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Milestones Restaurant
c/o Deane Strongitharm
101 – 848 Courtney Street
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Sent via email to dstrongitharm@cityspaces.ca

Deane

RE: MILESTONES REZONING APPLICATION

You have asked for some background information in regards to the Greater Victoria Harbour Authority's (GVHA) management of its Inner Harbour property as it relates to the Milestones Restaurant lease, which may help inform the current rezoning application to formalize the current patio space.

Although the GVHA was founded in 2002, the management of its causeway property was not taken over until 2005. The lower causeway is part of fee simple lands owned by the GVHA extending around to Ship Point. Prior to 2002, the lower causeway was owned by Transport Canada with the City managing causeway activities, including the long-established busker and food service vendor activities that have long been hallmarks of the causeway that adds life and vitality to it. The City continued to manage the causeway until 2005.

In 2006, GVHA and Milestones discussed a minor extension to the patio area to provide improved access for staff and host station. The lease area was then amended to reflect those discussions. The small extension to the lease area made practical sense and was done fully considering public access and convenience.

The Milestones patio area has operated in its current configuration for at least the past 12 years. At the time of the offer to extend the patio area, there was no consideration what-so-ever that there may be a zoning inconsistency, nor has there been any issue or concern expressed by the City with respect to occupancy since. I understand that the only reason why the minor variance in zoning was discovered was due to Milestones approaching the City and, upon some research, it came to light and was a surprise to all parties.

It is noted that the main Milestones lease and lease rent is with the City and the only interest GVHA has is the land lease of the causeway space allocated to Milestones.

Milestones has always worked cooperatively with the GVHA and are welcomed causeway tenants. We are fully in support of this small application for rezoning, which is effectively a minor housekeeping matter to remedy what has been a long-established and accepted practice.

Yours truly,

Sonterra Ross
Chief Operating Office, Greater Victoria Harbour Authority