

Trevor Dickie
Suite 202 – 1609 Fort Street
Victoria, BC
V8K 2N8

November 3, 2020

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor and Council

Re: Development Permit with Variance for the Expansion of Vessel Liquor Store at 1609 Fort Street

Please see attached an application for the approval of a Development Permit with Variance (“DP”) to facilitate an expansion of the Vessel Liquor Store (“Vessel”).

Summary of Proposed Development

The proposal is to expand the current 2,592 sqft Vessel operation by 928 sqft, resulting in a total area of 3,520 sqft. This expansion would replace the Money Mart that formerly operated in this adjacent space. A DP is required for the internal expansion and minor changes to the exterior of the building and a variance is required as the total area of the expanded liquor store would be 3,520 sqft which exceeds C1-J bylaw maximum for liquor stores of 2,594 sqft. Most of the expansion area will be used to for loading, storage and administration functions that will result in less congestion and more efficiency for the existing store.

Background

The site (1609 Fort Street) was rezoned to allow for a Liquor Retail store on May 28, 2015 and the operations at Vessel commenced on December 12, 2015. Over the past 5 years Vessel has delivered on everything they promised in the original zoning approval and have developed the store into a first-class operation that provides quality product, superior service and product knowledge. They have also been a consistent supporter of community events. Their dedication to the business and the community has resulted in being named the winner of the Times Colonist’s Readers’ Choice Award for the top liquor store for the past three years (2017, 2018 and 2019). The location has become a key amenity to the area and has been further enhanced now that the Urban Grocer store has commenced operations on the adjacent property.

Technical Details

Aside from the variance noted above, the proposed change complies with all other zoning and development guidelines. There is no expansion of the building proposed and one retail use (Money Mart) is being replaced with another retail use (Vessel) so there are no additional parking requirements.

At present there are two additional parking stalls provided over the required number (18 required, 20 provided).

Crime Prevention Through Environmental Design (CPTED) Principles

The landscaping beds at the front of the property have been refurbished with vegetation that is visually attractive but will remain lower in profile to maintain sightlines. In the past, the vegetation had become overgrown which blocked the site lines to and from the site which created a safety concern. In addition to the landscaping updates, the lighting in the parking lot is being upgraded to further advance the CPTED principles on the site.

Regulatory Approval

The expansion plans proposed through this DP application has been reviewed and approved by the British Columbia Liquor & Cannabis Regulation Branch and a letter confirming the approval was issued on July 28, 2020 and has been provided to Planning staff.

Consultation

Prior to submitting the DP with Variance application, Ross Borland (the founder of Vessel) and I met with the members of the South Jubilee Community Association Land Use Committee (CALUC). The CALUC members included Julie Brown, Ben Ziegler and Gail Anthony and a full description and detail of the proposed expansion was provided. There were no objections noted and they advised that they would provide their comments when the application is circulated to them.

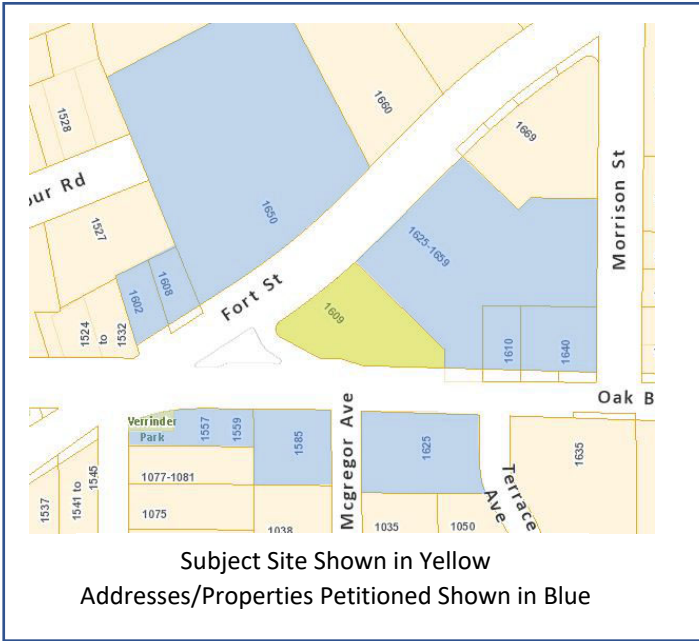
Although not a formal requirement for the DP approval process, it was suggested by Planning that a petition of the neighbours be undertaken in the same manor as was done for the rezoning. Pursuant to this direction by Planning, a petition was circulated via hand delivery on August 12th to the adjacent businesses and residents as per the relevant policy. We received a total of 5 responses from our circulation with all 5 in support of the application and none opposed. These responses have been provided to Planning. Attachment #1 includes a map and list of the addresses/properties that were included in the petition.

We look forward to your review of the application and hope that you can support Vessel in continuing to build the on their past success at this location.

Sincerely,



Trevor Dickie
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(250) 585-5740



Addresses List for Petition Circulation

Address
1557 Oak Bay Avenue
1559 Oak Bay Avenue
1585 Oak Bay Avenue
Unit #1 - 1585 Oak Bay Avenue
Unit #2 - 1585 Oak Bay Avenue
Unit #3 - 1585 Oak Bay Avenue
Unit #4 - 1585 Oak Bay Avenue
Unit #5 - 1585 Oak Bay Avenue
Unit #6 - 1585 Oak Bay Avenue
Unit #7 - 1585 Oak Bay Avenue
Unit #8 - 1585 Oak Bay Avenue
Unit #9 - 1585 Oak Bay Avenue
Unit #10 - 1585 Oak Bay Avenue
Unit #11 - 1585 Oak Bay Avenue
Unit #12 - 1585 Oak Bay Avenue
Unit #14 - 1585 Oak Bay Avenue
101 – 1625 Oak Bay Avenue
102 – 1625 Oak Bay Avenue
103 – 1625 Oak Bay Avenue
104 – 1625 Oak Bay Avenue
301 & 305 – 1625 Oak Bay Avenue
302 – 1625 Oak Bay Avenue
303 – 1625 Oak Bay Avenue
306 – 1625 Oak Bay Avenue
307 – 1625 Oak Bay Avenue
1610 Oak Bay Avenue

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301 - 1640 Oak Bay Avenue
200 - 1625 Fort Street
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222 - 1627 Fort Street
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