

REPORTS OF COMMITTEES

1. Committee of the Whole – August 3, 2016

1. Rezoning Application No. 00586 for 304 Cook Street (Fairfield)

Motion:

It was moved by Councillor Madoff, seconded by Councillor Young, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00586 for 304 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a legal agreement to secure the decorative paving along Cook Street and Sutilej Street, executed by the applicant to the satisfaction of the City Solicitor.

Carried Unanimously

3.3 Rezoning Application No. 00586 for 304 Cook Street (Fairfield)

Committee received a report dated July 21, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 304 Cook Street, to allow for the proposed liquor retail store as a permitted use within the existing building.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00586 for 304 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a legal agreement to secure the decorative paving along Cook Street and Sutelj Street, executed by the applicant to the satisfaction of the City Solicitor.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of August 3, 2017

To: Committee of the Whole **Date:** July 21, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00586 for 304 Cook Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00586 for 304 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- 1) Preparation of a legal agreement to secure the decorative paving along Cook Street and Sutej Street, executed by the applicant to the satisfaction of the City Solicitor.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, buildings and other structures, the siting, size and dimensions of buildings and other structures, as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 304 Cook Street. The proposal is to rezone from the CR-3M Zone, Commercial Residential Apartment Modified District to a new site specific zone in order to allow for a liquor retail store as a permitted use within the existing building.

The following points were considered in assessing this application:

- the proposed change of use is consistent with the Large Urban Village urban place designation in the *Official Community Plan, 2012* (OCP)
- the proposal is generally consistent with the Liquor Retail Stores Rezoning Policy; however, the proposed location is within 200m of 230 Cook Street, which is zoned to allow for a liquor retail store as a permitted use
- the applicant intends to move the liquor retail store from 230 Cook Street to the subject site and provincial regulations require a 1km minimum separation distance between

liquor retail stores; therefore, under the current Provincial regulations, another liquor retail store could not open at 230 Cook Street

- the applicant has received a letter of preliminary approval from the Province to relocate the liquor retail store to 304 Cook Street
- in accordance with the City's *Liquor Retail Stores Rezoning Policy*, the applicant has polled all residents and owners of neighbouring lots regarding the acceptability of the application and received positive responses from all respondents.

BACKGROUND

Description of Proposal

This Application is to rezone from the CR-3M Zone, Commercial Residential Apartment Modified District, to a new site specific zone to allow for a liquor retail store as a permitted use within the existing building. The following differences from the standard CR-3M Zone are being proposed and would be accommodated in the new zone:

- including liquor retail store as a permitted use with a maximum floor area of 138m²
- reducing the minimum parking requirement for retail commercial uses from 8 stalls to 4 stalls (existing)
- allowing a portion of the second storey to be used as office space.

Sustainability Features

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

Active Transportation Impacts

The application proposes two Class 1 bicycle parking stalls and eight Class 2 bicycle parking stalls which supports active transportation.

Public Realm Improvements

The application proposes to replace a portion of the concrete sidewalk along Cook Street with decorative pavers to compliment the pavers located along Cook Street south of Sutlej Street. These would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Accessibility Impact Statement

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

Land Use Context

The area is characterized by commercial and mixed-use buildings along Cook Street and multi-unit residential, attached dwellings and single-family dwellings along Sutlej Street.

Existing Site Development and Development Potential

The site is presently developed as a two-storey commercial building. The building is currently vacant and was previously occupied by a bank.

Under the current CR-3M Zone, the property could be developed as a three-storey commercial-

residential building with ground floor commercial uses and residential units above.

Data Table

The following data table compares the proposal with the standard CR-3M Zone. An asterisk is used to identify where the proposal is less stringent than the standard zone. A double asterisk is used to identify where the proposal is existing legal non-conforming.

Zoning Criteria	Proposal	CR-3M
Site area (m ²) - minimum	537.10	N/A
Combined Floor Area (m ²) - maximum	381.90	537.10
Density (Floor Space Ratio) - maximum	0.78:1	1:1
Height (m) - maximum	8.00	10.70
Storeys - maximum	2	3
Setbacks (m) – minimum:		
Front (Cook Street)	0** (first storey) 10.79 (second storey)	3.00 (first storey) 6.00 (second storey)
Rear	12.40	6.00
Side (north)	0.00	0.00 (non-residential adjacent lot)
Flanking (Sutlej Street)	2.40	2.40
Parking - minimum	4.00*	8.00
Bicycle parking stalls (minimum)		
Class 1	2	N/A
Class 2	8	N/A

Relevant History

Cook Street Liquor (previously the Cook Street Village Wine Store) has operated in Cook Street Village since 1998. Originally located at 242 Cook Street, in 2005, the business was relocated to a temporary trailer behind 230 Cook Street during redevelopment of 240 Cook Street. On March 27, 2008, Council approved a rezoning application to add liquor retail store as a permitted use at 230 Cook Street, and to remove liquor retail store as a permitted use at 240 Cook Street; thus, transferring the liquor retail store use from one property to another. The Cook Street Liquor Store now fronts onto the parking lot located at the rear of 230 Cook Street.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on April 27, 2017. A summary of the meeting is attached to this report.

In accordance with the City's *Liquor Retail Stores Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% of respondents support the application. The required rezoning petitions and illustrative map provided by the applicant are attached to this report. Consistent with the *Liquor Retail Stores Rezoning Policy*, the application was circulated to School District No. 61 and Victoria City Police on July 20, 2017. At the time of report writing no response had been received; however, any future responses would be included in a report to Council should this application advance to a Public Hearing.

ANALYSIS

Official Community Plan

The subject site is designated as Large Urban Village in the OCP, which envisions a range of commercial uses, including liquor retail stores, in ground oriented commercial buildings that are set close to the street with parking located at the rear of the building. The proposal is consistent with this designation and adds to the compliment of commercial uses along Cook Street.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Regulatory Considerations

The proposal to reduce the parking requirement for retail uses and accessory office use from eight parking stalls to four parking stalls is considered supportable as the site functioned with four parking stalls when the building was occupied by a bank. The parking requirements are the same for retail stores and banks, therefore, there is no anticipated increase in parking demand associated with this change of use.

The proposed 138m² of floor area for the liquor retail store is considered supportable as the proposed floor area is less than the maximum of 275m² envisioned in the *Liquor Retail Stores Rezoning Policy*.

Liquor Retail Stores Rezoning Policy

The proposal is consistent with the City's *Liquor Retail Stores Rezoning Policy*, which encourages liquor stores within established retail locations with entrances fronting onto streets. As well, the proposed location is more than 200m from an elementary or secondary school. In order to avoid concentrations of liquor retail stores, the policy states that stores should be at least 200m from an existing liquor retail store, although, a reduced distance may be warranted in locations such as large urban villages. In this case, the proposed location is less than 50m from the store's current location; however, since the existing store would be relocated with this application, there would be no increase in the concentration of liquor retail stores. The Provincial regulations require a separation distance of 1km between liquor retail stores; therefore, under the current Provincial regulations, another liquor retail store would not be permitted at 230 Cook Street. If the Provincial regulations were relaxed at some future point and with the continued presence of "liquor retail store" as a use at 230 Cook Street, a second liquor store would be permitted, without rezoning, in the Cook Street Village. If this occurred, the combined floor area of the two locations, would still be less than the 275m² total per store, envisioned in the City's *Liquor Retail Stores Rezoning Policy*.

CONCLUSIONS

The proposal to add to the range of permitted uses is consistent with the OCP objectives for Large Urban Villages and the City's Liquor Retail Stores Rezoning Policy in terms of adding to the compliment of commercial uses in Cook Street Village, and creating pedestrian friendly streets through active uses at the street level. The proposed uses are considered appropriate in this location. Staff recommend that Council approve this Application.

ALTERNATE MOTION

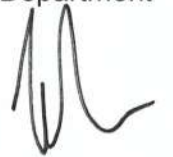
That Council decline Rezoning Application No. 00586 for the property located at 304 Cook Street.

Respectfully submitted,


Alec Johnston, Senior Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

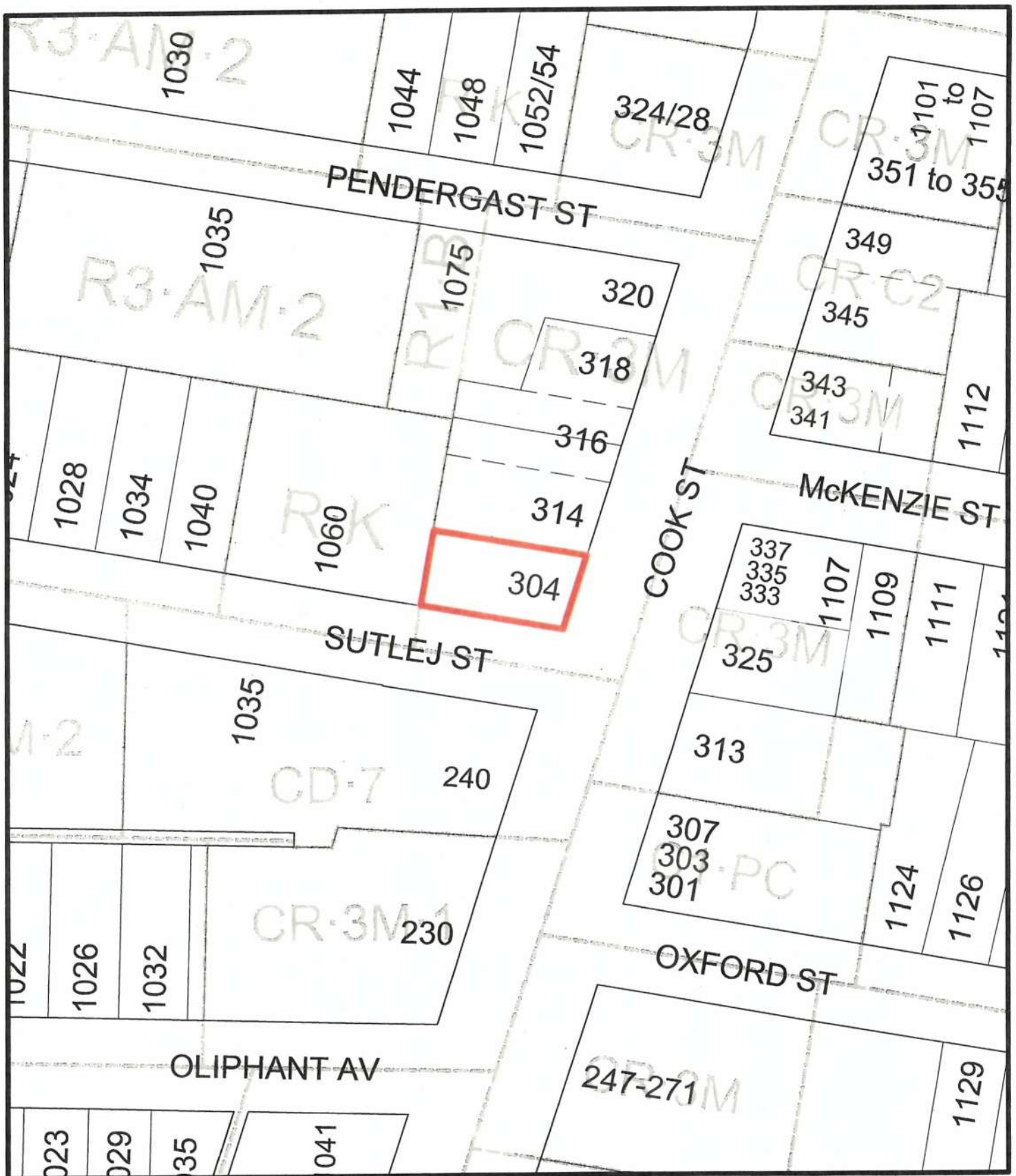
Report accepted and recommended by the City Manager:



Date: July 26, 2017

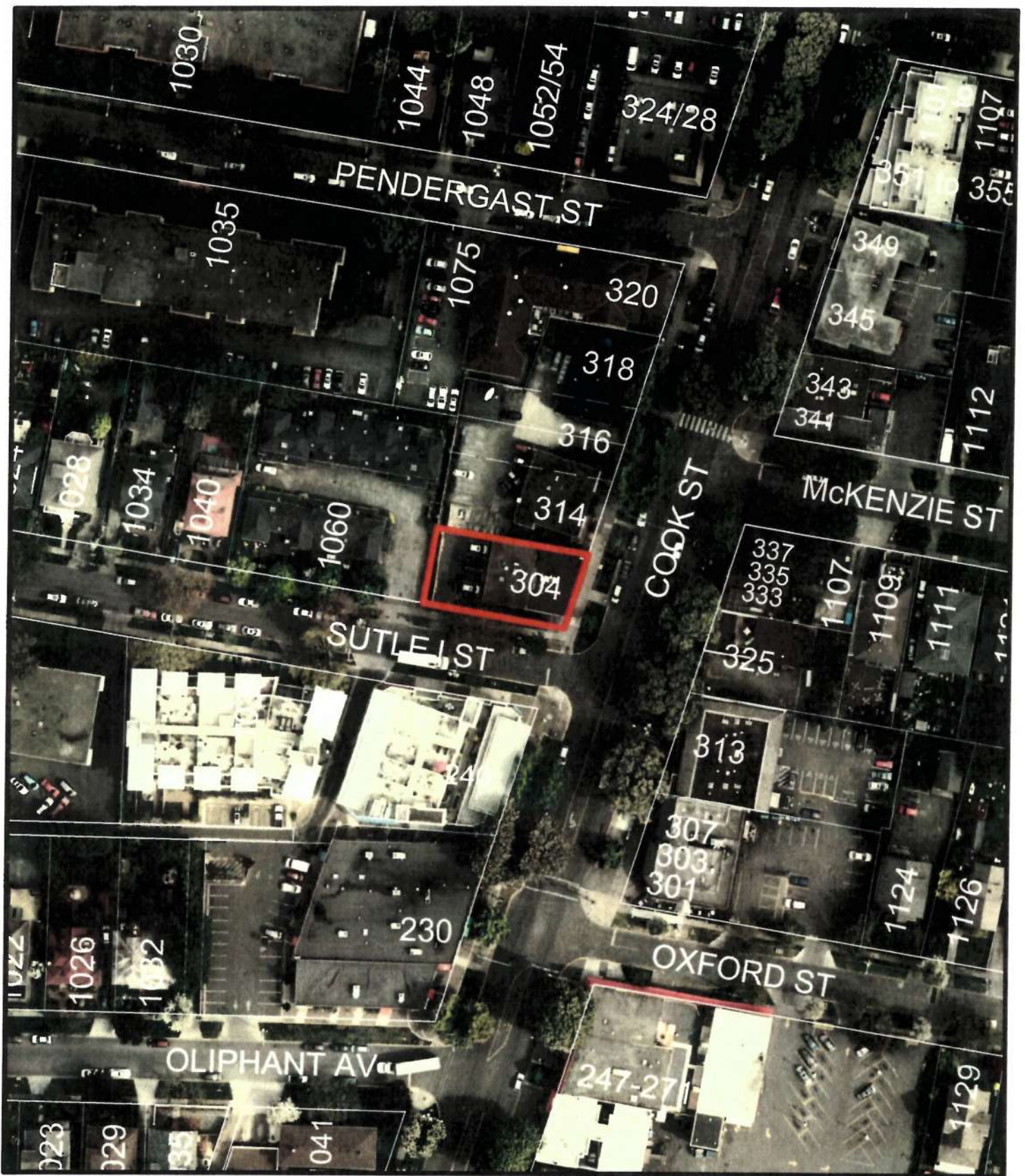
List of Attachments:

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped July 10, 2017
- Attachment D - Letter from applicant to Mayor and Council dated June 30, 2017
- Attachment E - Community Association Land Use Committee Summary of April 27, 2017 Meeting
- Attachment F - Liquor Retail Stores Rezoning Policy Petition Responses and Map
- Attachment G - Correspondence



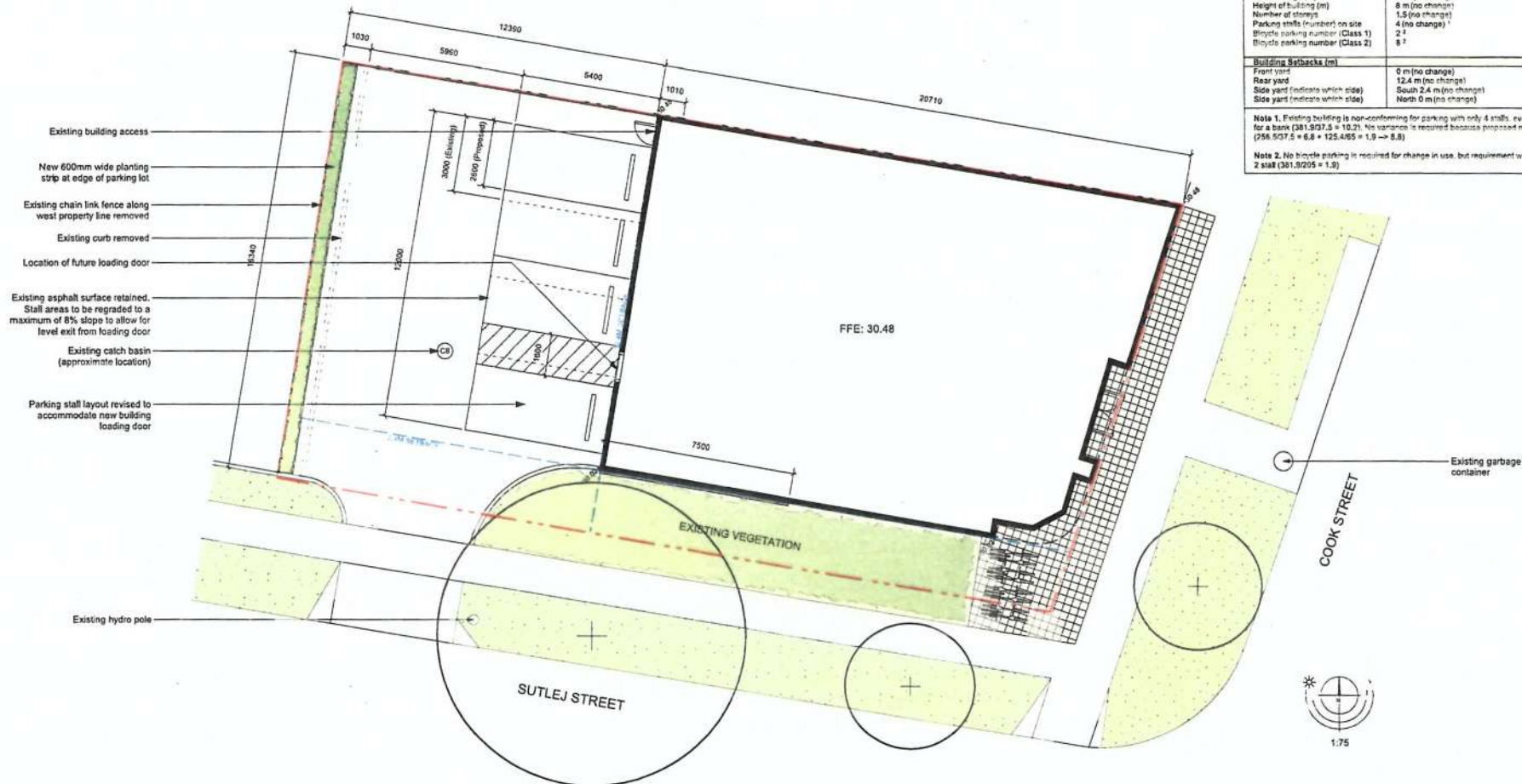
304 Cook Street
Rezoning No.00586





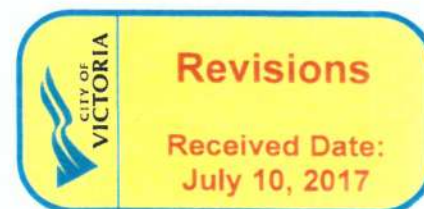
304 Cook Street
Rezoning No.00586

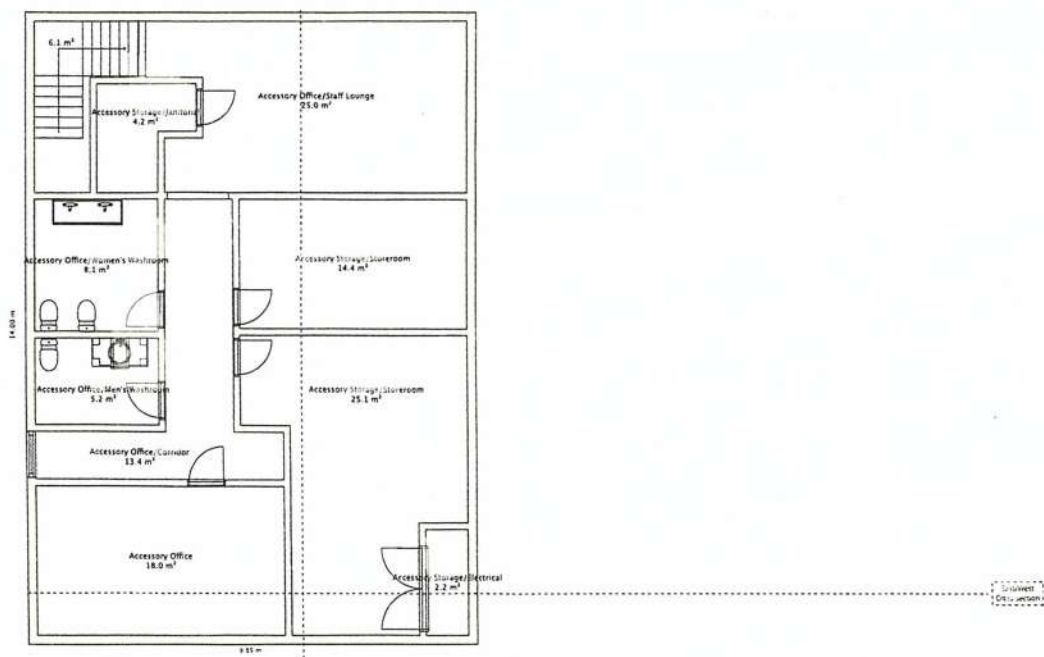




PROJECT INFORMATION TABLE	
Zone (existing)	CR-3M
Proposed Zone	Site-specific CR-3M zone with Liquor Retail Store as permitted use.
Site area (m ²)	521.7 m ² (no change)
Total floor area (m ²)	381.9 m ² (no change)
Ground floor area (m ²)	256.5 m ² (no change)
Upper floor area (m ²)	125.4 m ² (no change)
Liquor Retail area (m ²)	137.7 m ²
Office (m ²)	10.6 m ²
Accessory Storage (m ²)	153.6 m ²
Floor space ratio	0.78 (no change)
Site coverage (%)	52% (no change)
Height of building (m)	8 m (no change)
Number of stories	1.5 (no change)
Parking stalls (number) on site	4 (no change)
Bicycle parking number (Class 1)	2
Bicycle parking number (Class 2)	8
Building Setbacks (m)	
Front yard	0 m (no change)
Rear yard	12.4 m (no change)
Side yard (indicate which side)	South 2.4 m (no change)
Side yard (indicate which side)	North 0 m (no change)
<p>Note 1. Existing building is non-conforming for parking with only 4 stalls, even though requirement was 11 for a bank (381.9/27.5 = 10.2). No variance is required because proposed new use requires only 8 stalls (256.5/27.5 = 6.8 = 125.4/65 = 1.9 → 8.8)</p> <p>Note 2. No bicycle parking is required for change in use, but requirement would be 1 class stall and 1 class 2 stall (381.9/205 = 1.9)</p>	

304 Cook Street | Site Plan





304 Cook Street | Upper Level



Rayola
CREATIVE



IAN SCOTT, MCIP, RPP, LEED ND AP

Ian Scott Planning Services
ianscottconsulting@gmail.com
(c) 250.884.8202

COOK STREET LIQUOR -
REZONING PROPOSAL
304 COOK STREET, VICTORIA

SITE PLAN FOR PROPOSED
DEVELOPMENT

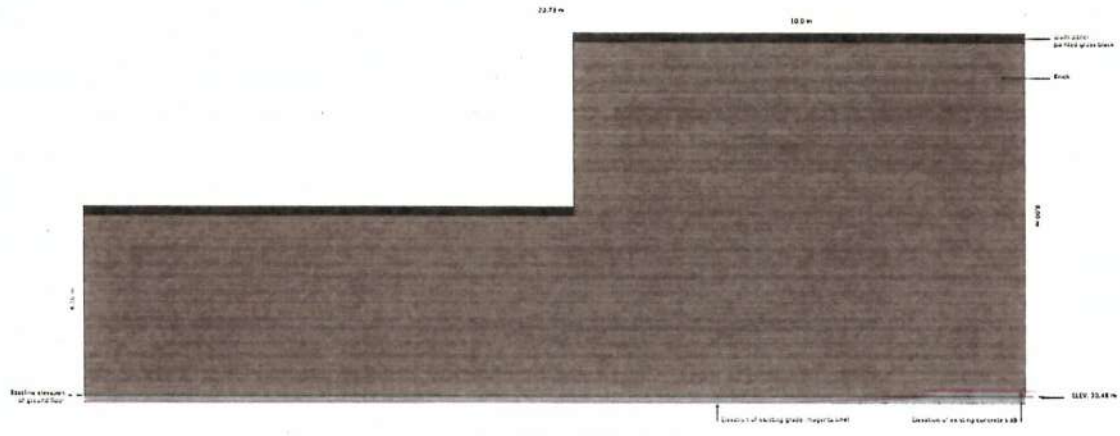
APRIL 18, 2017

A1.02

SCALE: 1:50



304 Cook Street | West Elevation



304 Cook Street | North Elevation

SITE PLAN FOR PROPOSED
DEVELOPMENT

APRIL 18, 2017

A1.06
SCALE: 1 : 50

COOK STREET LIQUOR -
REZONING PROPOSAL

304 COOK STREET, VICTORIA

IAN SCOTT, MCIP, RPP, LEED ND AP

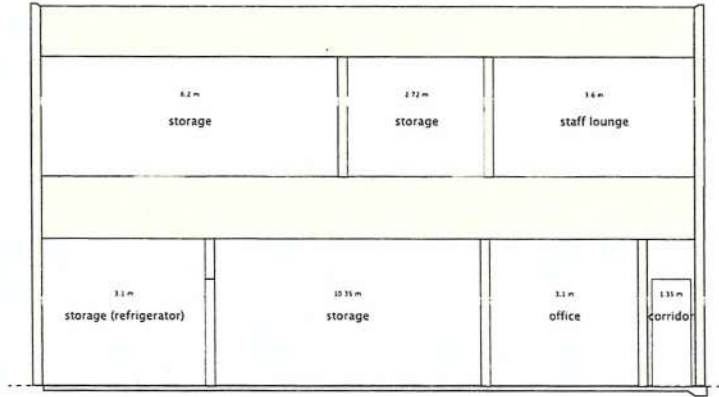
Ian Scott Planning Services

ianscottconsulting@gmail.com

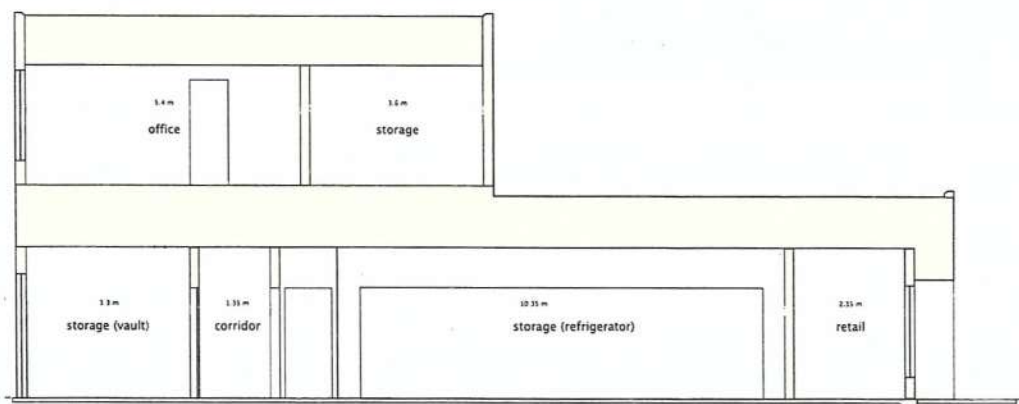
(c) 250.884.8202



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304 Cook Street | North/South Cross-section



304 Cook Street | East/West Cross-section



SITE PLAN FOR PROPOSED
DEVELOPMENT
APRIL 18, 2017
A1.09
SCALE: 1:50

COOK STREET LIQUOR -
REZONING FORPOSAL
304 COOK STREET, VICTORIA

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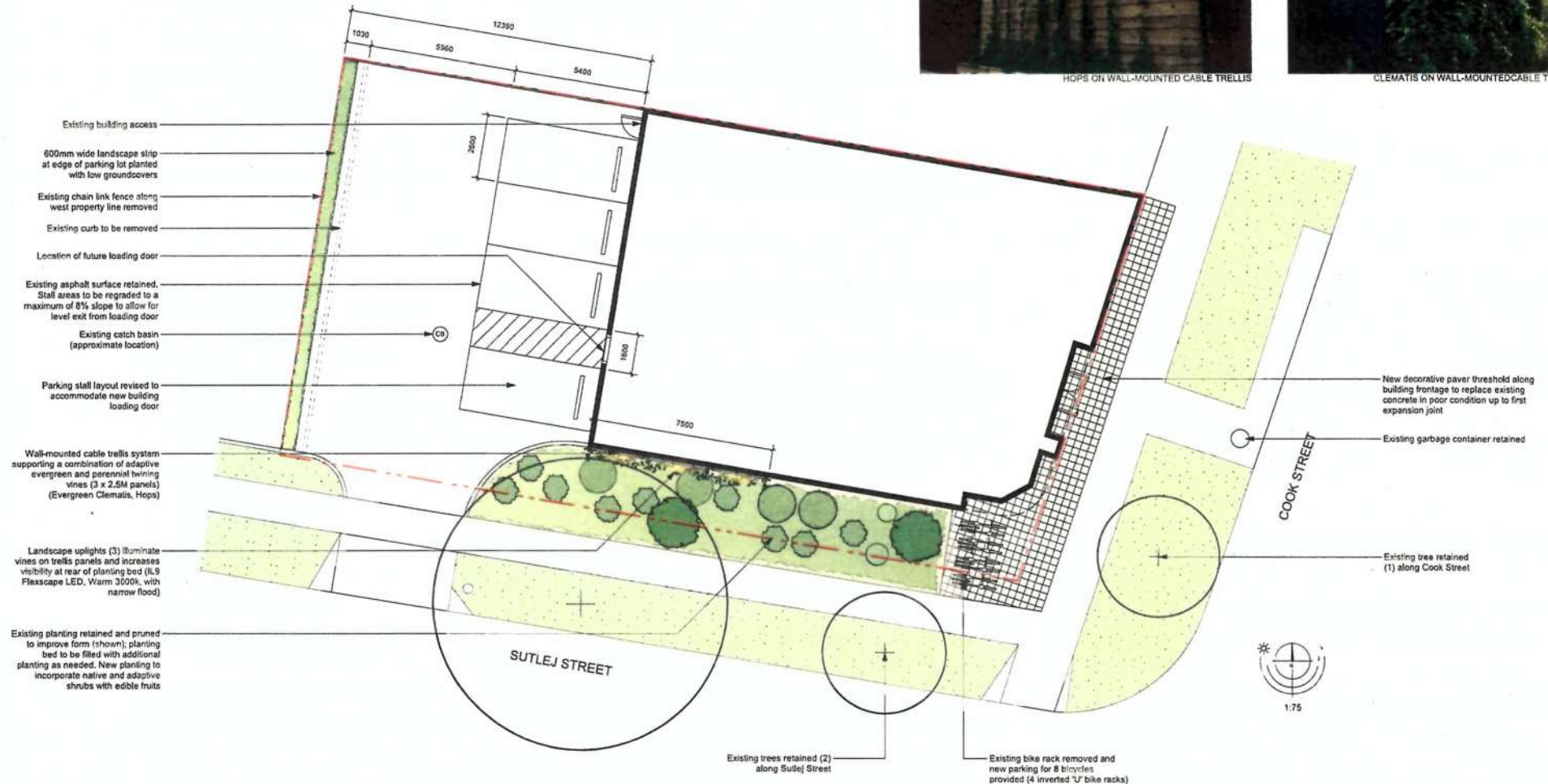
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CREATIVE



HOPS ON WALL-MOUNTED CABLE TRELLIS



CLEMATIS ON WALL-MOUNTED CABLE TRELLIS



304 Cook Street | Landscape Plan

3DS Ventures Inc.

DBA ~ Cook St. Liquor

June 30, 2017

RE: Rezoning / Development Permit Application for 304 Cook Street

Dear Mayor Helps and City of Victoria Council,

I am extremely pleased to be submitting a Rezoning and Development Permit Application to facilitate the relocation of the ***Cook St. Liquor*** from its current location at 109 - 230 Cook Street to 304 Cook Street, formerly the Royal Bank. We have been a key part of the Cook Street Village and active member of the Cook Street Village business community since 1998. The relocation gives our locally owned business a strong street-front location and improves and stabilizes our operations in the Village. We have heard nothing but positive support from the community who value the presence of our service in the Village and are excited to see the Royal Bank building repurposed so positively.

Our Application seeks to add as a permitted use *Liquor Retail Store* to the 304 Cook Street location and the issuance of a Development Permit to facilitate the following building and site improvements:

- Addition of an awning with lighting over the entrance of the store enhancing the prominence of the entrance and fostering a welcome feel.
- Painting of the metal cladding
- Addition of a signage and exterior accessed ATM to the front of the building
- Addition of a 6 new bike parking stalls at the front corner of the building, to increase the total to 8.
- Addition of an interior bike storage room for employees.
- Replacement of the cracking and mismatched paving at the front of the building with pavers that complement the palette already existing on the west side of Cook Street in the Village.
- Addition of a small loading door to the rear of the building to facilitate product deliveries.
- Reconfiguration and minor regrading of the rear parking lot to make the loading door accessible. This will also include removal of the yellow curb near the rear of the parking area to improve its functionality and appearance.
- Installation of wire trellis on the south wall of the building to grow hops seasonally and an evergreen clematis, which will soften and green this elevation.
- Addition of lighting on the building and feature lighting in the landscaping along the south side of the building to improve safety and add a welcoming presence.
- Infill plantings in the landscaping along the south wall including the addition of edible plants and bushes.
- Removal of the chain link fence and morning glory along the rear yard lot line of the parking lot and addition of a landscape strip with low plantings. The existing privacy fence screening the neighbouring residential property will remain.

History in the Cook Street Village

Our company has operated a liquor retail store in Cook Street Village since 1998. In 2007 a rezoning application was submitted to the City of Victoria to move the *Liquor Retail Store* zoning from 240 Cook Street to 230 Cook Street. Please note this was required because the 240 Cook Street project saw long delays and *Liquor Control* was insisting the license be activated or possibly confiscated, so the move to 230 Cook was requested. In February 2008 we received unanimous approval from council for the rezoning and the store opened at its current location on May 15th of that year. The City received 1,200 letters of support.

Another new location in the Cook Street Village

We are very excited by our planned relocation and believe this is a positive for the neighborhood. There are few businesses that could make use of a bank building, but we are one. The former bank building will provide us with necessary security, along with badly needed space to receive goods within our store. Our current operations at 240 Cook Street require us to receive and process goods in the parking lot, which is a major inconvenience for our employees, patrons and our business neighbours. Additional retail space at 304 Cook Street will also give us the opportunity to offer a broader selection of products and services. Though we will continue to philosophically be a boutique store, the additional space will give us more flexibility to showcase and tell the story of the many small suppliers that we carry.

Our hours of operation will remain 10 am to 9 pm, as they have since we opened in 2008, with deliveries received during business hours. We will also have a small, dedicated recyclables receiving area in the front lobby (we *must* receive recyclables as per *Liquor Control* requirements). We can impose limits as to what we receive and for our operations this means we only take a maximum of 24, recyclables must be clean and no sorting is allowed in the store. We will balance that use with the sale of wholesale flowers (individual stems rather than bouquets). Just as someone might like to return a few empties and pick up a selection of beer, we believe the purchase of a bottle of wine and bouquet of flowers is the perfect complement.

City of Victoria Policy

The Official Community Plan designates Cook Street Village as Large Urban Village that includes ground-level commercial and community services that reinforce the sidewalk. A community serving Cook Street Liquor fits that definition perfectly. While we recognize there is disappointment at the loss of the Royal Bank from the neighbourhood, no other financial institution has stepped up to use this location given the trend in banking services and reduced store-fronts. **Cook St. Liquor** is alternative commercial and community serving operation that can take advantage of the unique, high-security design features of this building.

Our Application has followed the requirements of the City of Victoria *Liquor Retail Store Rezoning Policy* and our application meets this policy in every respect:

- We held a noticed meeting with the Fairfield Gonzales Land Use Committee on April 27th, 2017 and received only positive comments.

- We have petitioned the neighbouring properties and received 16 responses, all positive.
- We provided a letter of Preliminary Approval from the Liquor Control and Licensing Branch.
- We are locating in existing commercial building, with street-front access, while making improvements to the existing store-front.
- The location is more than 200m from a school
- The location is more than 200m from another liquor retail store. While 240 Cook Street would remain zoned for a liquor retail store (unless the City elected to initiate a rezoning of that site), *Liquor Control and Licensing Branch* regulations prohibit stores from locating within 1 km of each other.
- The size of the liquor retail store is less than 275 m². The area of the ground floor dedicated to retail and accessible to the public is only 137.7 m². The remaining ground floor is storage and a small office (118.8 m²) and with the upper floor a mix of office and storage spaces (125.4 m²).
- There are four vehicle parking stalls located to the rear of the building that will be dedicated as 15 minute parking stalls. So while this is less than the maximum specified by the zoning bylaw for the mixed liquor retail store / office uses, the change of use from a bank requires no increase in parking. Moreover, the *Liquor Retail Store Rezoning Policy* recognizes that a Liquor Retail Store may require less than the maximum specified by zoning in walkable locations such as the Cook Street Village. We are also improving the services for cyclists, both patrons and employees, which helps to reduce vehicle parking requirements.
- The building has been assessed against the CPTED guidelines and we are making changes to the landscaping area (pruning, addition of lighting) and installation of security camera for the rear of the building. These changes will mean compliant site with such features as landscaping that provides no hiding spots, lighting for the rear parking lot and rear service entrances, security camera for staff to monitor this area more readily and a window that overlooks rear parking area for natural surveillance, a well-lit front entrance visible from the interior of the building with direct connection to the sidewalk, and bike parking located in a visible corner location with passive natural surveillance opportunities from both public spaces and inside the building

In the nearly 10 years we have been in our current location, Cook St. Liquor has been positively received by the community, and we are anticipating a seamless transition to the new space. We take being a good neighbour seriously and it's our hope that we can count on Council support. We are proud to be a part of this community and a freestanding building with Cook Street frontage will finally give us the anchor location within the Village that will both satisfy and serve our patrons, and be a significant asset to the Village and community at large.

Sincerely,



Glenn Barlow, President
3DS Ventures Inc.

Fairfield Gonzales Community Association Land Use Committee

Community Meeting Report:

Cook Street Liquor Store

Applicant Glenn Barlow, as cook street Liquor Store
Rezoning from Retail zone to Liquor retail zone

Meeting was held on Monday April 24th, 7PM at The Fairfield Community Place

Chair: David Biltek

Note Taker: various members of the CALUC

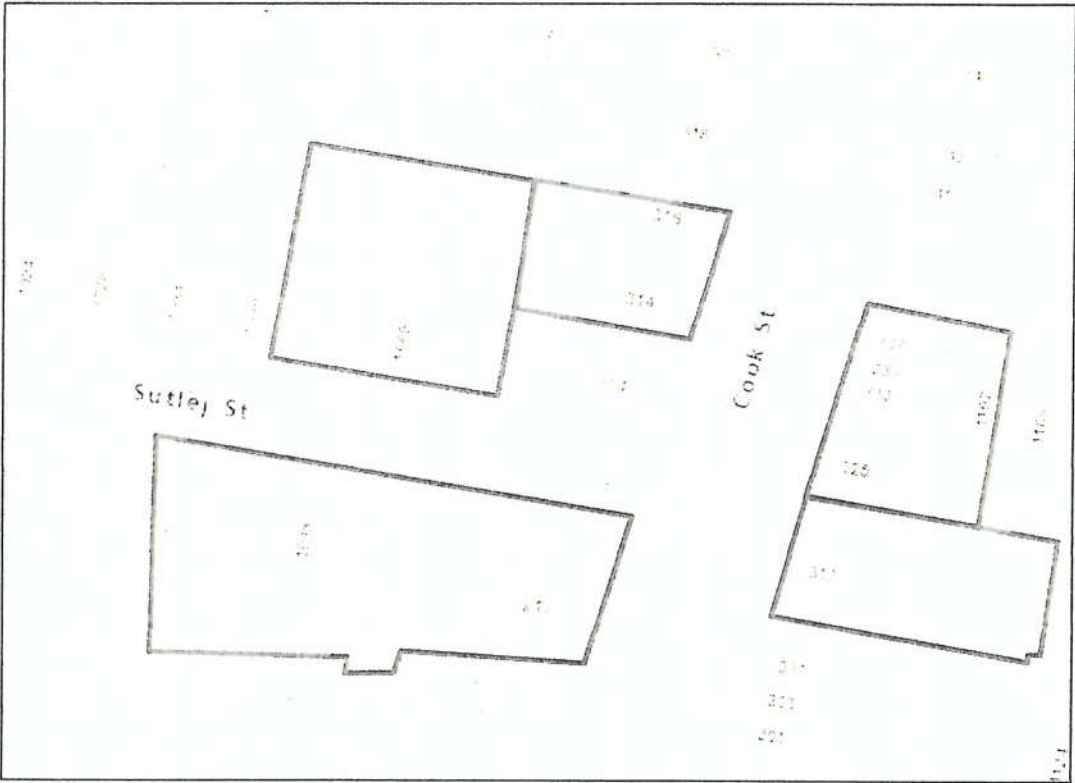
Attendance: 5

Glenn Barlow, applicant spoke about the new store and how it would change their operations and how they intended on using the space. He indicated it would ease deliveries for the store and surrounding businesses and in the new location would provide more space for delivery of goods, with less impact on neighbours, parking and traffic

Kristiane Baskerville Secretary of The Cook Street Village Business Association was present and advised that the association was “unanimously” in support of this re zoning application. She pointed out that Cook street Liquor and Glenn Barlow had long been associated with business activity in the area and always operated the liquor store appropriately and with co complaints. Te association was eager to support the proposal

There was no concerns expressed by any neighbours, residential or business.

304 Cook Street - Petition Properties



LIQUOR RETAIL STORE REZONING PETITION

I, Glenn Barlow, have applied to the City of Victoria for rezoning
print name
 of property, located at 304 Cook Street to permit a
subject property address
 retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Edith Shantz

ADDRESS: 7-1060 Sutlej 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:

*It's with mixed feelings that I check the above
 box. Having lived here 25 years I've seen many
 changes in the village businesses. Yours must be the
 only one to be in three different locations - now
 considering the fourth. I can see why the bank
 building would be a good space for you and I'm
 certainly glad there's a possibility of it being used
 rather than demolished. While perhaps not having
 great heritage value, it has a unique personality
 and deserves to live on in the heart of the village.
 My main concern is the increase in truck traffic
 for your deliveries. With limited street parking
 and parking lot spaces, I can foresee increased
 congestion. This end of Sutlej St is feeling the heat
 of increasing retail spaces. Negotiating an exit
 from our drive can at times be quite hazardous!
 May 15, 2017 E Shantz
Date Signature*

*P.S: It will be good to see improved landscaping
 and maintenance of it. If you could manage to
 get rid of the morning glory on your fence - greatly
 appreciate
 !!!*

LIQUOR RETAIL STORE REZONING PETITION

I, Glenn Barlow, have applied to the City of Victoria for rezoning
print name
 of property, located at 304 Cook Street to permit a
subject property address
 retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) CAROL O'FALLON

ADDRESS: #2-1060 SUTLEY 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. WITH CONCERNS BELOW

☐ I am opposed to the application.

Comments:

- CONCERNS: TRAFFIC & PARKING:
- 1) MOST OF THE DAY, NON-RESIDENTS, USING VARIOUS RETAILERS, FILL BOTH SIDES OF SUTLEY ST (EAST END ESPECIALLY) IN SIGNED RESIDENT ONLY PARKING. LIQUOR STORE CUSTOMERS WILL LIKELY DO SAME.
 - 2) SUTLEY ST. (NORTH) IS THE RECEIVING DOCK THROUGHOUT THE DAY FOR FREIGHT DELIVERIES (HORRIBLE SITUATION)
 - 3) ENTRY TO & EXIT FROM YOUR LOADING DOCK AREA COULD BE PROBLEMATIC DUE TO LACK OF TURN SPACE & ONE WAY TRAFFIC ON A 2 WAY ST. DUE TO (1) & (2) INTERSECTION OF COOK & SUTLEY IS OFTEN PROBLEMATIC
 - 4) CUSTOMERS PARKING ON PRIVATE PROPERTY OF 1060 SUTLEY ST. ADD TO THIS IS ENTRY & EXIT OF 1060 RESIDENTS/VISITORS
 - 5) The enhanced landscaping, opening up the playground area will be a nice addition.

May 11/17
Date

Carol O'Fallon
Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Glenn Barlow, have applied to the City of Victoria for rezoning
print name
of property, located at 304 Cook Street to permit a
subject property address
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) JANET LUNDMAN

ADDRESS: # 3 1060 Sutter 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:

Putting solid + suitable
buildings to different uses
is a sensible and environmentally
friendly way to enhance
the appeal of Cook St Village
for me. I'm all for this plan.

May 2/17
Date

JTB Lundman
Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Glenn Barlow, have applied to the City of Victoria for rezoning
print name
of property, located at 304 Cook Street to permit a
subject property address
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) LAVA FINE

ADDRESS: 211 - 270 Cook 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:

Growth in the Community
should be supported

I also enjoy your wine
selection

MAY 12, 2017
Date

[Signature]
Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Glenn Barlow, have applied to the City of Victoria for rezoning
print name
of property, located at 304 Cook Street to permit a
subject property address
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Louise McGillivray & Tim Hawont
ADDRESS: #6 1060 Sutley 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:

If it is operated in the same manner
as this existing store, we have no
concerns.

May 14 / 17
Date

[Signature]
Tim Hawont

[Signature]
Signature
C. Louise McGillivray

LIQUOR RETAIL STORE REZONING PETITION

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print name
of property, located at 304 Cook Street to permit a
subject property address
retail liquor store.

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Please review the plans and indicate the following:

NAME: (please print) QUENTIN POLLOCK

ADDRESS: 26 LINDEN 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:

MAY 6, 2017
Date


Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Glenn Barlow, have applied to the City of Victoria for rezoning
print name
of property, located at 304 Cook Street to permit a
subject property address
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) MIDALTA INVESTMENTS LTD.

ADDRESS: 314 COOK ST. VIC.

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:

WITH NO CHANGES TO NORTH ELEVATION.

May 2nd 2017.
Date


Signature

I, Glenn Barlow, have applied to the City of Victoria for rezoning
print name
of property, located at 304 Cook Street to permit a
subject property address
retail liquor store.

Please review the plans and indicate the following:

ADDRESS: 301 COOK ST, VICTORIA

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

☐ I am opposed to the application.

[illegible]

 Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Glenn Barlow, have applied to the City of Victoria for rezoning
print name
of property, located at 304 Cook Street to permit a
subject property address
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) MIRA LAURENCE

ADDRESS: 205-240 COOK ST VICTORIA, BC V8V3X3

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:

May 30/17
Date

Mira Laurence
Signature



Cook Street Village Business Association Membership Application Form

165 Cook Street Victoria BC V8V3W9 Tel: 250-380-0324

E-mail: surroundingsathome@yahoo.ca Website: www.weneedsomething.csvba.org

April 27, 2017

David Biltek

Planning and Zoning Committee Chair Fairfield Gonzales Community Association

1330 Fairfield Rd

Victoria, BC V8S 5J1

Dear David,

The proposed RBC building has sat dormant now for six months and it is to the detriment of the village's image. It was purpose built and does not lend itself to many retail applications, without a complete overhaul. With such a prominent position within the village core, it is also important that the new tenant be someone that creates good flow for all the village merchants.

The liquor store can take advantage of the high security aspect of the building and as specialists in their field, already draws from outside the general area. It's really a perfect fit for an ugly duckling building.

Mr. Barlow has operated the only liquor retail outlet in the village since 1998 and originally had street frontage with Cook Street Village Wines, so this relocation is understandable and warranted. The Cook Street Village Business Association (CSVBA) unanimously supports the relocation of Cook St. Liquor to 304 Cook St.

Sincerely,

Garry Preston, Chairman CSVBA

On behalf of the CSVBA

230 COOK STREET HOLDINGS LTD.

RECEIVED

MAY 05 2017

May 4, 2017

City of Victoria
1 Centennial Square
Victoria, B.C.
Attention: City Council

Dear Sirs,

RE: Proposed Rezoning Application to relocate Cook St. Liquor from 230 Cook Street, Victoria, B.C. to 304 Cook Street, Victoria, B.C.

We have recently received notification that 3DS Ventures Inc. intends to submit a rezoning application to the City, which will relocate the liquor retail zoning designation from 230 Cook Street to 304 Cook Street.

We are the Landlord of 3DS Ventures Inc. and understand that we have the opportunity to voice our objections to the rezoning application by written submission to the City Council.

We have been informed by the Tenant that he wishes to move the liquor retail zoning along with the liquor license. We strongly object to this, as it is our intention to fill the unit with another liquor store tenant and to maintain the existing retail zoning designation for this unit.

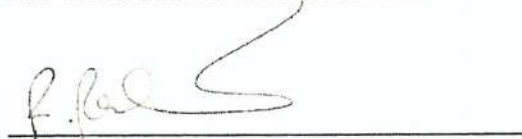
It is our understanding that Commercial Zoning Bylaws will not allow for two liquor licenses in such close proximity (one city block apart). We believe that our location in the rear of the building with no street visibility is a location that is highly favorable for the City, as it has surface parking directly adjacent to the store to alleviate congestion in the area, and has had a liquor store on site for over twenty years.

We therefore object strongly to the rezoning proposal based on the above reasons and respectfully request that the license and zoning for this unit be maintained at their current location.

Please contact the undersigned, should you have questions or require additional information.

Yours truly,

230 COOK STREET HOLDINGS LTD.



Robert Perkins
Director

From: gillian redwood [mailto:]
Sent: July 21, 2017 10:16 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: Proposal for Liquor Store in Cook St Village

Dear Alex Johnston,

We are residents of Gonzales and plan to relocate soon to Cook St Village. The proposal for a Liquor Store in the centre of the Village, on the site of the old RBC Bank would seem to have a very negative outcome.

There are always one or two street people asking for cash in the Village, and while they are not intrusive and pitch outside the Convenience store, a Liquor Store would increase the opportunity for problems.

There is already a Liquor Store in Cook Street Village, we do not need another one, especially not in the heart of the community.

It seems to be the most unimaginative proposal.

Sincerely,

Gillian Redwood

Rezoning Application for 304 Cook St



304 Cook Street – Cook Street Frontage



304 Cook Street – Suttlej Street Frontage



304 Cook Street – Rear



304 Cook Street – Front and North Side



314 Cook Street



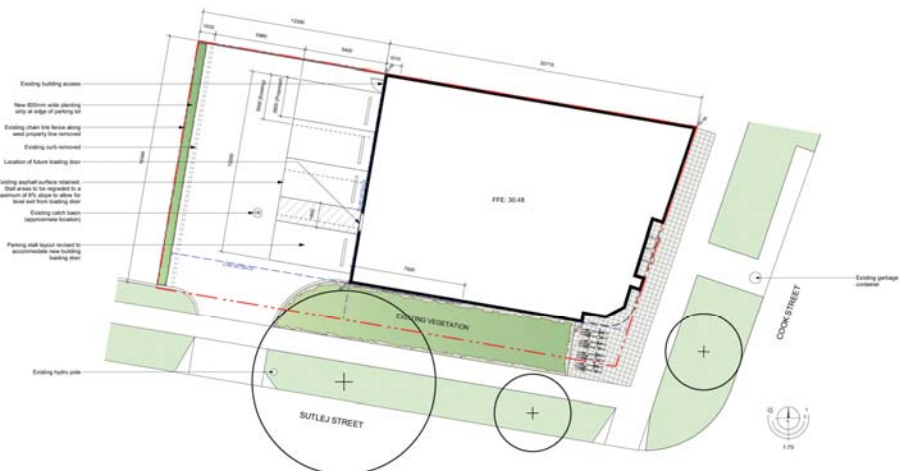
240 Cook Street



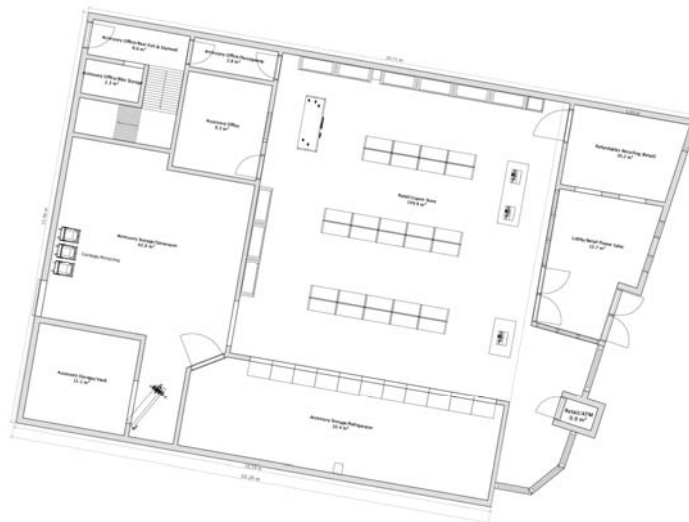
1060 Sutlej Street



Site Plan



Main Floor



Upper Floor









