

F.1.a.c

**1609 Fort Street - Development Permit with Variance
Application No. 00170 (South Jubilee)**

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That 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. 00170 for 1609 Fort Street, in accordance with:

1. Plans date stamped June 3, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. Increase the total floor area for a liquor store (maximum) from 241m² to 453.8m².
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.2 1609 Fort Street - Development Permit with Variance Application No. 00170 (South Jubilee)

Committee received a report dated June 28, 2021 from the Director of Sustainable Planning and Community Development regarding a development permit with variances application for the property located at 1609 Fort Street in order to expand the existing liquor store floor area and make exterior changes, and is recommending that it move forward to an opportunity for public comment.

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That 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. 00170 for 1609 Fort Street, in accordance with:

1. Plans date stamped June 3, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. Increase the total floor area for a liquor store (maximum) from 241m² to 453.8m².
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of July 8, 2021

To: Committee of the Whole **Date:** June 28, 2021

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

Subject: Development Permit with Variance Application No. 00170 for 1609 Fort Street

RECOMMENDATION

That 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. 00170 for 1609 Fort Street, in accordance with:

1. Plans date stamped June 3, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Increase the total floor area for a liquor store (maximum) from 241m² to 453.8m².
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 landscaping to enhance the streetscape.
- 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 241.0m² to 453.8m².

BACKGROUND

Description of Proposal

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

- changing doors and glazing
- new landscaping to enhance Fort Street.

The proposed variances are related to increasing the total floor area for a liquor store from 241.0m² to 453.8m². A Development Permit with Variance was approved on February 25, 2021, to increase the maximum total floor area for liquor retail sales from 241.0m² to 327.0m², as well as design changes. Since that time, a restaurant in the building closed, so this application is to expand the liquor store to include that unit (an additional 126.8m² of floor area than the proposal approved in February 2021).

Sustainability

The applicant has not identified any sustainability features associated with this proposal.

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.

Active Transportation

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

Public Realm

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

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

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 0.55:1 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 Zone
Site area (m ²) – minimum	1614.90	
Density (Floor Space Ratio) – maximum	0.55	0.55
Total floor area (m ²) – maximum	886.30	n/a
Liquor Retail Store Floor Area (m ²) – maximum	453.80* (previously approved - 327.00)	241.00
Parking – minimum	20	17
Short term bicycle parking – minimum	8	n/a
Long term bicycle parking - minimum	n/a	n/a

Relevant History

Rezoning and Development Permit Applications were approved May 28, 2015, to permit a Liquor Retail Store with a maximum floor area of 241.0m². A Delegated Development Permit was approved December 8, 2020 to enclose the balconies on the second storey in order to expand office space and to replace exterior materials. A Development Permit with Variance was approved on February 25, 2021 to increase the maximum total floor area for liquor retail sales from 241.0m² to 327.0m², as well as design changes. Since that time, a restaurant in the building closed, so this application is to further expand the liquor store.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on April 29, 2021 this application was referred for a 30-day comment period to the South Jubilee CALUC. An email dated April 14, 2021 is attached to this report which states they have no comments or objections to the expansion.

Consistent with the *Liquor Retail Store Rezoning Policy*, the application was referred to School District No. 61 and the Victoria Police Department on April 29, 2021. No comments from the School District have been received at the time of writing this report. Correspondence was received from Victoria Police Department which states they do not have comments regarding this application, and this correspondence is attached to this report.

Consistent with the Policy, the applicant also petitioned residents and owners of neighbouring lots as to the acceptability of the application. Two neighbours responded at the time of writing this report, both were in support 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 with in 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 as well as, additional landscaping on the Fort Street frontage.

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. The proposal includes additional entries along the Fort Street façade, and revitalizing the landscaping along this edge, which will improve the streetscape and relationship to the street.

Liquor Retail Store Rezoning Policy

Although not strictly applicable to a Development Permit with Variance Application, staff have assessed the application against the *Liquor Retail Stores Rezoning Policy*. 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 creates a more active street facade along Fort Street. Whereas the entrance is currently accessed from the parking lot, there will also be entries along Fort Street. Finally, the policy 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.

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.

Regulatory Considerations

A variance is proposed to increase the floor area for a liquor retail from 241.0m² to 453.8m². This is supportable given it is an existing liquor store that is expanding within the building into an additional commercial unit.

CONCLUSIONS

The proposal to expand the existing liquor store 1609 Fort Street would improve an existing commercial building, bring activity to a currently vacant store front, and further activate Fort Street. 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. 00170 for the property located at 1609 Fort Street.

Respectfully submitted,

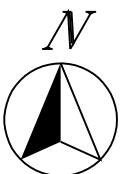
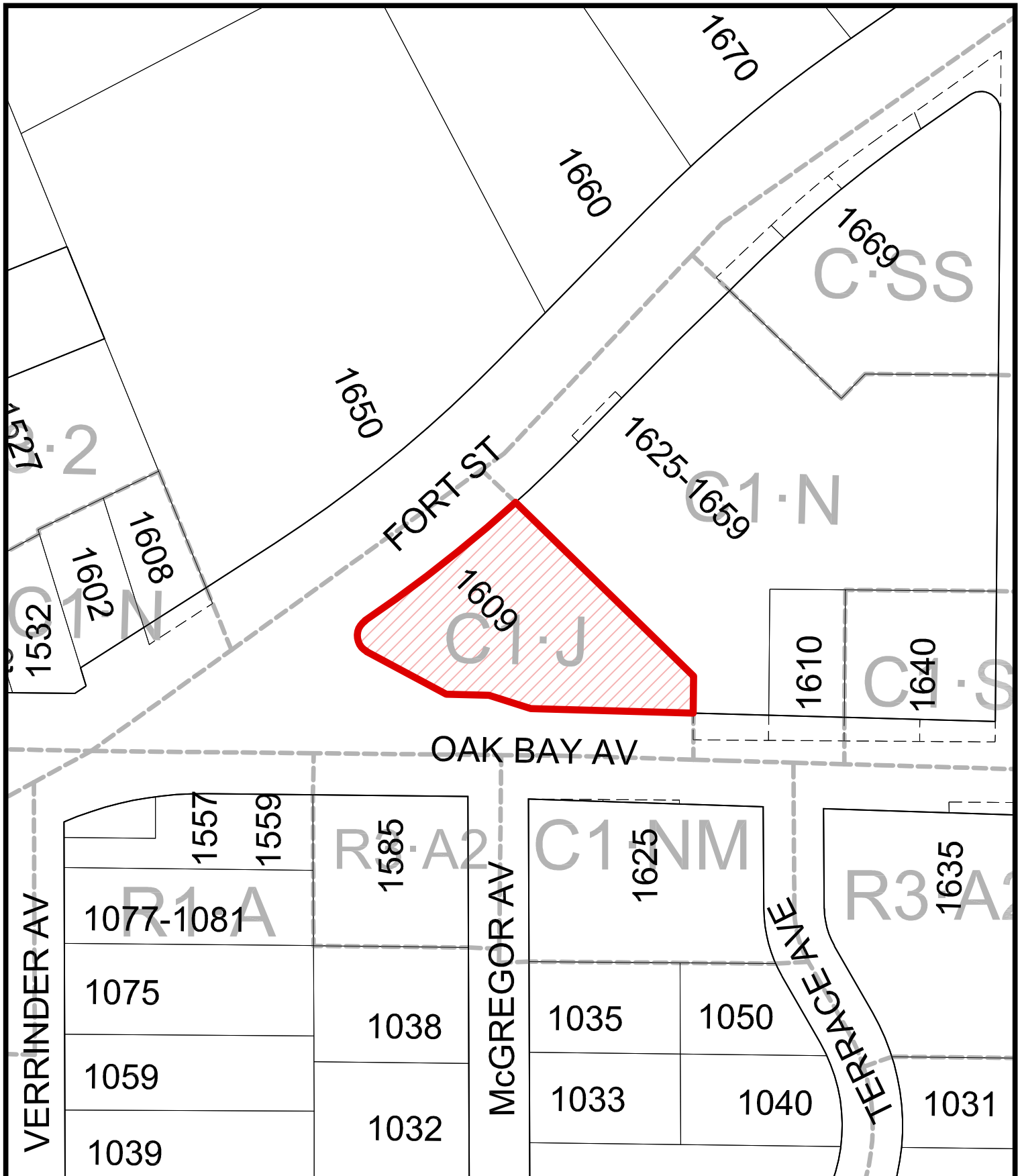
Chelsea Medd
Planner
Development Services

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

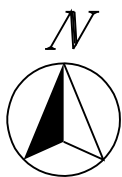
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 3, 2021
- Attachment D: Letter from applicant to Mayor and Council dated June 18, 2021
- Attachment E: Liquor Retail Petition
- Attachment F: Community Association Land Use Committee email dated April 14, 2021
- Attachment G: Letter of Plan Approval in Principle from Province of BC, Liquor and Cannabis Regulation Branch dated June 14, 2021
- Attachment H: Referral Response from Victoria Police Department email dated April 29, 2021



1609 Fort Street
Development Permit with Variance No.00170





1609 Fort Street
Development Permit with Variance No.00170





EXISTING SITE LOCATION




EXISTING BUILDING - FORT STREET



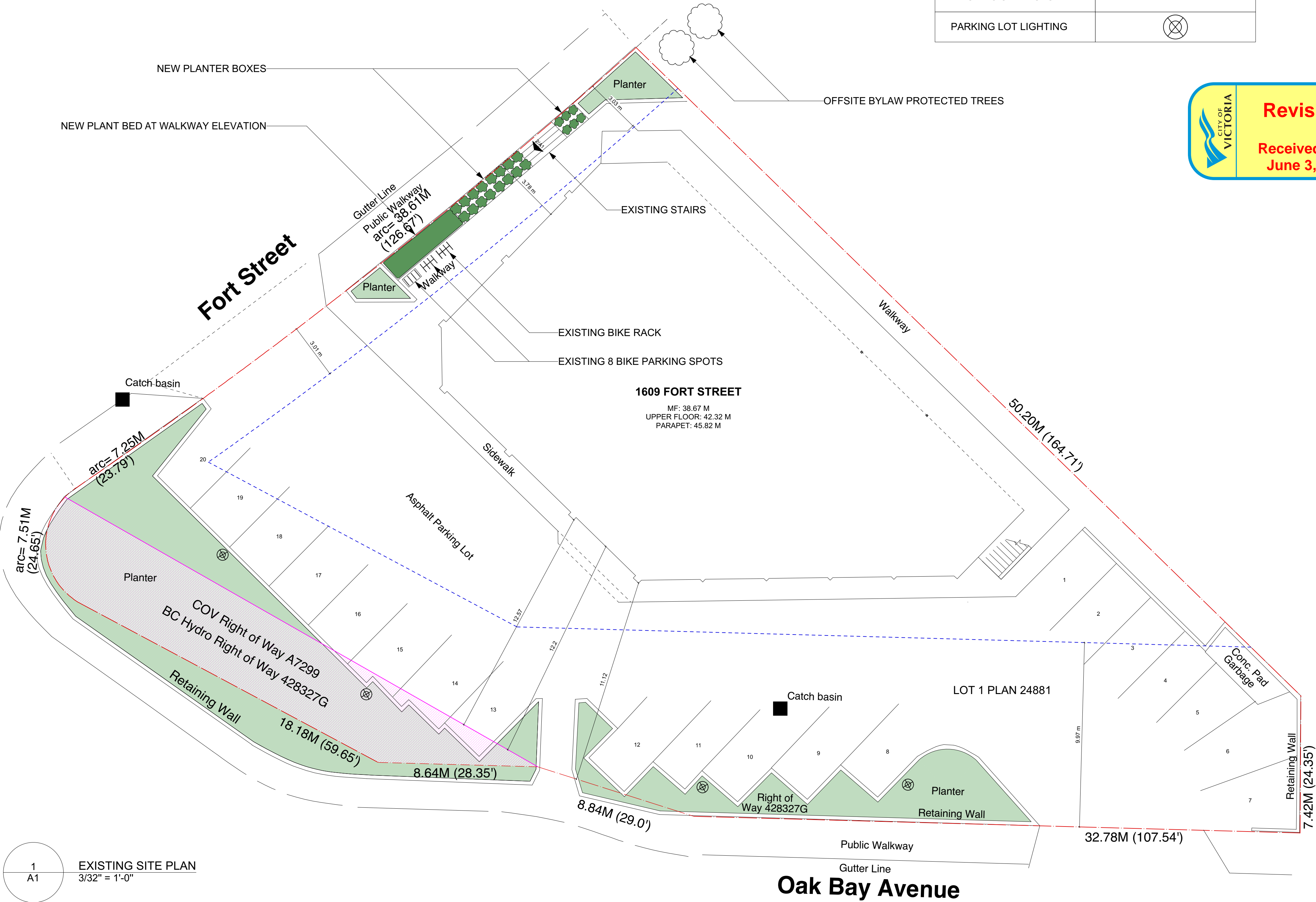
EXISTING BUILDING - OAK BAY AVENUE

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



Revisions

Received Date:
June 3, 2021



ZONING DATA TABLE					
	ZONE STANDARD		PROPOSAL (IF DIFFERENT FROM ZONE STANDARD)		
ZONING	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:	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' - 17 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	
SECOND FLOOR OFFICE SPACE	OFFICE	432.5	1 SPACES PER 55 sqm	8	
EXISTING VESSEL SPACE	RETAIL	327.0	1 SPACES PER 50 sqm	6.5	
PROPOSED VESSEL EXPANSION	RETAIL	126.8	1 SPACES PER 50 sqm	2.5	
TOTAL REQUIRED:				17	
TOTAL PROVIDED:				20	
BIKE PARKING REQUIREMENTS					
BUSINESS	USE	AREA (sqm)	LONG TERM CALCULATION	SHORT TERM CALCULATION	TOTAL SPACES
SECOND FLOOR OFFICE SPACE	OFFICE	432.5	1 SPACES PER 150 sqm = 2.9	1 SPACES PER 400 sqm = 1.1	4
EXISTING VESSEL SPACE	RETAIL	327.0	1 SPACES PER 200 sqm = 1.6	1 SPACES PER 200 sqm = 1.6	3.3
PROPOSED VESSEL EXPANSION	RETAIL	126.8	1 SPACES PER 200 sqm = 0.6	1 SPACES PER 200 sqm = 0.6	1.3
TOTAL PROVIDED & REQUIRED:					9 REQUIRED 12 PROVIDED

PROJECT:
VESSEL LIQUOR STORE EXPANSION

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

VESSEL LIQUOR STORE



ISSUED FOR: DATE:

REVISION NO.: DATE:
1 JUNE 2, 2021

SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

DATE:
JUNE 2, 2021



SCALE:
AS NOTED

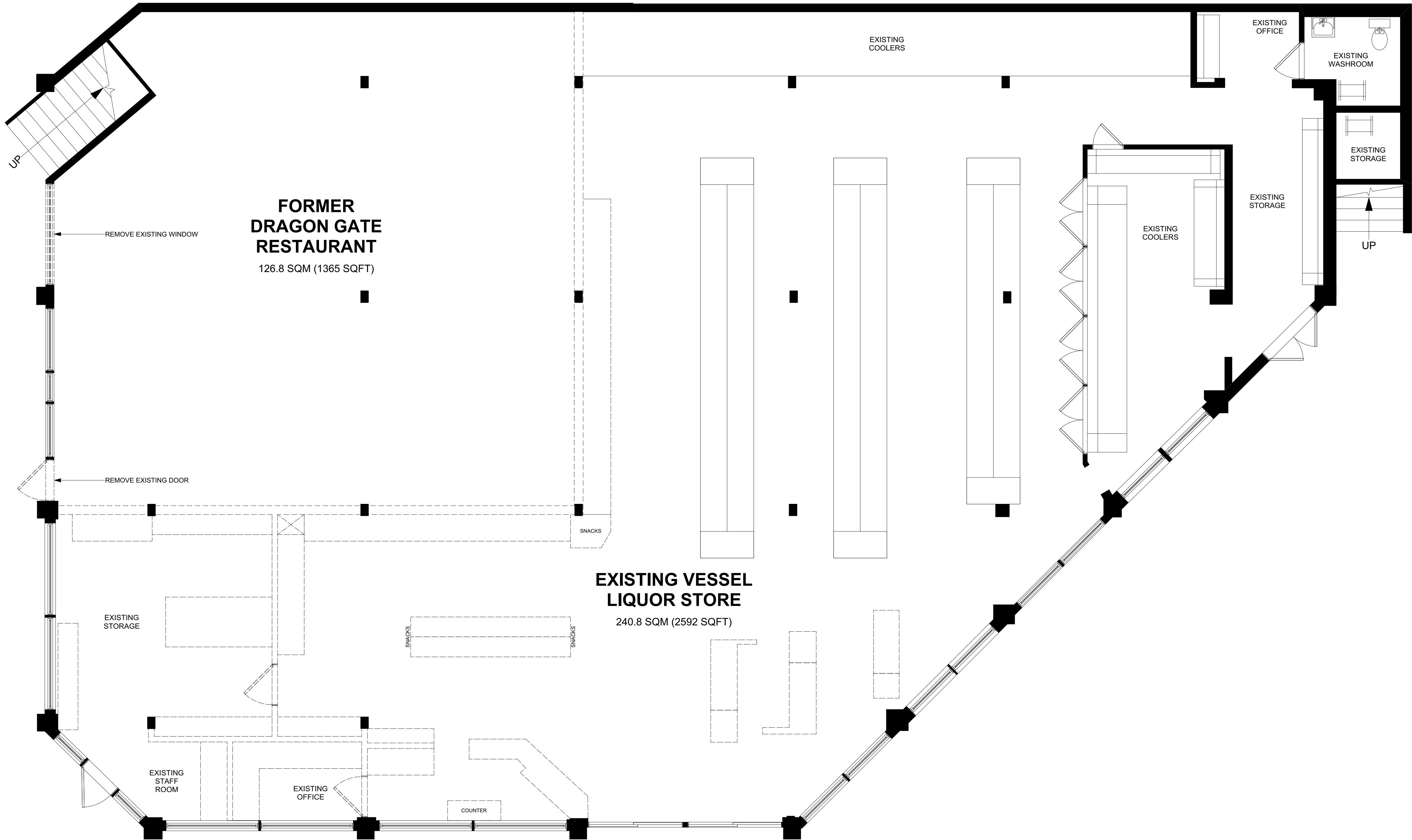
DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A1

PARTITION LEGEND	
EXISTING - TO REMAIN	
EXISTING - TO REMAIN BE DEMOLISHED	



1
A2
EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
**VESSEL LIQUOR
STORE
EXPANSION**

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

**VESSEL LIQUOR
STORE**

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Court
Victoria, BC, V8Z 4M2
250-294-8076

ISSUED FOR: DATE:

REVISION NO.: DATE:

SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

DATE:
JUNE 2, 2021

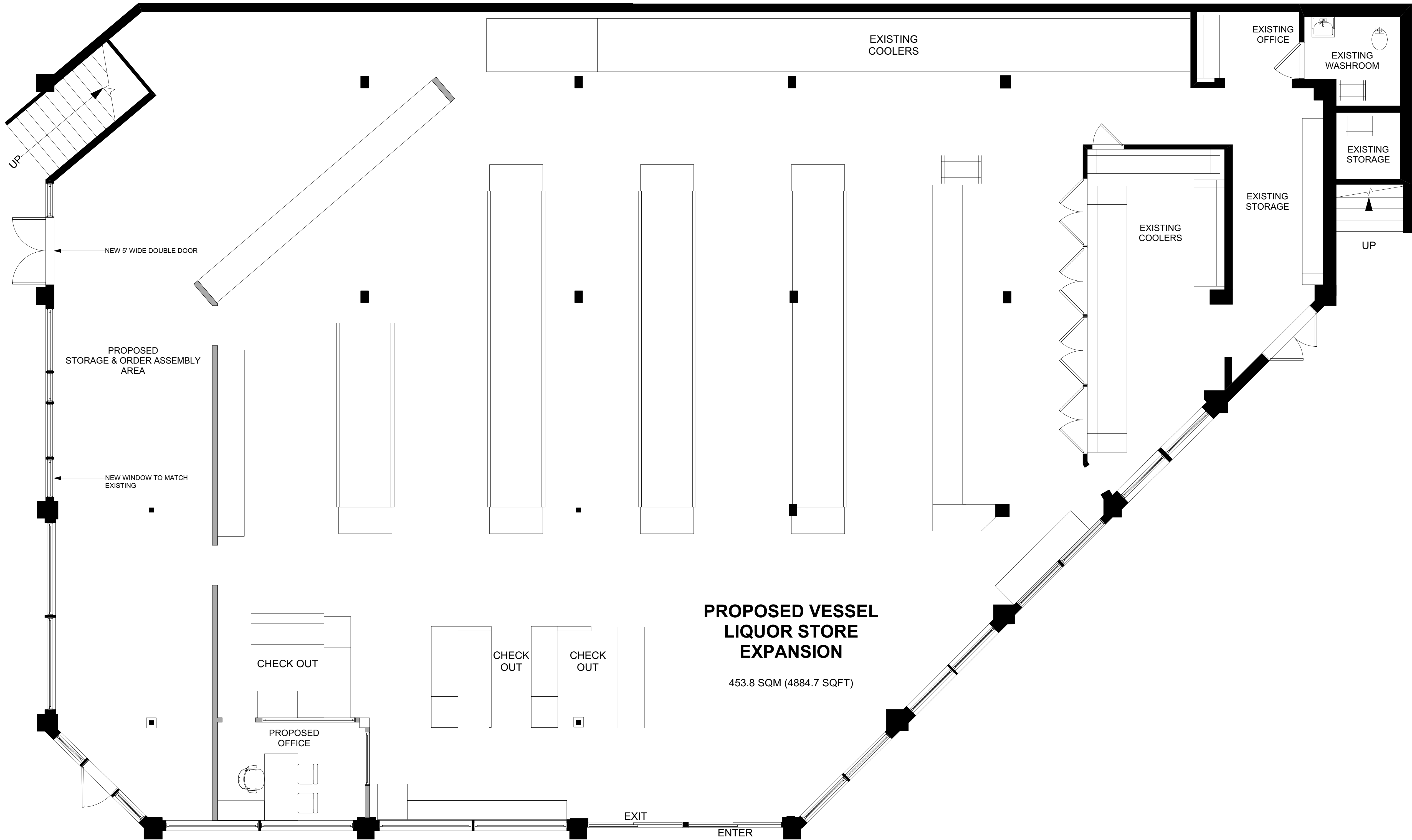
SCALE:
AS NOTED

DRAWING TITLE:
**EXISTING MAIN
FLOOR PLAN**

DRAWING NUMBER:

A2

PARTITION LEGEND	
EXISTING WALLS & PARTITIONS	<div></div>
NEW PARTITIONS	<div></div>



1
A3
EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
**VESSEL LIQUOR
STORE
EXPANSION**

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

**VESSEL LIQUOR
STORE**

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Court
Victoria, BC, V8Z 4M2
250-294-8076

ISSUED FOR: DATE:

REVISION NO.: DATE:

SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

DATE:
JUNE 2, 2021

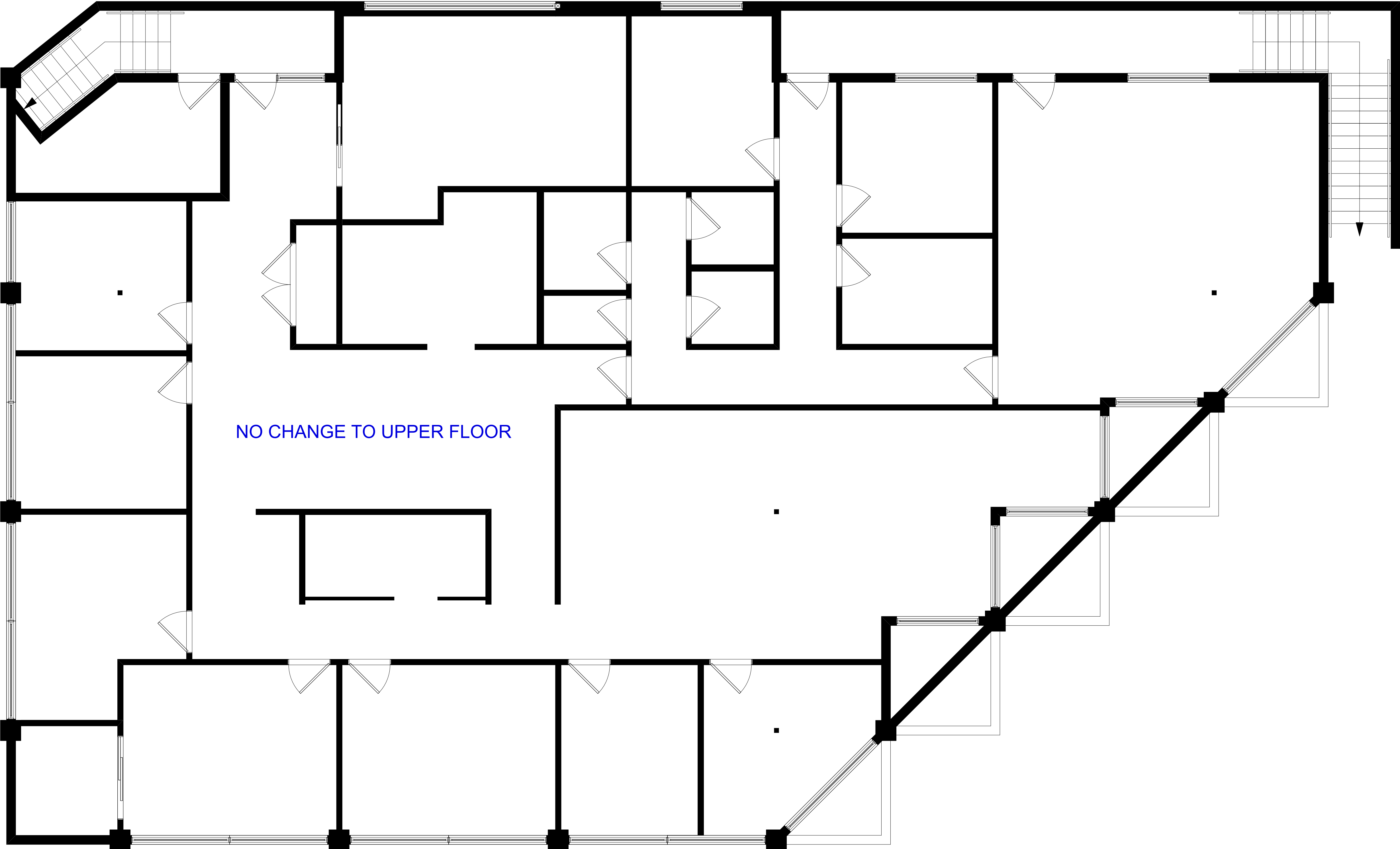
SCALE:
AS NOTED

DRAWING TITLE:
**PROPOSED MAIN
FLOOR PLAN**

DRAWING NUMBER:

A3

PARTITION LEGEND	
EXISTING WALLS & PARTITIONS	<div></div>



1
A4
EXISTING UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
**VESSEL LIQUOR
STORE
EXPANSION**

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

**VESSEL LIQUOR
STORE**

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Court
Victoria, BC, V8Z 4M2
250-294-8076

ISSUED FOR: DATE:

REVISION NO.: DATE:

SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

DATE:
JUNE 2, 2021

SCALE:
AS NOTED

DRAWING TITLE:
**EXISTING UPPER
FLOOR PLAN**

DRAWING NUMBER:

A4



1
A5
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

NO CHANGE TO EAST ELEVATION

PROJECT:
VESSEL LIQUOR
STORE
EXPANSION

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

VESSEL LIQUOR
STORE

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Court
Victoria, BC, V8Z 4M2
250-294-8076

ISSUED FOR: DATE:

REVISION NO.: DATE:

SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

DATE:
JUNE 2, 2021

SCALE:
AS NOTED

DRAWING TITLE:

EXISTING EAST
ELEVATION

DRAWING NUMBER:

A5



1
A6
EXISTING ELEVATION
SCALE: 1:50



2
A6
PROPOSED ELEVATION
SCALE: 1:50

PROJECT:
**VESSEL LIQUOR
STORE
EXPANSION**

PROJECT ADDRESS:

1609 FORT STREET
VICTORIA, BC

CLIENT:

VESSEL LIQUOR
STORE

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Court
Victoria, BC, V8Z 4M2
250-294-8076

ISSUED FOR: DATE:

REVISION NO.: DATE:

SAC PROJECT NO.:
VES-03-21

DRAWN BY:
SL

DATE:
JUNE 2, 2021

SCALE:
AS NOTED

DRAWING TITLE:
**EXISTING &
PROPOSED SOUTH
ELEVATION**

DRAWING NUMBER:

A6

Vessel Liquor Store Ltd.
 1609 Fort Street
 Victoria, BC V8R 1H8

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

June 17, 2021

Dear Mayor and Council

**Re: Development Permit with Variance for the Expansion of Vessel Liquor Store
 1609 Fort Street, Victoria, BC
 (the “Vessel Property”)**

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

Background

The Vessel Property was first rezoned to allow for a liquor retail store in early 2015 and Vessel’s operations commenced later in the year. Over the ensuing five years, Vessel has developed its business in a professional manner which has resulted in many recognitions and awards including being voted the Best Liquor Store in the City three years in a row through the Times Colonist’s annual Readers’ Choice Awards.

In February of this year, a DVP was approved by City Council to allow expansion of Vessel into an adjoining 86.2 square metre (“m²”) space that was formerly occupied by Money Mart thus increasing the total area of Vessel to 327.0 m². Recently, due to economic factors, the remaining adjoining tenant to Vessel (Dragon Gate Restaurant) has closed. Vessel has secured this space to facilitate an additional 126.8 m² expansion which requires Council’s approval.

Proposal

The current proposal is to expand the 327.0 m² Vessel store by an additional 126.8 m², which would result in a total area of 453.8 m².

Neighbourhood Shopping at the Oak Bay Junction

The Vessel building, Vessel and the adjoining recently-opened Urban Grocer are under overall common management. These businesses together with Shoppers Drug Mart are synergistic and together provide much-needed services for the area.

Upgrade of the Vessel Property

At the recently-purchased Vessel Property, a refurbishment program has started with new landscaping and exterior lighting and the City’s approval to complete a major upgrade to the exterior and second floor of the building is in place. This will improve the visual appeal of the Vessel Property which is important given its prominent location at the junction of Fort Street and Oak Bay Avenue.

Vessel Supports Local Producers

Vessel has throughout been a very strong supporter of BC products. It is interesting to note that the local craft beer industry's sales have tripled over the last five years and the number of BC breweries have increased over nine years from 54 (2010) to 170 (2019) with +/- 20 more about to open.

Twenty-five hundred people (+/-) are currently employed in the craft beer brewing industry.

Additionally there is also a constant burgeoning of BC wines and local craft distillery products (such as vodka and gin) becoming available. The growth in all of these offerings including imminent additional offerings means that Vessel needs more space.

Vessel and the Community

Vessel has always been about community and building on this relationship. They are consistent supporters of many organizations in the arts, sports, education and community outreach groups and of course BC suppliers with particular emphasis on "local".

Vessel and Education

Vessel uses its platform to provide educational opportunities for its staff, partners in the industry and members of the community. They have trained staff in local restaurants and have even partnered with competitors to train their staff; a recent example being their offer of an internship for a member of the Vinica Education Society which is focussed on diversifying the wine industry through innovative education and professional mentorships. One focus of Vessel is its support of people that are passionate about wine but are experiencing systemic barriers to participation and advancement and are working with them to develop new leaders in the industry.

Online Shopping

The reality of shopping patterns as affected by online shopping including delivery or pickup is a very real aspect of today's business world. Vessel is currently offering an experimental and limited online service and concurrently studying a basis to expand this service including curbside pickup.

Additional space will be required to pursue this and remain competitive in today's marketplace.

Size Comparison to Other Major Victoria Liquor Retail Outlet Competitors

Vessel Liquor Store	Current Size:	327.0 m²	
	Proposed Size:	453.8 m²	
<u>Liquor Retail Store</u>	<u>Location</u>	<u>Size</u>	<u>Proposed Size of Vessel by Comparison (+/-)</u>
Gov't Liquor Store	Fort and Foul Bay	926.5 m ²	49%
Gov't Liquor Store	Fairfield Plaza	530.0 m ²	86%
Gov't Liquor Store	Hillside Shopping Centre	785.0 m ²	58%
Cascadia	Quadra Village	594.0 m ² Approved by Council April 2018)	76%

As can be seen from the above, Vessel (when expanded) will be smaller than all of its major competitors noted above, that being between 49% and 86% of their sizes.

Why Vessel Wants to Expand

There is an industry principle as articulated by the Province of fairness and a level playing field. In this context, even when expanded, Vessel is at a significant size disadvantage to its main competitors. Simply put, Vessel requires more space to remain competitive including supporting local producers, its increasing customer base and to address the advent of online shopping.

Technical Details – Site Fully Complies Including Excess Parking

Aside from the requested variance for the increased retail liquor store area, our request complies with all other zoning and development guidelines. No expansion of the building's footprint is being proposed and the former restaurant use is being replaced with a retail use which results in a reduction of the overall parking requirements for the building. The City has approved a small second floor expansion of 91.1 m² enclosing former balcony areas. The entire second-floor space will be used for offices. The combination of the slightly-expanded second-floor office areas with the main floor retail being all Vessel, requires a total of 17 parking stalls and there are currently 20 stalls provided onsite.

Consultation

- **South Jubilee Community**

The Vessel Property is in the South Jubilee Community and details of the proposed DVP were provided to their Community Association Land Use Committee (CALUC). The Committee reviewed the proposed DVP and on April 14th they provided an email response to Chelsea Medd at the City of Victoria planning department advising that they “have no comments or objections to the expansion plans”.

- **The Rockland Neighbourhood Community**

We also met with the Rockland CALUC to discuss the proposed DVP, and Ross Borland (the Managing Partner of Vessel) and I met with their members on April 7th. The details of the proposed expansion were provided and there was discussion around parking, the planned upgrades to the building's exterior, the site and the size comparison to other liquor stores in the area. This included discussions related to details of our proposal. There were no objections to the DVP.

- **Petition of Adjacent Properties**

Although not a requirement for the DVP approval process, it was suggested by the City Planner that a petition of the neighbours be undertaken in the same manner as is done for a rezoning. On May 28, 2021 the attached notice was hand delivered to 70 residential and commercial addresses noted on the map. To date, there have been three letters of support received and no letters (or correspondence) in opposition. We will continue to receive input and will update the response status during the final review before council.

On behalf of Vessel, thank you for your consideration of this application.

Sincerely,



Trevor Dickie,
Project Coordinator for Vessel Liquor Store Ltd.

trevor@radcliffelane.com
(250) 858-5740

Attachment: Neighbourhood Petition Map and Address List

Information for Development Permit with Variance Application

Vessel Liquor Store – 1609 Fort Street

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 a vacant space that currently exists in the building. The total proposed expansion area is 1,365 square feet as illustrated in the blue shaded area in the drawing below. This would result in Vessel occupying the entire main floor of the building and will allow them to expand their product line to better serve their customers. A full renovation of the building was approved under a separate development permit and the construction has commenced to upgrade the exterior and second floor office space in the building. 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

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): _____

ADDRESS: _____

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:

[illegible]

Date _____

Signature



Subject Site Noted in Yellow
Properties Provided Petition Noted in Blue

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

101 - 1640 Oak Bay Avenue
200 - 1640 Oak Bay Avenue
201 - 1640 Oak Bay Avenue
202 - 1640 Oak Bay Avenue
203 - 1640 Oak Bay Avenue
204 - 1640 Oak Bay Avenue
300 - 1640 Oak Bay Avenue
301 - 1640 Oak Bay Avenue
200 - 1625 Fort Street
1627 Fort Street
200 - 1627 Fort Street
222 - 1627 Fort Street
224 - 1627 Fort Street
225 - 1627 Fort Street
233 - 1627 Fort Street
235 - 1627 Fort Street
244 - 1627 Fort Street
245 - 1627 Fort Street
285 - 1627 Fort Street
300 - 1627 Fort Street
301 - 1627 Fort Street
305 - 1627 Fort Street
315 - 1627 Fort Street
325 - 1627 Fort Street
345 - 1627 Fort Street
350 - 1627 Fort Street
355 - 1627 Fort Street
400 - 1627 Fort Street
1629 Fort Street
1631 Fort Street
1633 Fort Street
1635 Fort Street
1637 Fort Street
1639 Fort Street
1641 Fort Street
1643 Fort Street
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

Information for Development Permit with Variance Application

Vessel Liquor Store – 1609 Fort Street

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 a vacant space that currently exists in the building. The total proposed expansion area is 1,365 square feet as illustrated in the blue shaded area in the drawing below. This would result in Vessel occupying the entire main floor of the building and will allow them to expand their product line to better serve their customers. A full renovation of the building was approved under a separate development permit and the construction has commenced to upgrade the exterior and second floor office space in the building. 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

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): _____

ADDRESS: _____

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:

[illegible]

Date _____

Signature



Addresses List for Petition Circulation

Address
1557 Oak Bay Avenue
1559 Oak Bay Avenue
1585 Oak Bay Avenue
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400 - 1627 Fort Street
1629 Fort Street
1631 Fort Street
1633 Fort Street
1635 Fort Street
1637 Fort Street
1639 Fort Street
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1643 Fort Street
1645 Fort Street
1647 Fort Street
1649 Fort Street
1651 Fort Street
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1657 Fort Street
1659 Fort Street
1609 Fort Street
1602 Fort Street
1608 Fort Street
1650 Fort Street

LIQUOR RETAIL STORE DEVELOPMENT PERMIT WITH VARIANCE NOTICE

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Please review the plans and indicate the following:

NAME: (please print): MICHAEL LOVE
ADDRESS: 104-1625 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:

[illegible]

5/28/21
Date

Signature

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): KEN GRANT

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:

THIS STORE HAS BEEN A GOOD ADDITION TO THE AREA. NO PROBLEMS WITH THE EXPANSION.

May 29/21
Date

Signature

Chelsea Medd

From: Gail
Sent: April 14, 2021 12:01 PM
To: Chelsea Medd
Cc: Trevor
Subject: 1609 Fort St expansion plans

DATE: April 14/21

RE: 1609 Fort St development and renovation plans as per Mar 15/21 email
ORIGINAL DPV 00148

Dear Ms. Medd:

The South Jubilee Land Use Committee has reviewed the revised plans submitted to us for review on March 15/21 by Trevor Dickie of Highbury Asset Management for the property at 1609 Fort St.

We feel the newest iteration does not require a South Jubilee community review meeting and we have no comments or objections to the expansion plans.

Sincerely,

Gail Anthony
Co-chair South Jubilee Land Use Committee

From: "Bendall, Esther LCRB:EX" [REDACTED]
Date: June 14, 2021 at 11:55:50 AM PDT
To: Leigh [REDACTED]
Cc: "Fearn, Harold (Gord) G LCRB:EX" [REDACTED]
Subject: RE: Vessel Liquor Store (#195411) Structural Change

Good morning Leigh, I have amended the lining of the AIP floor plan (see attachment). There was no need to amend the AIP letter as the wording encompasses the changes being made including the amendments. If you have any questions or concerns please don't hesitate to contact me.

Kindest Regards
Esther

Esther Bendall
Licencing Analyst
Ministry of Public Safety and Solicitor General
Liquor and Cannabis Regulation Branch
[REDACTED]

Liquor Licensees, we're modernizing! If you haven't yet, please set up your Business BCeID as soon as possible to ensure your smooth transition to our new online licensing portal. Starting in March you'll need your Business BCeID to manage your licence and submit applications.
[Learn more. Create account/BCeID. Questions?](#)

If you receive this e-mail in error, please notify the sender immediately and delete this e-mail from your system.

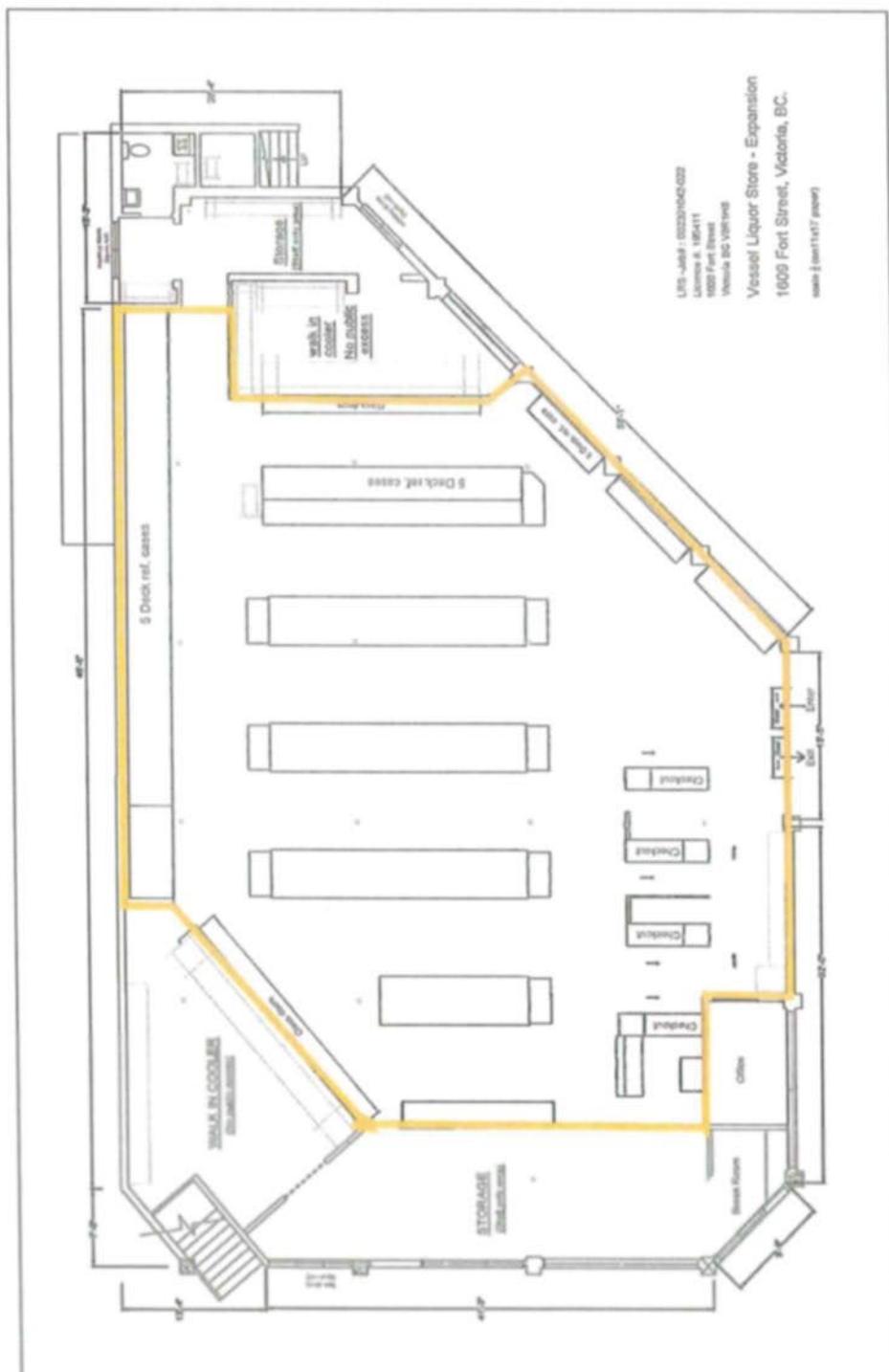
APPROVAL IN PRINCIPLE

Subject to the terms and /or conditions specified in the approval in principle letter(s) dated June 14, 2021

Job: # 010065
Max Person Capacity: N/A

Authority

Edw. Wendell





Job#: 002301043-022

July 28, 2020

Vessel Liquor Store Ltd.
Via email: [adminoffice\(a\).radcliffelane.com](mailto:adminoffice(a).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 Tyee Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
www.v.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 [REDACTED] or at [REDACTED]

Sincerely,

D Reimer

Danielle Reimer
Licensing Analyst
Liquor & Cannabis Regulation Branch

Attachment - AIP Floor Plan

cc: Gord Fearn, Liquor Inspector (via email)

From: Cochrane, Kari <kari.cochrane@vicpd.ca>

Sent: April 29, 2021 12:46 PM

To: Development Services email inquiries <DevelopmentServices@victoria.ca>

Subject: New Liquor Retail Store Variance Application Received for 1609 Fort Street – DPV No. 00170

Re: Liquor Retail Store Variance Application for 1609 Fort Street – DPV No. 00170

I have reviewed the documents provided on the Development Tracker for 1609 Fort St. This application is for an expansion to an existing liquor retail store, that is situated within a business development site. The expectation is that this would have little to no change with respect to community safety.

Kari



Sgt. Kari Cochrane
Operational Planning
Victoria Police Department
850 Caledonia Avenue
Victoria, BC, V8T 5J8
T:250-995-7218
C:250-882-3495
kari.cochrane@vicpd.ca

Development Permit with
Variance Application No. 00170
for
1609 Fort Street

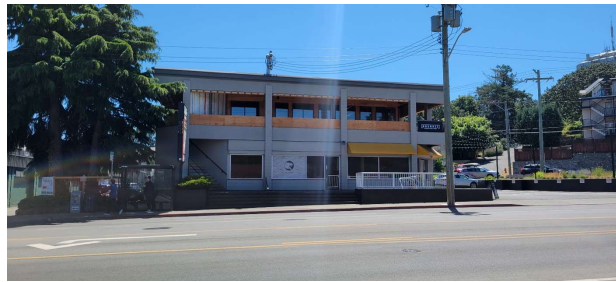


1



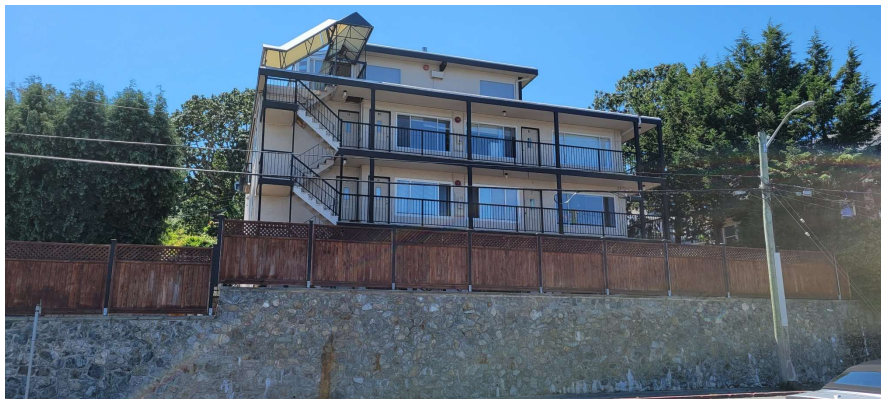
2

Subject Site



3

1585 Oak Bay Avenue (South)



4

1625 Oak Bay Avenue (South)



5

1650 Fort Street (North)

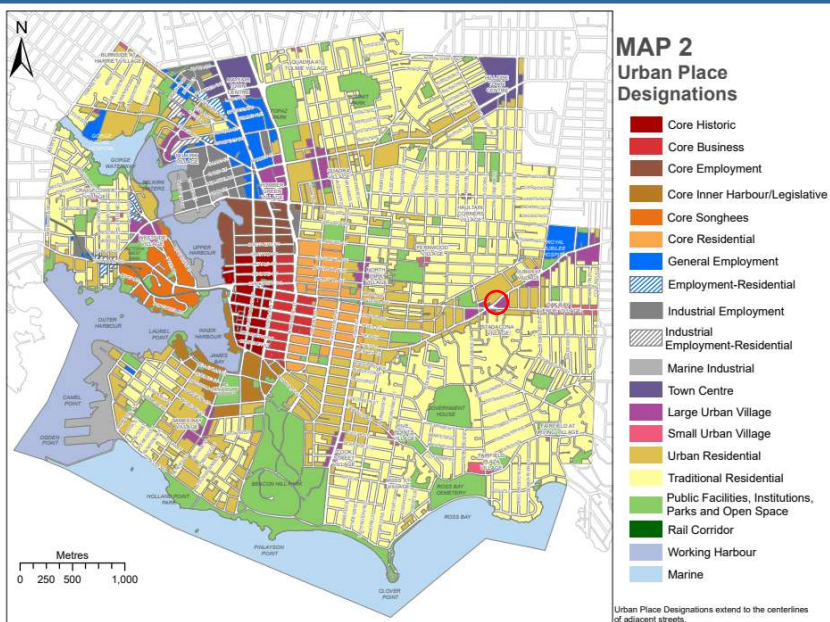


6

1625 Fort Street (East)



7



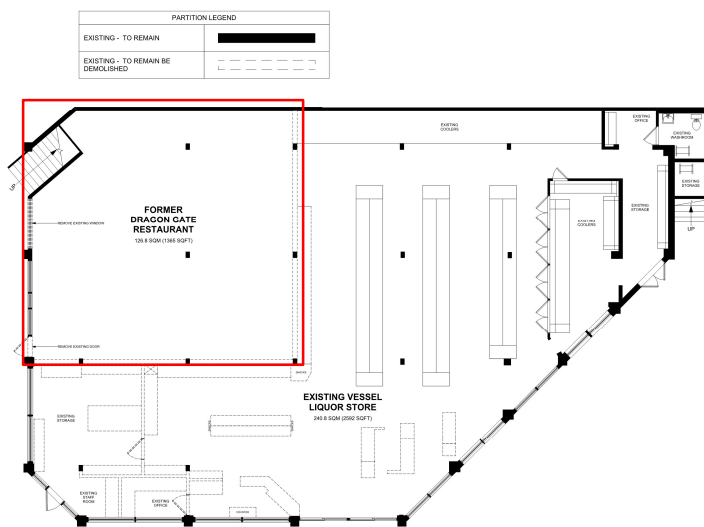
8

Site Plan



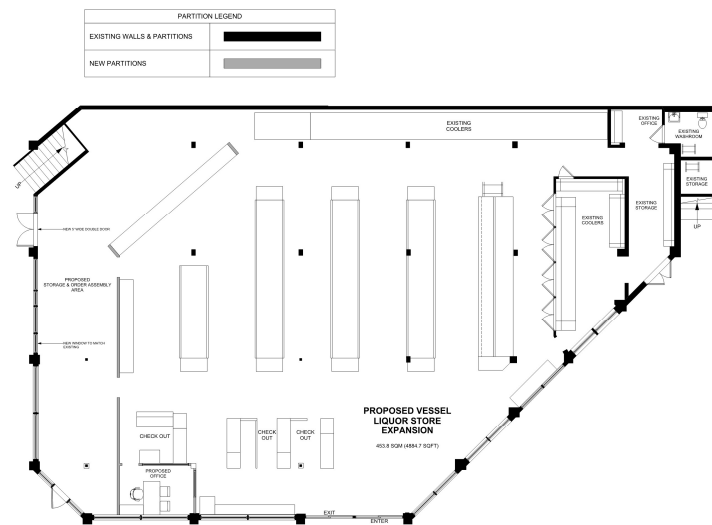
9

Existing 1ST Floor Plan



10

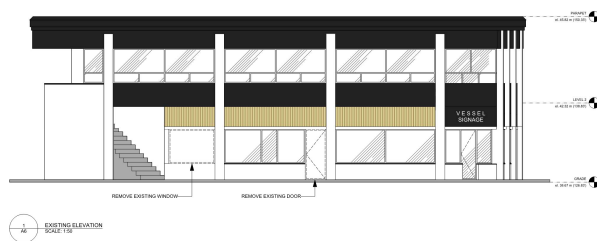
Proposed 1ST Floor Plan



11

Elevation (North)

Existing



Proposed



12

Elevation (South West)



*No change



13

Landscape Plan



14

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): Chris Taylor
ADDRESS: Suite 301-1625 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:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Date _____

Signature