

November 6, 2017

Mayor Lisa Helps and Council  
#1 Centennial Square  
Victoria, BC

RE: Application for a Parking Variance - 821-827 Broughton Street, Victoria, BC,  
Mellor Building -

Dear Mayor and Council,

We the owners of 821-827 Broughton Street are making application for a Parking Variance to allow for office and clinic for health professionals to occupy vacant street level premises in the Mellor Building. The exterior of the building will not be altered.

The current parking for the building is legal non-conforming as office space. With the proposed change in use we now must address the parking with the City. The building totals **1,647.7 square meters** (17,735 square feet) and is a two story office building, formerly developed for a radio station.

Based on the current zoning and the proposed change in use to allow for office and clinic for health professionals to occupy **256 square meters** (2764 square feet) of office space we would require a variance of Three (3) parking stalls (256 m<sup>2</sup> @ 1 stall/65m<sup>2</sup> versus 256 m<sup>2</sup> @ 1stall/37.5 m<sup>2</sup>) as indicated in Schedule "C". Please note that under the proposed Schedule C Draft Off-Street Parking Regulations we would require a parking variance of just One (1) stall.

The number of parking stalls based on the size of the building has been non-compliant since the zoning was allocated well over 30 years ago. The size of the building has not changed, the parking has not changed and the building is located downtown with abundant parking available in and around the area.

Within a one block radius of the subject property there are 1291 parking stalls available to the general public including surface lots and City Parkades.

This does not include private parking lots or any of the metered street parking stalls.

Being a downtown location it would be expected that individuals/clients visiting the building are typically already downtown and will walk to the building from their office or condo.

The building also provides bike parking for 7 bicycles.

The main Tenant in the building is the Nature Conservancy and Habitat Acquisition Trust and they would typically bike to work or walk rather than drive in support of their environmental beliefs.

To suggest that having an office and clinic for health professionals in this downtown location could have a material impact on the parking or the traffic seems unrealistic and we would look to the Mayor and Council for a common sense approach and approval of our request.

We look forward to your positive reply.

Yours sincerely

**Europort Enterprises Limited**

**Jan Glerup and/or Nancy Glerup**