

**F.1.a.b 1609 Fort Street: Development Permit with Variances
Application No. 00148 (South Jubilee)**

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

Staff recommend that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00148 for 1609 Fort Street, in accordance with:

1. Plans date stamped December 21, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Increase the maximum total floor area for liquor retail sales from 241.00 m² to 327.00 m².
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

E.2 1609 Fort Street: Development Permit with Variances Application No. 00148 (South Jubilee)

Committee received a report dated December 31, 2020 from the Director of Sustainable Planning and Community Development regarding a Development Permit with Variance Application for the property located at 1609 Fort Street in order to expand the current liquor store within the existing building.

Committee discussed:

- *Concerns with the loss of a storefront in the building.*

Moved By Councillor Alto

Seconded By Councillor Potts

Staff recommend that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00148 for 1609 Fort Street, in accordance with:

1. Plans date stamped December 21, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances: Increase the maximum total floor area for liquor retail sales from 241.00 m² to 327.00 m².
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3. The Development Permit lapsing two years from the date of this resolution.”

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (8 to 1)



Committee of the Whole Report For the Meeting of January 14, 2021

To: Committee of the Whole **Date:** December 31, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Development Permit with Variances Application No. 00148 for 1609 Fort Street**

RECOMMENDATION

Staff recommend that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00148 for 1609 Fort Street, in accordance with:

1. Plans date stamped December 21, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Increase the maximum total floor area for liquor retail sales from 241.00m² to 327.00m².
3. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1609 Fort Street. The proposal is to expand the current liquor store within the existing building. The variance is related to increasing the floor area of a liquor retail store above the maximum permitted in the zone.

The following points were considered in assessing this Application:

- The subject property is within Development Permit Area 5: Large Urban Village. The applicable design guidelines are the *Oak Bay Avenue Land Use and Design Guidelines (2001)*. There are changes proposed to the openings on the exterior of the building along Fort Street, and to materials
- The proposal is generally consistent with the *Liquor Retail Store Rezoning Policy*, which notes that stores larger than 275m² are to be considered on a case-by-case basis. The proposal is to increase the liquor store size from 241.00m² to 327.00m² to accommodate more retail space, offices, staff room and storage.

BACKGROUND

Description of Proposal

The proposal is to expand the existing liquor retail store. Minor exterior changes to the building are also proposed. Specific details include:

- changing a door to a window on the Fort Street side
- adding accent wood cladding.

The proposed variances are related to the increase in maximum floor area of a liquor retail store from 241.00m² to 327.00m². The interior liquor retail store would be expanded into another retail unit and would accommodate retail space, administration function, a small staff room and storage. Associated signage will be handled at a later date as part of a Sign Permit.

Sustainability

The applicant has not identified any active transportation impacts associated with this Application.

Land Use Context

The Fort Street and Oak Bay Avenue intersection is within the Stadacona Large Urban Village as identified in the *Official Community Plan*, and has a mix of commercial, mixed-use, and multi-unit buildings. There is a long-term care home located at 1650 Fort Street.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Development Permit Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a two-storey commercial building. Under the current C1-J Zone, Limited Commercial Junction District, the property could be developed at a density of 0.55 to 1.0 Floor Space Ratio (FSR) and with the uses proposed; however, it could also be developed to accommodate retail, offices, restaurant, and residential mixed-use.

Data Table

The following data table compares the proposal with the existing C1-J Zone, Limited Commercial Junction District. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Existing C1-J Zone
Site Area (m ²)	1614.90	n/a
Total Floor Area (m ²) - maximum	existing	n/a
Floor Space Ratio	0.50	0.55
Liquor Retail Store Floor Area (m ²) – maximum	327.00*	241.00
Parking – minimum	20	19

Relevant History

Rezoning and Development Permit Applications were approved May 28, 2015, to permit a Liquor Retail Store with a maximum floor area of 241.00m². A Delegated Development Permit was approved December 8th, 2020 to enclose the balconies on the second storey in order to expand office space, as well as, replace exterior materials. As this is an existing building and the expansion was less than 100m² and changes met the design guidelines, the application was delegated to staff.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on June 8, 2020 the application was referred for a 30-day comment period to the South Jubilee CALUC. At the time of writing this report, a letter from the CALUC had not been received.

Consistent with the *Liquor Retail Store Rezoning Policy*, the application was referred to School District No. 61 and the Victoria Police Department on July 3, 2020. No comments from the School District have been received at the time of writing this report. A letter dated November 24, 2020 was received from Victoria Police Department which stated they do not have further comments regarding this application.

Consistent with the Policy, the applicant also petitioned residents and owners of neighbouring lots as to the acceptability of the application. The petition and results are attached to this report.

Consistent with the Policy, a letter of preliminary approval from the Province of BC, Liquor and Cannabis Regulation Branch, has been obtained and is attached to this report.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Official Community Plan (OCP)

The *Official Community Plan* (OCP) identifies this property within DPA 5: Large Urban Villages. The OCP supports liquor stores within Large Urban Villages to provide a range of commercial and community services. Within this DPA, the Oak Bay Village Design Guidelines apply. The proposal is generally consistent with the Guidelines in terms of revitalizing existing buildings, creating a coordinated approach to design and using 'traditional' building materials. Minor changes are proposed to the exterior, such as removing a door on the corner on the Fort Street elevation and adding windows and adding wood cladding. The building will also be repainted.

Other changes to the building were approved as part of a Delegated Development Permit (DDP) application and further detail can be found in the Relevant History section of this report. The proposed building plans show the building with all the changes, both those approved as part of the DDP application and this DPV application.

Local Area Plan – Jubilee Neighbourhood Plan

The *Jubilee Neighbourhood Plan* envisions the area as needing physical improvements to reinforce the neighbourhood commercial areas as vibrant, pedestrian oriented places for local shopping and services. This is an important entry point to the neighbourhood as it's at the corner of two major roads, Fort Street and Oak Bay Avenue, and the proposed changes will help revitalize this building.

Liquor Retail Store Rezoning Policy

Although not strictly applicable to a Development Permit with Variance Application, staff used the *Liquor Retail Stores Rezoning Policy* to assess the application. The application meets most of the goals of the policy, including locating in an existing liquor retail location, distance from a school and minimum parking requirements. The proposal also revitalizes an existing shop frontage. Finally, the proposal notes that liquor retail stores in excess of 275m² are to be considered on a case-by-case basis. In this instance, the store is existing and within a Large Urban Village, which supports ground-oriented commercial uses. Therefore, staff believe a larger liquor retail store is supportable.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no *Tree Preservation Bylaw* impacts with this application. Two Bylaw protected trees are located off site, and tree protection measures will be in place at the Building Permit stage.

Statutory Right of Way

Staff requested statutory right-of-ways (SRW) as part of this application; however, the owner does not wish to provide these at this time, but would consider it if there is a future overall redevelopment proposal.

Fort Street is classified as an arterial street. The standard right-of-way for an arterial street is 30.0m, however future transportation-related needs on the Fort Street corridor can be met in a right-of-way width of 28.53m. To help achieve this minimum width on this portion of Fort Street, a SRW of 2.743m was requested. Fort Street has been identified as part of the All Ages and Abilities (AAA) Bicycle Network and is a corridor that would benefit from the inclusion of protected cycling facilities. Fort Street would also benefit from enhanced pedestrian amenities and a treed boulevard.

Oak Bay Avenue is classified as a secondary arterial street. The standard right-of-way for a secondary arterial street is 25.0m, however future transportation-related needs on the Oak Bay Avenue corridor can be met in a right-of-way width of 23.89m. To help achieve this minimum width on this portion of Oak Bay Avenue, a SRW of 2.15m was requested. Oak Bay Avenue has been identified as part of the cities all ages and abilities cycling network and would benefit from enhanced pedestrian amenities, protected bike lanes, and a treed boulevard.

Regulatory Considerations

A variance is proposed to increase the floor area for a liquor retail from 241.00m² to 327.00m². This is supportable given it is an existing liquor store that is expanding within the building.

CONCLUSIONS

The proposal to relocate and expand the existing liquor store 1609 Fort Street would improve an existing commercial building and bring activity to a currently vacant store front. In this instance, a liquor retail store larger than 275m² in the *Liquor Retail Policy* is considered acceptable due to the location of the property on a prominent corner within an existing building in the Large Urban Village designation and meeting the advisory policies found within the *Liquor Retail Store Rezoning Policy*. Staff therefore recommend that Council consider supporting the application.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00148 for the property located at 1609 Fort Street.

Respectfully submitted,

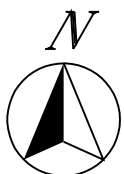
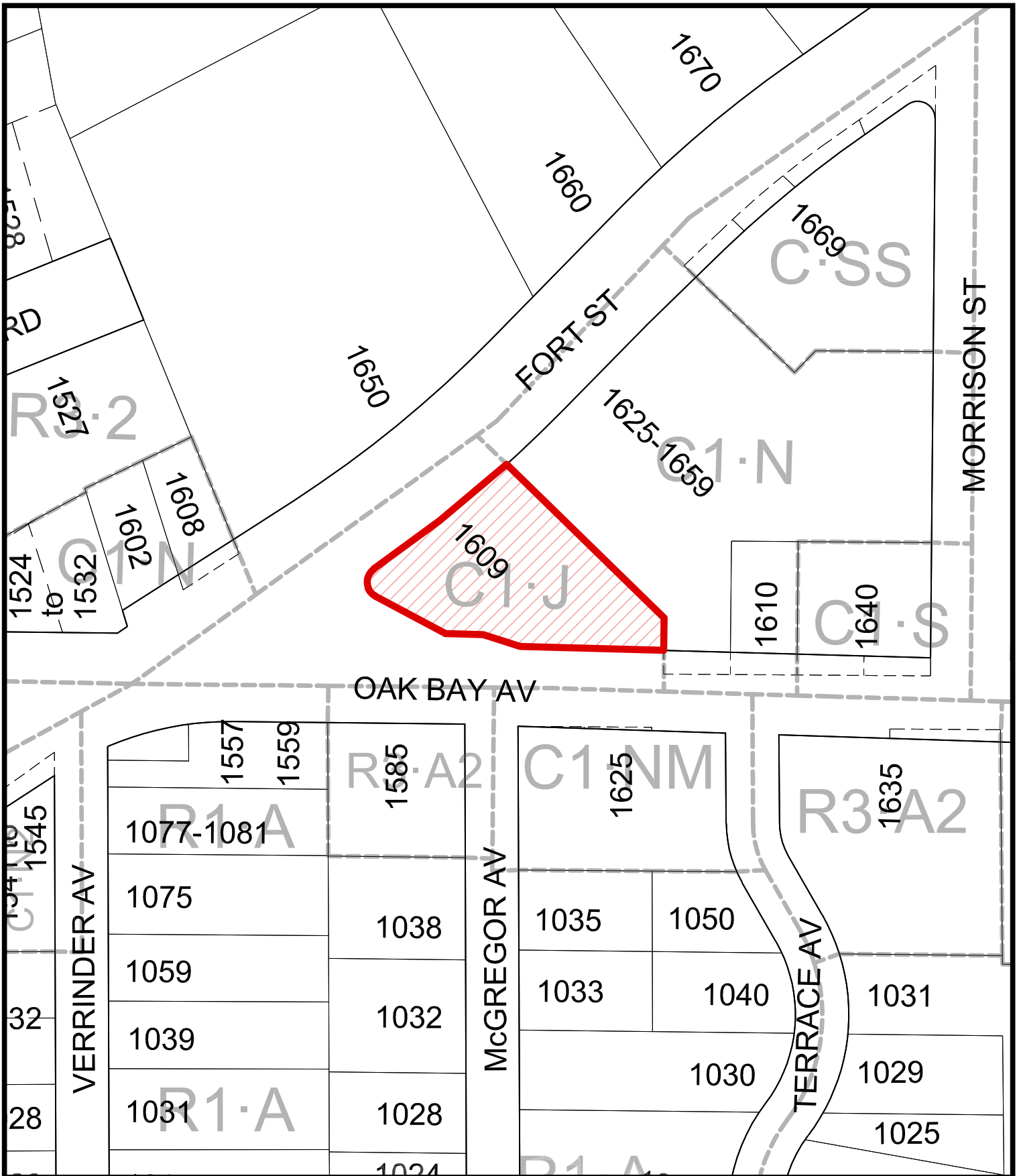
Chelsea Medd
Planner
Development Services

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

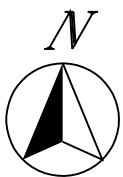
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 21, 2020
- Attachment D: Letter from applicant to Mayor and Council dated November 3, 2020
- Attachment E: Letter of Plan Approval in Principal from Province of BC, Liquor and Cannabis Regulation Branch dated July 28, 2020
- Attachment F: Petitions and Summary
- Attachment G: Referral Response from Victoria Police Department dated November 24, 2020



1609 Fort Street
 Development Permit with Variance No.00148





1609 Fort Street
 Development Permit with Variance No.00148





EXISTING SITE LOCATION

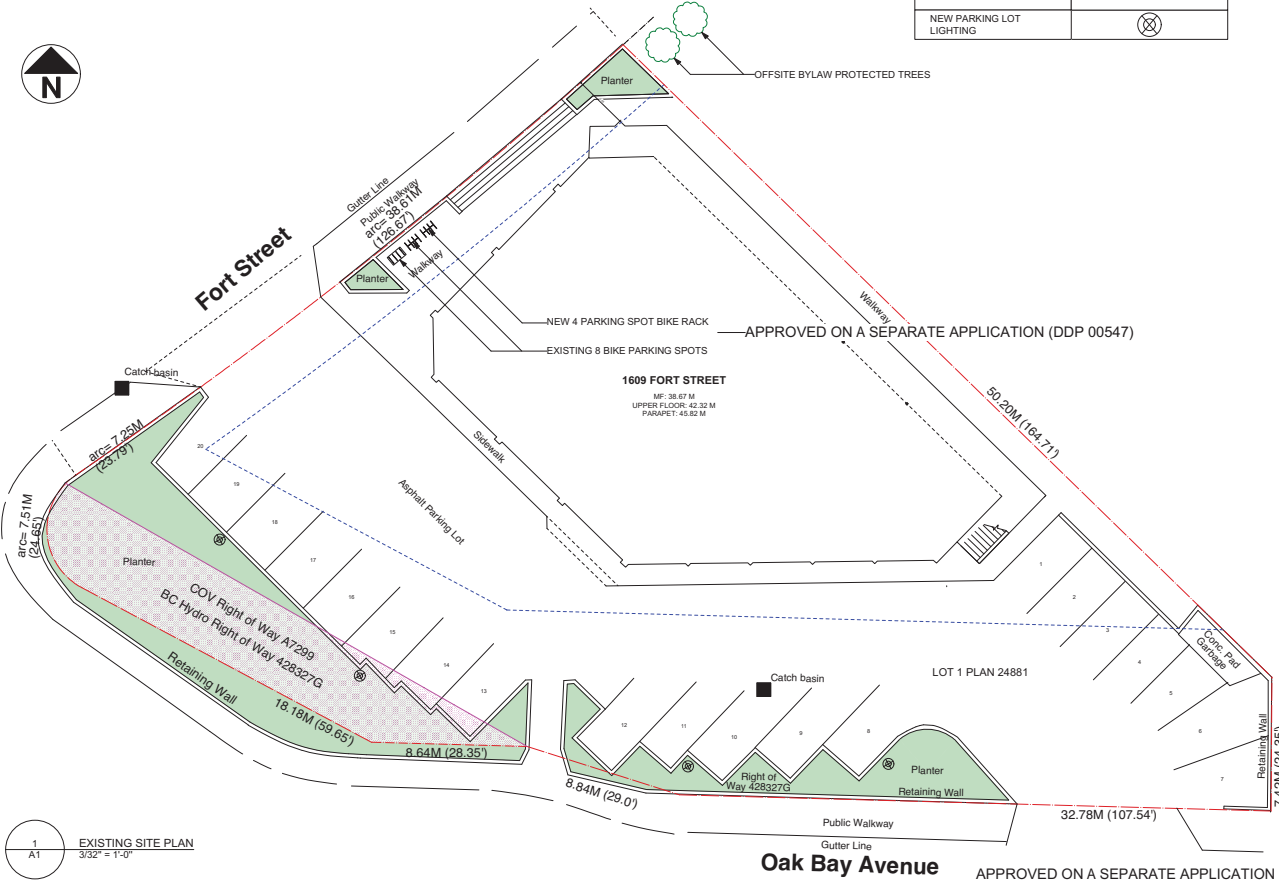


EXISTING BUILDING - FORT STREET



EXISTING BUILDING - OAK BAY AVENUE

DRAWING LEGEND	
EXISTING PROPERTY LINE	---
EXISTING SETBACKS	----
NEW PARKING LOT LIGHTING	⊗



ZONING DATA TABLE					
ZONING	ZONE STANDARD	PROPOSAL (IF DIFFERENT FROM ZONE STANDARD)			
	C1-J ZONE, LIMITED COMMERCIAL JUNCTION DISTRICT				
SITE AREA (m2)	NOT MENTIONED IN ZONE STANDARD	1614.9 sqm			
TOTAL FLOOR AREA (m2)	TOTAL ALLOWABLE IS 888.2 sqm	EXISTING: 795.2 sqm EXPANSION: 91.1 sqm TOTAL: 886.3 sqm			
FLOOR SPACE RATIO	0.55 TO 1	0.549 TO 1			
SITE COVERAGE %	SHALL NOT EXCEED 30%	28.7%			
OPEN SITE SPACE %	NOT MENTIONED IN ZONE STANDARD	14.15%			
HEIGHT (m)	SHALL NOT EXCEED 8 m	7.15 m TO PARAPET			
NUMBER OF STOREYS	NOT MENTIONED IN ZONE STANDARD	2 STOREYS			
PARKING STALLS (NUMBER) ON SITE	SHALL BE PROVIDED IN ACCORDANCE WITH SCHEDULE 'C' - 18 REQUIRED	20 PARKING STALLS PROVIDED ON SITE			
BUILDING SETBACK (m)					
OAK BAY AVENUE	10.6 m	-			
FORT STREET	3 m	-			
INTERSECTION OF OAK BAY AVE AND FORT STREET	10.6 m	-			
VEHICLE PARKING REQUIREMENTS (BASED ON CITY OF VICTORIA SCHEDULE C)					
BUSINESS	USE	AREA (sqm)	SCHEDULE C CALCULATION	TOTAL SPACES REQUIRED	
SECOND FLOOR OFFICE SPACE	OFFICE	432.5	1 SPACES PER 55 sqm	7.9 (8)	
DRAGON GATE RESTAURANT	RESTUARANT	128.8	1 SPACES PER 25 sqm	5.1 (5)	
VESSEL LIQUOR STORE	RETAIL	240.8	1 SPACES PER 50 sqm	4.8 (5)	
MONEY MART	FINANCIAL SERVICE	86.2	1 SPACES PER 40 sqm	2.1 (2)	
20 PARKING SPOTS ARE REQUIRED, 20 PARKING SPOTS ARE PROVIDED					
BIKE PARKING REQUIREMENTS					
BUSINESS	USE	AREA (sqm)	LONG TERM CALCULATION	SHORT TERM CALCULATION	TOTAL SPACES REQUIRED
2ND FLOOR OFFICE SPACE	OFFICE	432.5	0 SPACES PER DDP 00547	1 SPACES PER 400 sqm = 1.1	1
DRAGON GATE RESTAURANT	RESTUARANT	128.8	0 SPACES (existing building)	1 SPACES PER 100 sqm = 1.3	1.3 (1)
VESSEL LIQUOR STORE	RETAIL	240.8	0 SPACES (existing building)	1 SPACES PER 200 sqm = 1.2	1.2 (1)
MONEY MART	FINANCIAL SERVICE	86.2	0 SPACES (existing building)	1 SPACES PER 200 sqm = 0.4	0.4 (1)
4 BIKE PARKING SPOTS ARE REQUIRED 8 SHORT TERM BIKE SPOTS ARE EXISTING & 4 MORE SPOTS WERE PROVIDED ON DDP 00547 IN LIEU OF 1 LONG TERM BIKE PARKING SPACE (12 TOTAL)					

PROJECT:
VESSEL LIQUOR STORE DVP

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE



Revisions
Received Date: **December 21, 2020**

ISSUED FOR:	DATE:
REVISION NO.:	DATE:
1	AUG 19, 2020
2	NOV 12, 2020
3	DEC 21, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
DECEMBER 21, 2020

SCALE:
AS NOTED

DRAWING TITLE:
SITE PLAN

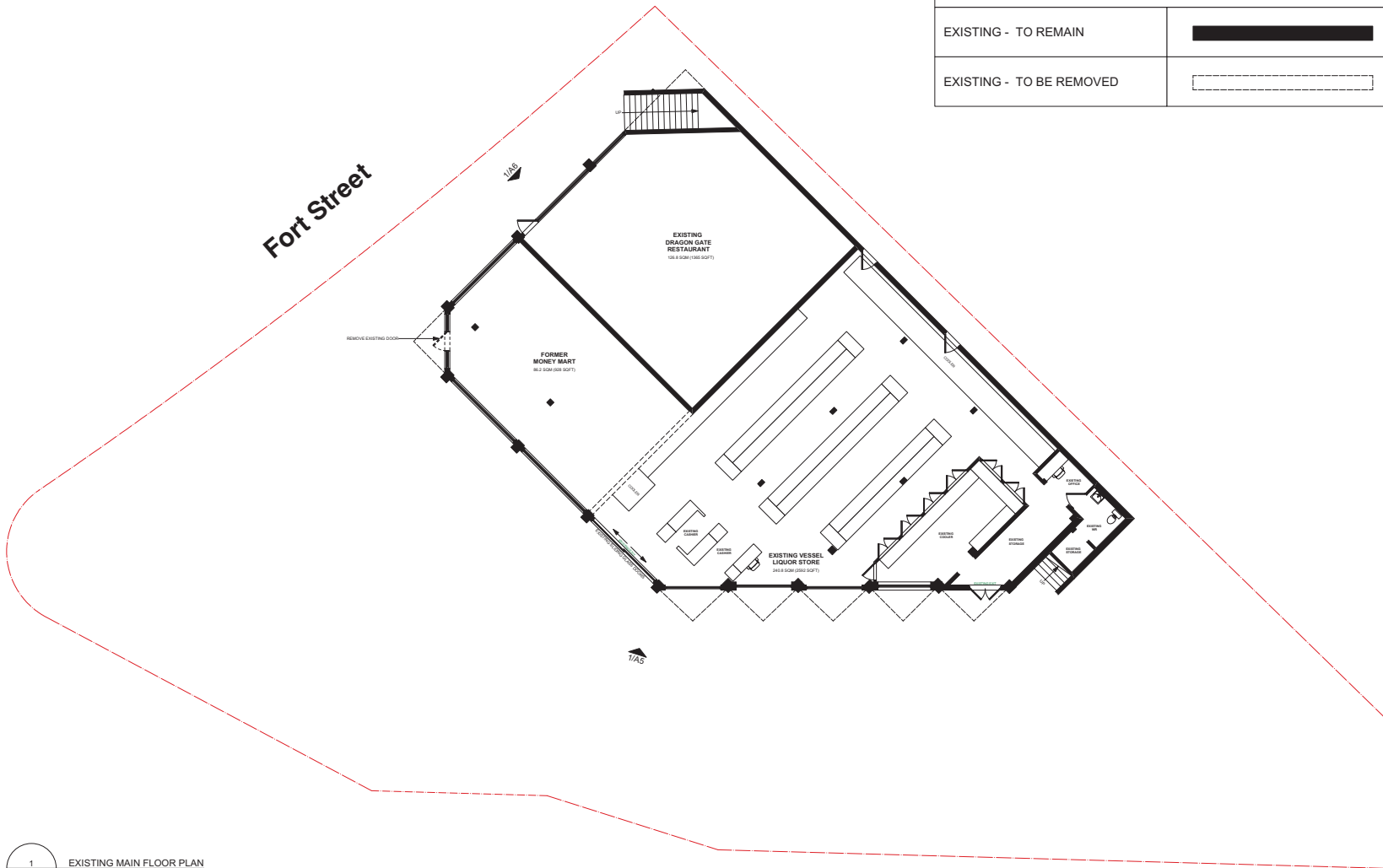
DRAWING NUMBER:

A1



DRAWING LEGEND	
EXISTING PROPERTY LINE	

PARTITION LEGEND	
EXISTING - TO REMAIN	
EXISTING - TO BE REMOVED	



Fort Street

Oak Bay Avenue

1
A2
EXISTING MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
VESSEL LIQUOR STORE DVP

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE



ISSUED FOR: DATE:

REVISION NO.	DATE
1	AUG 19, 2020
2	NOV 12, 2020
3	DEC 21, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
DECEMBER 21, 2020


SCALE:
AS NOTED

DRAWING TITLE:
EXISTING MAIN FLOOR PLAN



DRAWING NUMBER:

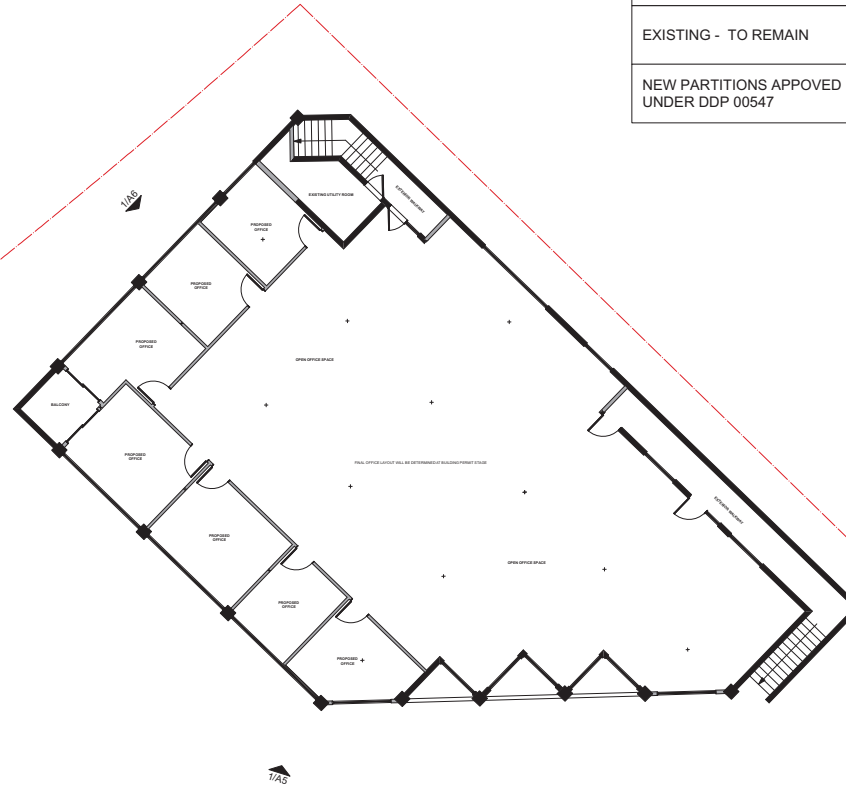
A2

Fort Street

DRAWING LEGEND	
EXISTING PROPERTY LINE	



PARTITION LEGEND	
EXISTING - TO REMAIN	
NEW PARTITIONS APPROVED UNDER DDP 00547	



APPROVED ON A SEPARATE APPLICATION
(DDP 00547)

Oak Bay Avenue

1
A3 EXISTING UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
VESSEL LIQUOR STORE DVP

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE



ISSUED FOR: DATE:

REVISION NO.	DATE
1	AUG 19, 2020
2	NOV 12, 2020
3	DEC 21, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
DECEMBER 18, 2020

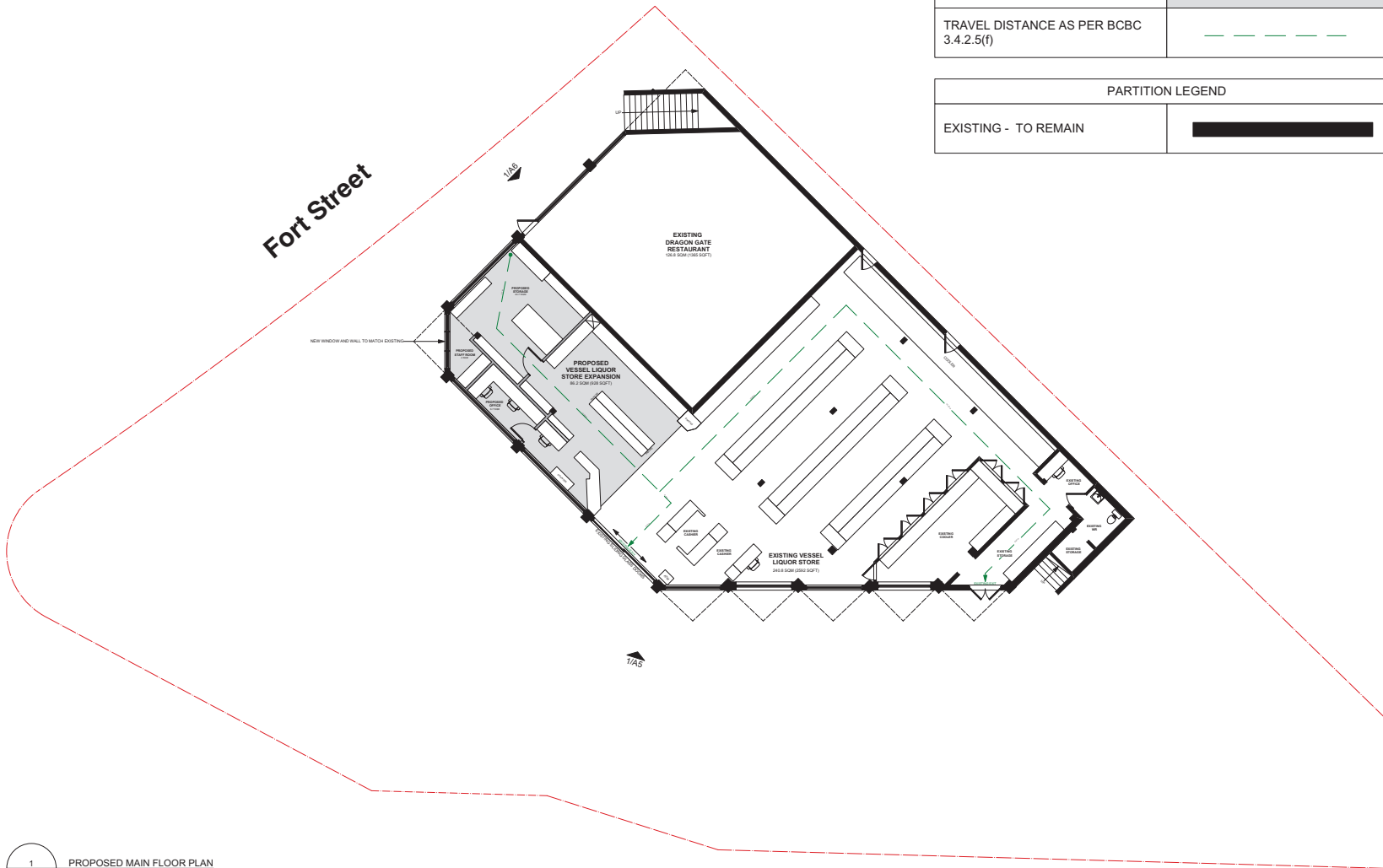
SCALE:
AS NOTED

DRAWING TITLE:
EXISTING UPPER FLOOR PLAN

DRAWING NUMBER:

A3

Fort Street



DRAWING LEGEND	
EXISTING PROPERTY LINE	
PROPOSED EXPANSION SPACE	
TRAVEL DISTANCE AS PER BCBC 3.4.2.5(f)	

PARTITION LEGEND	
EXISTING - TO REMAIN	



PROJECT:
VESSEL LIQUOR STORE DVP

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE



ISSUED FOR: DATE:

REVISION NO.	DATE
1	AUG 19, 2020
2	NOV 12, 2020
3	DEC 21, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
DECEMBER 21, 2020

SCALE:
AS NOTED

DRAWING TITLE:
PROPOSED MAIN FLOOR PLAN

DRAWING NUMBER:

A4

1
A4
PROPOSED MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

Oak Bay Avenue



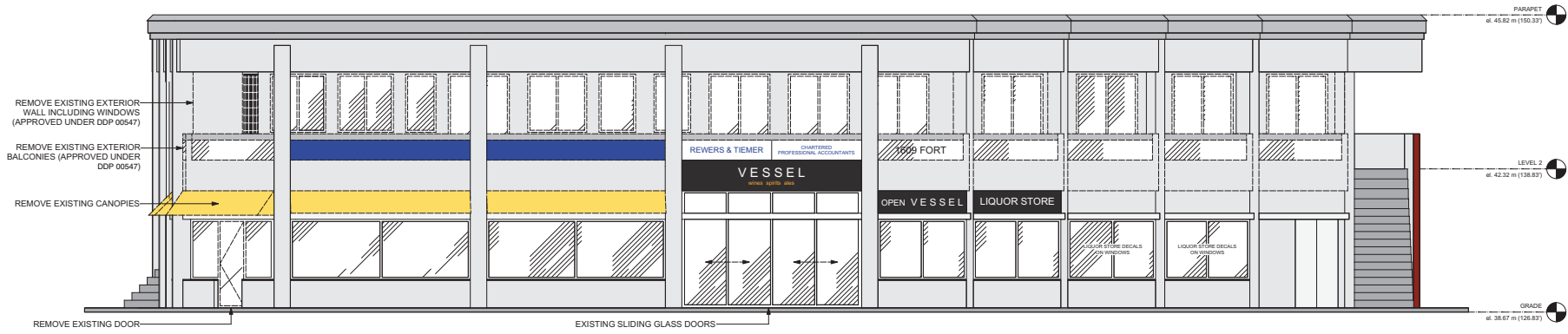
EXISTING VIEW FROM OAK BAY AVE



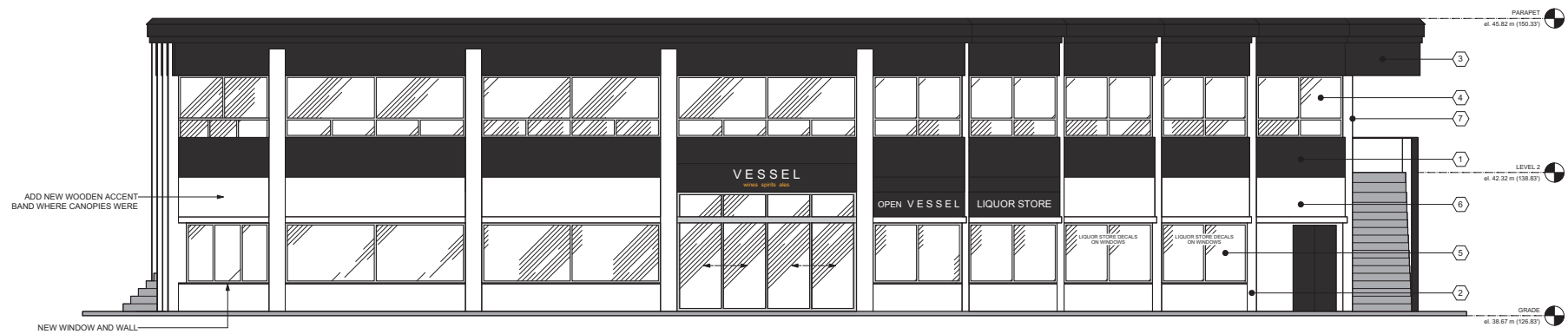
PROPOSED VIEW FROM OAK BAY AVE

FINISHES LEGEND	
①	PAINT EXISTING STUCCO BENJAMIN MOORE 'SIMPLY WHITE' 2143-70
②	PAINT ALL EXISTING BRICK BENJAMIN MOORE 'SIMPLY WHITE' 2143-70
③	PAINT EXISTING TRIM BENJAMIN MOORE 'BLACK JACK' 2133-20
④	EXISTING PATIOS TO BE REMOVED. CREATE CONTINUOUS EXTERIOR WALL TO RECEIVE NEW GLAZING
⑤	OPTION TO REPLACE EXISTING WINDOWS WITH NEW TO MATCH NEW WINDOWS ON SECOND FLOOR
⑥	ACCENT WOOD CLADDING AT SIGN BAND LEVEL & SOFFITS
⑦	OPTIONAL PAINTED OR PIN-MOUNTED SIGNAGE, FACE-LIT W/ NEW WALL MOUNT GOOSE NECK BLACK METAL LIGHTS

MATERIALS	
	BUILDING/TRIM PAINT - BENJAMIN MOORE 'BLACK JACK' 2133-20
	BRICK PAINT - BENJAMIN MOORE 'SIMPLY WHITE' 2143-70
	ALUMINUM WINDOWS - BLACK (IF ALL NEW) OR ANNOZIDED ALUMINUM IF MATCHING EXISTING
	WOOD - VERTICAL TONGUE & GROOVE CEDAR SIDING IN NATURAL STAIN (OR SIMILAR)



1 EXISTING ELEVATION
SCALE: 1:50



2 PROPOSED ELEVATION
SCALE: 1:50
APPROVED ON A SEPARATE APPLICATION (DDP 00547)

PROJECT:
VESSEL LIQUOR STORE DVP

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
VESSEL LIQUOR STORE



ISSUED FOR: DATE:

REVISION NO.	DATE
1	AUG 19, 2020
2	NOV 12, 2020
3	DEC 21, 2020

SAC PROJECT NO.:
VES-01-19

DRAWN BY:
SL

DATE:
DECEMBER 21, 2020

SCALE:
AS NOTED

DRAWING TITLE:
EXISTING & PROPOSED ELEVATIONS

DRAWING NUMBER:

A5







EXISTING VIEW FROM FORT STREET



PROPOSED VIEW FROM FORT STREET

FINISHES LEGEND	
①	PAINT EXISTING STUCCO BENJAMIN MOORE "SIMPLY WHITE" 2143-70
②	PAINT ALL EXISTING BRICK BENJAMIN MOORE "SIMPLY WHITE" 2143-70
③	PAINT EXISTING TRIM BENJAMIN MOORE "BLACK JACK" 2133-20
④	EXISTING PATIOS TO BE REMOVED, CREATE CONTINUOUS EXTERIOR WALL TO RECEIVE NEW GLAZING
⑤	OPTION TO REPLACE EXISTING WINDOWS WITH NEW TO MATCH NEW WINDOWS ON SECOND FLOOR
⑥	ACCENT WOOD CLADDING AT SIGN BAND LEVEL & SOFFITS

MATERIALS	
	BUILDING/TRIM PAINT - BENJAMIN MOORE "BLACK JACK" 2133-20
	BRICK PAINT - BENJAMIN MOORE "SIMPLY WHITE" 2143-70
	ALUMINUM WINDOWS - BLACK (IF ALL NEW) OR ANNOXIDIZED ALUMINUM IF MATCHING EXISTING
	WOOD - VERTICAL TONGUE & GROOVE CEDAR SIDING IN NATURAL STAIN (OR SIMILAR)

PROJECT:
**VESSEL LIQUOR
STORE DVP**

PROJECT ADDRESS:
1609 FORT STREET
VICTORIA, BC

CLIENT:
**VESSEL LIQUOR
STORE**



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SAC PROJECT NO.:
VES-01-19

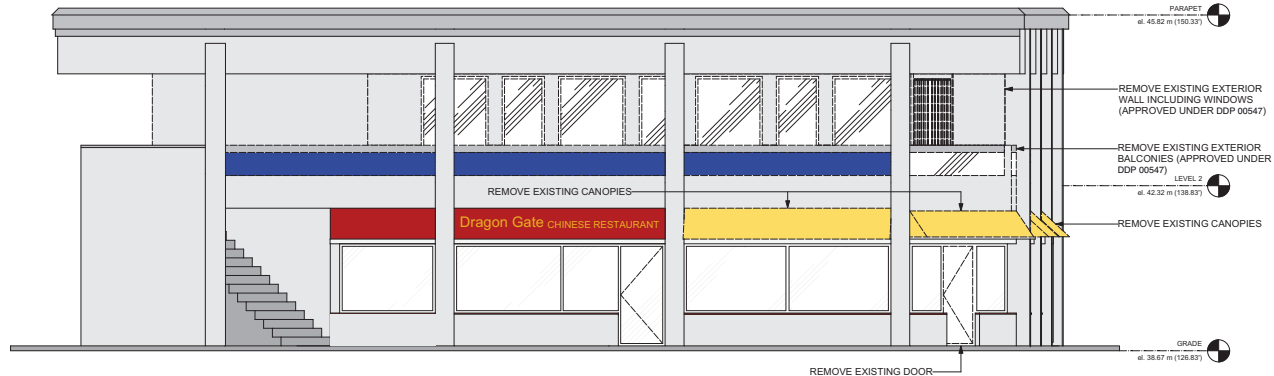
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DECEMBER 21, 2020

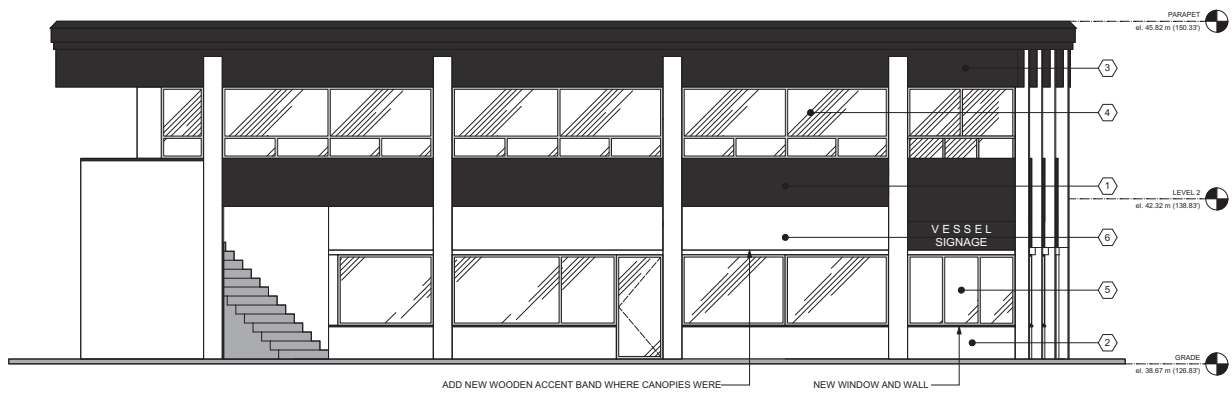
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AS NOTED

DRAWING TITLE:
**EXISTING & PROPOSED
ELEVATIONS**

DRAWING NUMBER:
A6



1
A6
EXISTING ELEVATION
SCALE: 1:50



2
A6
PROPOSED ELEVATION → APPROVED ON A SEPARATE APPLICATION (DDP 00547)
SCALE: 1:50

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.

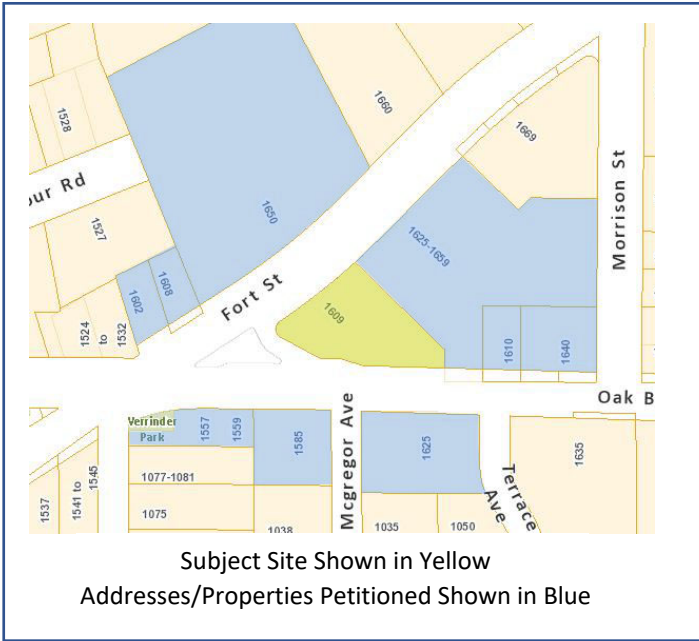
Although not a formal requirement for the DP approval process, it was suggested by Planning that a petition of the neighbours be undertaken in the same manor as was done for the rezoning. Pursuant to this direction by Planning, a petition was circulated via hand delivery on August 12th to the adjacent 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
trevor@radcliffelane.com
(250) 585-5740



Addresses List for Petition Circulation

Address
1557 Oak Bay Avenue
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1645 Fort Street
1647 Fort Street
1649 Fort Street
1651 Fort Street
1653 Fort Street
1657 Fort Street
1659 Fort Street
1609 Fort Street
1602 Fort Street
1608 Fort Street
1650 Fort Street



Job#: 002301043-022

July 28, 2020

Vessel Liquor Store Ltd.
Via email: adminoffice@radcliffelane.com

Dear Leigh Large:

**Re: Structural Change Application – Alteration / Renovation
Vessel Liquor Store
Licensee Retail Store (LRS) - Liquor Licence #: 195411
Located at: 1609 Fort Street, Victoria, BC V8R 1H8
Plan Approval in Principle – Expires January 28, 2021**

This is in response to your submission of a structural change application which was received by the Liquor and Cannabis Regulation Branch (the Branch) on June 19, 2020.

As per the information provided in your application, as well as the submitted floor plans, you have proposed to expand the existing licensee retail store into the adjacent space.

The proposed renovation will consist of:

- Demolishing the wall separating the existing and proposed area;
- Expanding the retail space;
- Enclosing the doorway in the proposed area – no change to LRS entry; and
- Adding extra storage, a staff room, workstations and an office.

Based on my review of the floor plan layout, I am satisfied that the proposed layout complies with statutory and Liquor and Cannabis Regulation Branch policy provisions specific to an LRS. Please find attached one yellow lined floor plan bearing an “Approved, in Principle” (AIP) stamp.

In granting this approval in principle, please note that it is conditional upon the licensee’s understanding and compliance with, but not limited to the following:

- All existing terms and conditions on the face of the LRS license will remain in effect;
- Minors must be accompanied by a parent or guardian who is shopping;
- When you verify a customer’s age, you and your employees must ask for two pieces of identification;

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
4th floor 645 Tye Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
www.gov.bc.ca/liquorregulationandlicensing

- Line of sight from the sales counter must be adequate in order for staff to maintain effective management of the entire licensed establishment and must meet the liquor inspector's satisfaction at the time of the final inspection; and
- The LRS Terms and Conditions Guidebook is updated from time to time and it is important to be aware of any changes as noted within the guide. Click [here](#) to view the guide.

This approval in principle allows you to proceed with the changes as applied for; however, it does not imply final approval. If there are any changes to the submitted application, you are responsible for notifying the Branch as soon as possible. Please be aware that significant changes to your submitted proposal will require a new application, supporting documentation, and fees.

YOUR NEXT STEPS:

Please contact Liquor Inspector, Gord Fearn at 250-419-8719 or email Gord.Fearn@gov.bc.ca for a final inspection once the changes are complete.

- Please ensure that this letter as well as the enclosed approved in principle floor plan are both available for review at time of inspection. The floor plan has been yellow-lined, so please print in colour.
- It is recommended that an authorized signatory attend the final inspection; however, you may ask someone to attend on your behalf. Please ensure that the person attending the final inspection can make a decision or answer questions with respect to any compliance concerns on behalf of the licensees.

This plan approval in principle expires on January 28, 2021 If you are unable to complete construction and arrange for a final inspection prior to the expiry date, you **MUST** submit a written request to the Branch 30 days prior to expiry of AIP. The request should be accompanied by evidence demonstrating that the delay is beyond the control of the applicant. Where another authority is responsible for the delay, a letter from that authority outlining current status and schedule for completion should accompany the request for extension. Failure to request an extension will result in the application being considered abandoned and subsequently terminated on the expiry date noted above.

If all is in order and upon receipt of inspection photographs, comments and confirmation from Inspector Fearn that the physical layout of the establishment is as depicted on the enclosed floor plans and the final inspection is satisfactory, you will receive a final approval letter, an updated licence and an official validated floor plan to post within your establishment.

Please allow five business days for staff to finalize the application process once the final inspection has been successfully concluded.

If you require any further assistance, please do not hesitate to contact me at 778-974-3386 or at Danielle.Reimer@gov.bc.ca.

Sincerely,

D Reimer

Danielle Reimer
Licensing Analyst
Liquor & Cannabis Regulation Branch

Attachment – AIP Floor Plan

cc: Gord Fearn, Liquor Inspector (via email)

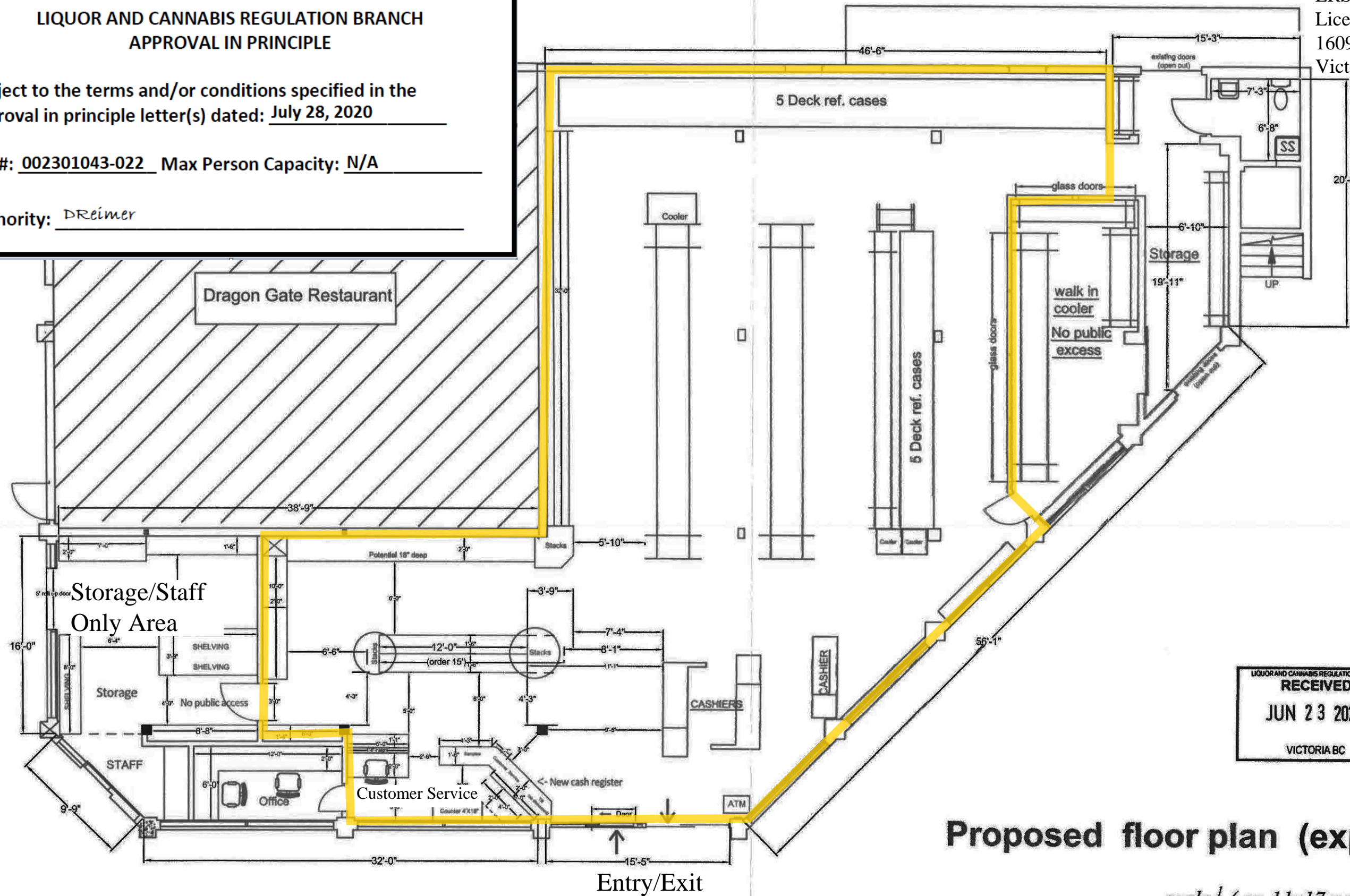
LIQUOR AND CANNABIS REGULATION BRANCH
APPROVAL IN PRINCIPLE

Subject to the terms and/or conditions specified in the approval in principle letter(s) dated: July 28, 2020

Job #: 002301043-022 Max Person Capacity: N/A

Authority: DReimer

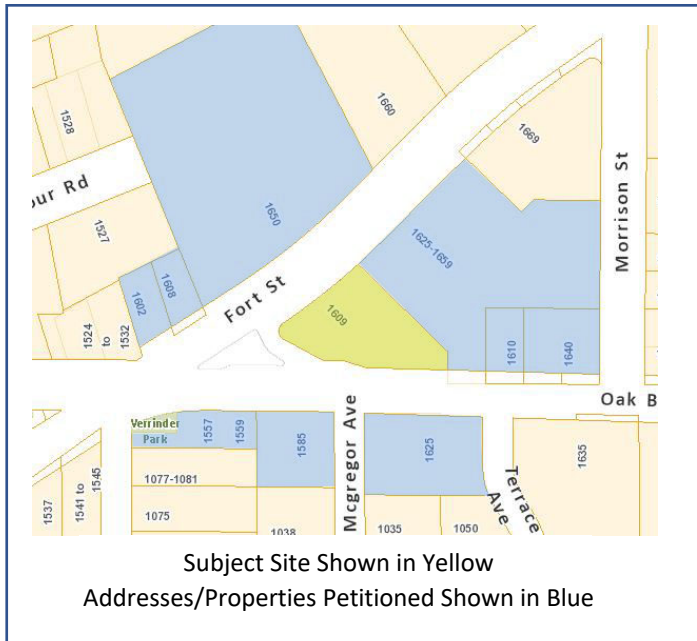
LRS-Job#: 002301043-022
Licence#: 195411
1609 Fort Street
Victoria, BC V8R 1H8



LIQUOR AND CANNABIS REGULATION BRANCH
RECEIVED
JUN 23 2020
VICTORIA BC

Proposed floor plan (expansion)

scale $\frac{1}{8}$ (on 11x17 paper)



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LIQUOR RETAIL STORE DEVELOPMENT PERMIT WITH VARIANCE NOTICE

I Trevor Dickie have applied to the City of Victoria for the approval of a Development Permit with Variance of a property located at 1609 Fort Street to permit the expansion of the existing retail liquor store.

The City of Victoria has requested that the applicant inform residents and owners of neighbouring lots to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print): Dyan Dawson
ADDRESS: #101-1625 OAK BAY AVENUE.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

August 13/2020
Date

D Dawson
Signature

LIQUOR RETAIL STORE DEVELOPMENT PERMIT WITH VARIANCE NOTICE

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Please review the plans and indicate the following:

NAME: (please print): Marie Morrison
ADDRESS: #101-1625 Oak Bay Ave

Are you the registered owner?

Yes

No

I have reviewed the plans of the applicant and have the following comments:



I support the application.



I am opposed to the application.

Comments:

August 13 2020
Date

M. Morrison
Signature

LIQUOR RETAIL STORE DEVELOPMENT PERMIT WITH VARIANCE NOTICE

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Please review the plans and indicate the following:

NAME: (please print): DR. STEVEN WYLLIE
ADDRESS: 306-1625 Oak Bay Ave
VICTORIA BC V8R 1B1

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Looking forward to seeing the expansion.
/s/

Aug 13/20
Date

[Signature]
Signature

LIQUOR RETAIL STORE DEVELOPMENT PERMIT WITH VARIANCE NOTICE

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Please review the plans and indicate the following:

NAME: (please print): KEN GRANT - INDIVIDUAL DRY CLEANERS
ADDRESS: 1602 FORT ST.

Are you the registered owner? Yes No

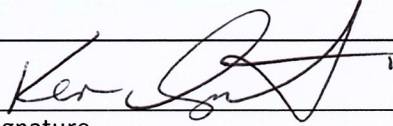
I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

VESSEL LIQUOR STORE HAS BEEN A GREAT FIT
FOR THE AREA.
I HAVE NO PROBLEM WITH THE EXPANSION.

AUG 13/20
Date


Signature

Information for Development Permit with Variance Application

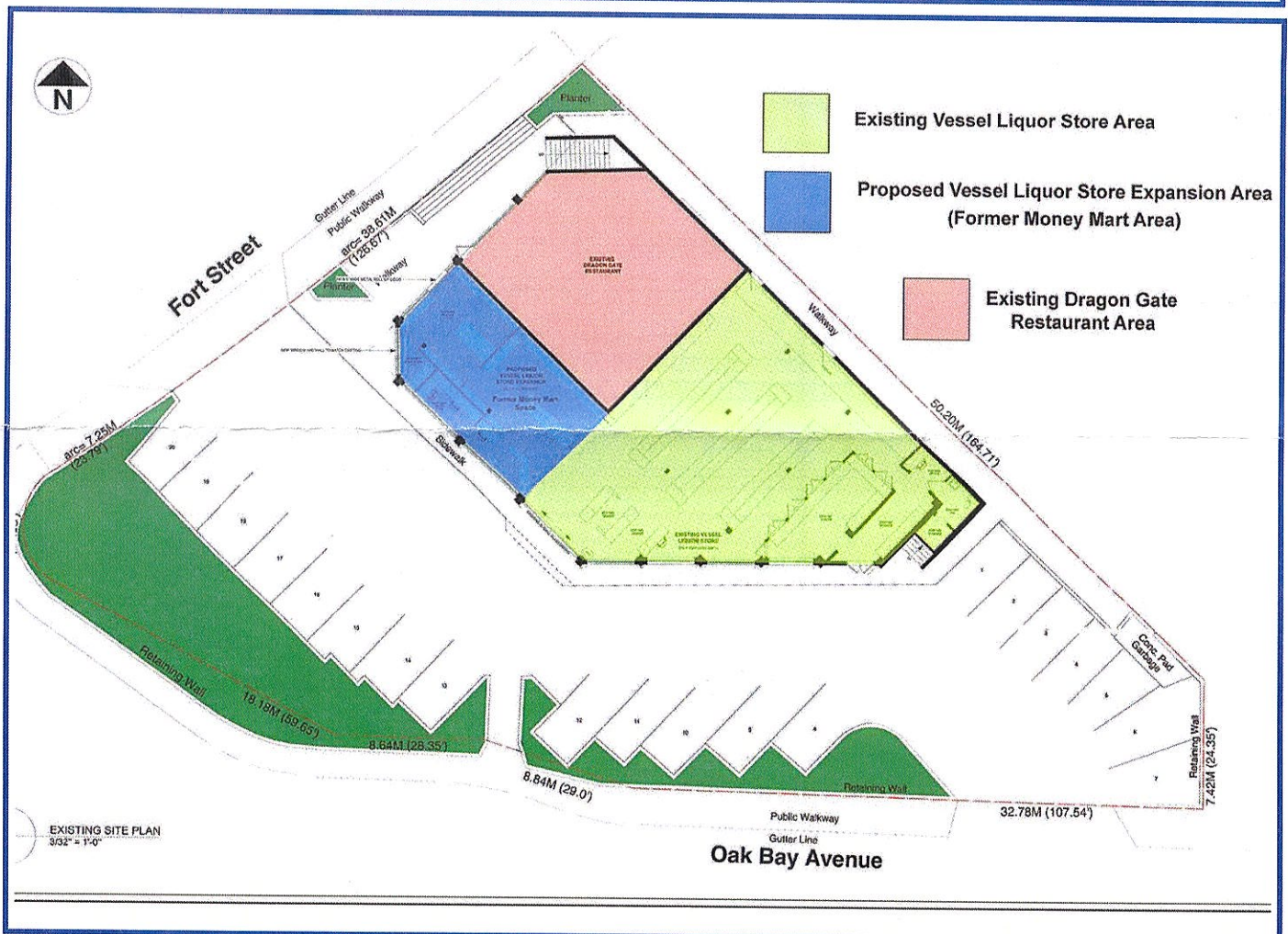
Vessel Liquor Store

Vessel Liquor Store has made an application to the City of Victoria for the approval of a Development Permit with Variance that would allow the expansion of their existing operation into the former Money Mart space at 1609 Fort Street. The total expansion area is 928 square feet as illustrated in the blue shaded area in the drawing below. There will be minor changes to the building's windows, the addition of a new receiving door as well as site upgrades including landscaping. As part of the approval process, we are providing this information to the surrounding properties to receive any feedback you may have on the application or to answer any questions you may have.

We encourage you to complete the attached form and return it via mail, email, or you can text a photo of the completed form. The contact for the return of the form or any additional questions is:

Trevor Dickie
Email: trevor@radcliffelane.com
Cell/Text: (250) 858-5740

Vessel Liquor Store
1609 Fort Street
Victoria, BC, V8R 1H8
Attn: Trevor Dickie



LIQUOR RETAIL STORE DEVELOPMENT PERMIT WITH VARIANCE NOTICE

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The City of Victoria has requested that the applicant inform residents and owners of neighbouring lots to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print): Jaime Tiampo
ADDRESS: 1625 Fort St

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

I'm in favour of the expansion of the retail space but
have concerns with the increase of space will have a
corresponding increase in customer parking
requirements.

We would ask that additional signage be added to the
facility to inform customers that parking for the
location is only on site and not on neighbouring
properties.

August 14 2020

Date

Signature



Chelsea Medd

From: Michael Angrove
Sent: November 24, 2020 9:24 AM
To: Chelsea Medd
Cc: Andrea Walker-Collins
Subject: FW: Revised Plans Received for Liquor Retail Storefront - 1609 Fort Street - Rez No. 00148

I think this is for you Chelsea!

From: Andrea Walker-Collins <awalkercollins@victoria.ca>
Sent: November 24, 2020 8:33 AM
To: Michael Angrove <mangrove@victoria.ca>
Subject: Fw: Revised Plans Received for Liquor Retail Storefront - 1609 Fort Street - Rez No. 00148

From: Watson, Cliff <cliff.watson@vicpd.ca>
Sent: Tuesday, November 24, 2020 7:27 AM
To: Andrea Walker-Collins <awalkercollins@victoria.ca>; Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: RE: Revised Plans Received for Liquor Retail Storefront - 1609 Fort Street - Rez No. 00148

We do not have any comments related to this application.

Regards,



Sgt Cliff Watson
 Operational Planning
 Victoria Police Department
 850 Caledonia Ave
 Victoria BC, V8T 5J8
 Office. 250-995-7218
 Mobile. 250-812-0872
cliff.watson@vicpd.ca

From: Andrea Walker-Collins <awalkercollins@victoria.ca>
Sent: November 23, 2020 1:40 PM
To: Watson, Cliff <cliff.watson@vicpd.ca>; Whiskin, Jamie <jamie.whiskin@vicpd.ca>
Subject: Revised Plans Received for Liquor Retail Storefront - 1609 Fort Street - Rez No. 00148

Dear Sgt. Cliff Watson & Jamie Whiskin,

Re: Storefront Liquor Retailer Rezoning Application for 1609 Fort Street– Rez No. 00148

City staff have received revised plans for the Rezoning Application for the above listed address to allow for a expansion of a Storefront Liquor Retailer.

The details of this application can be found on the Development Tracker at [1609 Fort Street](#). If identified, you will be notified of any variances associated with this application and if necessary, any revisions made to the plans.

Comments specifically related to this application's adherence to the Crime Prevention through Environmental Design (CPTED) standards may be submitted to the Sustainable Planning and Community Development Department.

Please forward comments by mail to the address noted below, or by email to developmentsservices@victoria.ca

Kind Regards,

Andrea Walker Collins

Planning Secretary
Sustainable Planning and Community Development
Development Services Division
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0283



Development Permit with
Variance Application No. 00148
for
1609 Fort Street



1



2

Subject Site



3

1585 Oak Bay Avenue (South)



4

1625 Oak Bay Avenue (South)



5

1650 Fort Street (North)

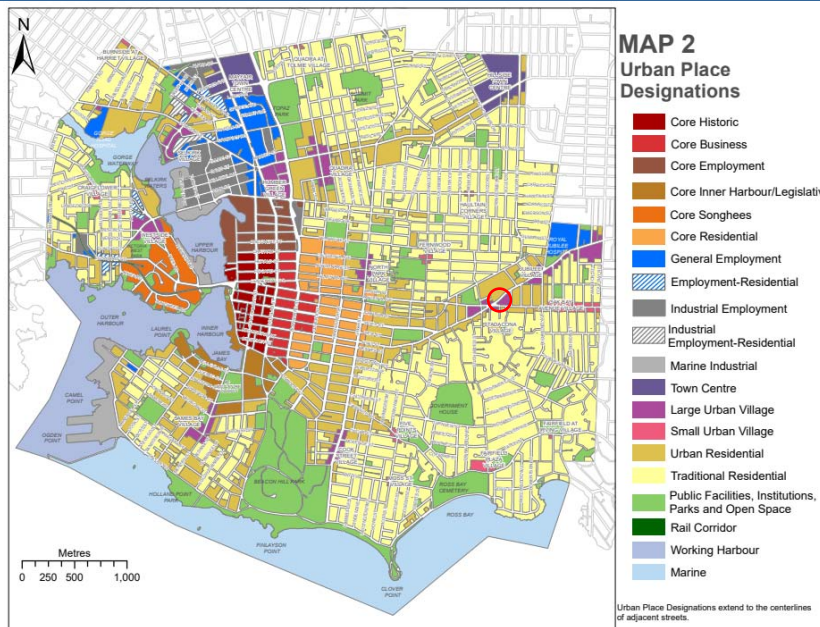


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1625 Fort Street (East)

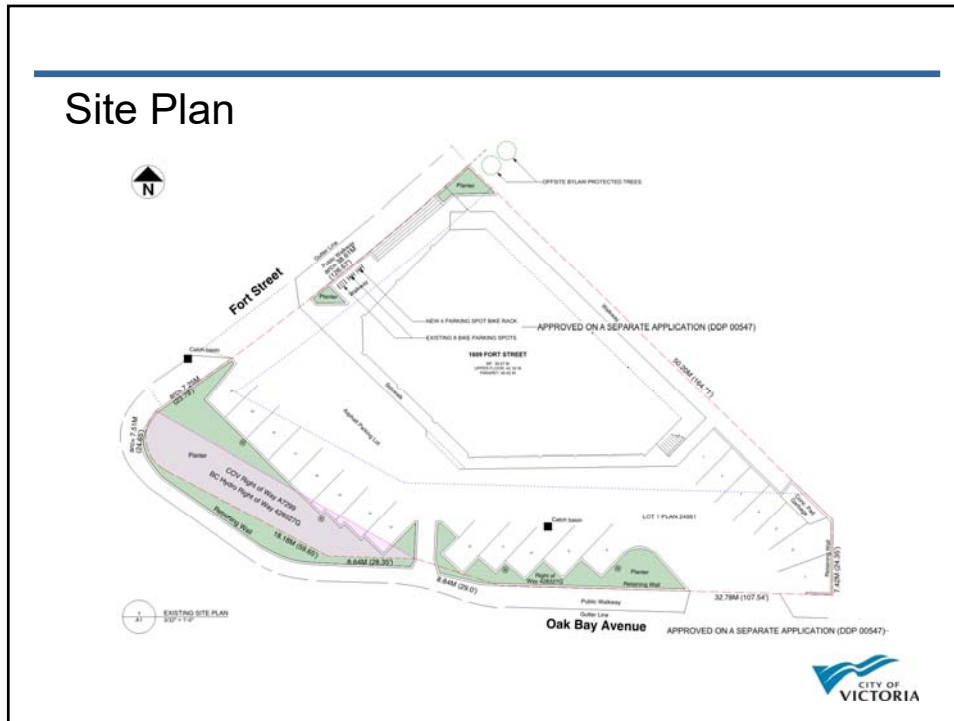


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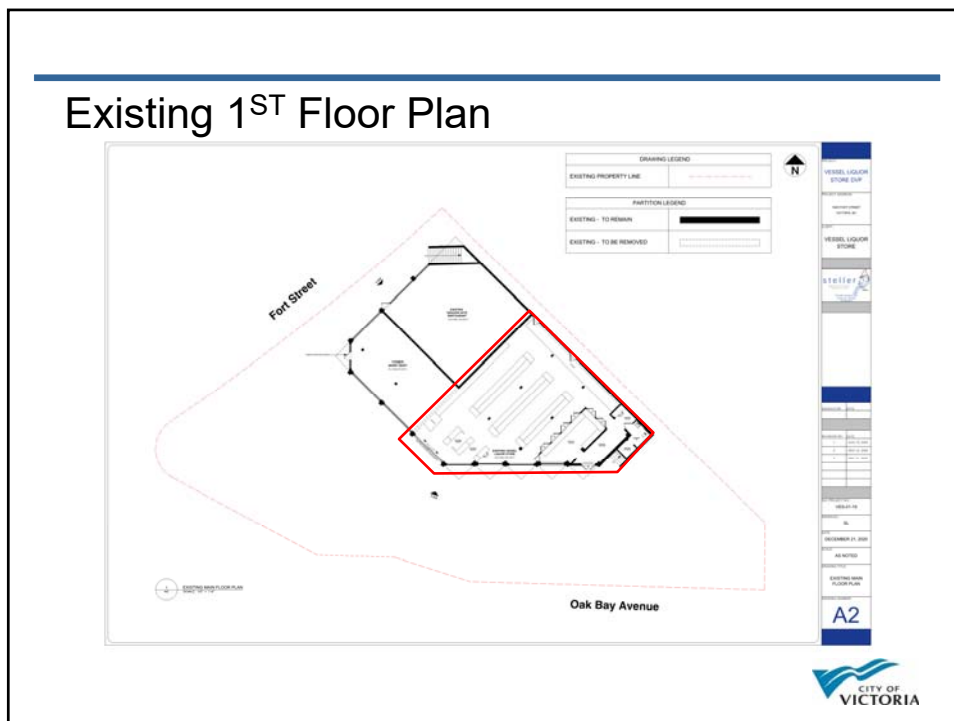
8

Site Plan



9

Existing 1ST Floor Plan



10

Proposed 1ST Floor Plan



11

Elevation (South-West)



12

Rendering (South-West)



EXISTING VIEW FROM OAK BAY AVE



PROPOSED VIEW FROM OAK BAY AVE

MATERIALS	
	BUILDING FRONT PANEL INCLUDES BROWN BLACK JACO 2100-01
	BRICK PANEL INCLUDES BROWN STURDY WHITE 2140-03
	ALUMINUM WINDOWS - BLACK OF ALL NETS OR ANODIZED ALUMINUM IF MATCHING EXISTING
	WOOD - OPTICAL FINISH & BROWN COLOR SERIES IN VERTICAL GRAB OR HORIZONTAL



13

Elevation (North)

Existing



Proposed



14

Elevation (North)



EXISTING VIEW FROM FORT STREET



PROPOSED VIEW FROM FORT STREET

LEGEND	
	BRICKWORK BRICKWORK (DARK) - BLACK AND/OR (2020)
	GLASS PANEL GLASS PANEL (DARK) - BLACK AND/OR (2020)
	ALUMINUM WINDOW - BLACK OR ALL WHITE OR UNFINISHED ALUMINUM WINDOW
	WOOD - NATURAL TONE & BROWN TONE (SEE IN OFFICIAL PLAN OR 3D MODEL)

