

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue

Your Worship and Council:

I am writing to show my support for the parking variance application made by Fernwood Coffee Company/The Parsonage Café in regards to 1105 Caledonia Ave. I understand that the applicant's intent is to move its café and coffee roastery – for which the current owners have operated in good faith since 2006 at 1115 North Park Street. For this move a variance is needed to allow the business to operate with 2 less parking stalls than the city zoning requires.

For over 27 years, The Parsonage Café – in its current location in the North Park Village – has been an asset to the neighborhood and a good community member. Since the current owners took over in 2006, The Parsonage Café and Fernwood Coffee have taken on the role of a community hub and supported many local charities and community events. Not only does the business effectively serve Fernwood and North Park it also employs over 17 people with health benefits and above average wages. As well it supports small-scale local farmers and food purveyors.


I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,



Signature

Name: MIKE GREEN

Address: 

Date: 2017-10-26

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MAYOR'S OFFICE
NOV 02 2017
VICTORIA, B.C.

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I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,



Signature

Name: Trish Richards

Address:



Date: Oct 24, 2017.



Mayor and Council
City of Victoria

October 24, 2017

Dear Mayor and Council,

RE: Support for Parking Variance at 1105 Caledonia Avenue

The North Park Neighbourhood Association Land Use Committee (LUC) supports the development variance permit application from Fernwood Coffee and Parsonage Café for 1105 Caledonia.

An NPNA Board member attended the community meeting hosted by Fernwood Coffee on Sunday, October 22. We understand that a parking variance is required for the business to re-locate to 1105 Caledonia.

Fernwood Coffee is a longtime local business and has contributed significantly to the vitality of North Park Village, both in terms of its services and local employment. The business has earned its place in our Fernwood/North Park neighbourhood as an ethical employer and for providing a favourite meeting place for local residents.

We feel that Fernwood Coffee has addressed the parking shortage by providing adequate TDM solutions and through a reciprocal parking agreement with an adjacent business.

We ask that staff and Council support this variance application and help this much-loved local business re-locate and continue to be an important part of our community.

Yours truly,
Pam Hartling
Chair, NPNA LUC



FERNWOOD COMMUNITY ASSOCIATION

November 28, 2017

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: Application No. 00057 for 1105 Caledonia Avenue

Starting in September I have had a number of conversations with Ben Cram and Terra Ogawa, the owners of The Parsonage Café & Fernwood Coffee Company, concerning the Zoning Regulation Bylaw variances they will need to relocate their business to 1105 Caledonia Avenue.

During those discussions it was decided that Ben and Terra would have an open house at their current location to discuss moving their business to 1105 Caledonia Avenue. They agreed to circulate a letter outlining their plan and focus their efforts on the residents in the 1100 block of Caledonia Avenue.

I attended their 7:30 pm open house on October 22, 2017. At the meeting detailed plans were discussed describing the changes they would like to make to the building and lot. The turnout was modest and no concerns were expressed by those at the meeting. Since their open house, residents not available to attend have contacted them directly to discuss their proposed move.

Although most of their current staff live in the neighborhood and bike to work, Ben and Terra discussed how their Staff Bike to Work Incentive Plan will reduce the need for parking by staff. The Plan will include 10 covered bike racks, a bike loan program and guaranteed ride home if ill or bad weather – they currently have a staff account with Victoria Taxi. Additionally they will nurture a no drive policy by offering BC Transit Benefits.

At the meeting, and in the letter circulated in the neighbourhood, it was stated that the business will not stay open late and does not plan to ever serve alcohol and no changes to the residential parking on Caledonia Avenue are being requested..

Sincerely,

David Maxwell
Chair - Land Use Committee
Fernwood Community Association

Cc Sustainable Planning and Community Development
Development Services Division
City of Victoria