rezoning, the City of Victoria would be doing exactly what was not wanted in 2015, which was large liquors stores in the city's urban villages.
- In our opinion, should the City of Victoria approve this relocation and expansion, it may be overstepping its municipal powers by arbitrarily discriminating against one property owner over another and could open this decision to judicial review. Our similar application was denied a few years ago and now City would be approving exactly what it said no to a few years ago.
- Comments brought up in 2014 and 2015 when we tried to rezone 2680 Blanshard Street for a larger BC Liquor Store, indicated that liquor store size should correspond to their location and environment. Consequently, are larger liquor stores really what we want in Victoria's urban village centers? What effect does this have on immediate neighbouring communities? We feel the current Cascadia Liquor store is of a size suitable for an urban village. An expansion and move to 2670 Fifth Street in a space of 6,300 square feet would

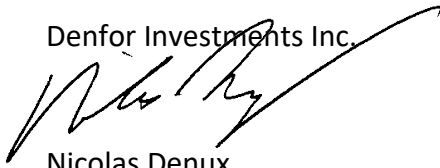
send the wrong signal to for urban villages. What's next, a large format liquor store of 6,000 sq.ft. in Cook Street village or urban villages?

- We believe that the proliferation of cannabis dispensaries and larger liquor stores in urban villages is not the best way to attract families to live in these urban villages and in the City of Victoria in general. What signal does this send our kids?
- By saying no to this arbitrary relocation and expansion, the City of Victoria is not hurting any business, Cascadia Liquor store can remain in its current location and continue to serve the Quadra-Hillside area from its current store with no loss of business.

In conclusion, all we ask is council to be fair with property owners, look at the immediate neighbourhood and context before approving larger liquor stores.

Yours truly,

Denfor Investments Inc.



Nicolas Denux

Vice-President