

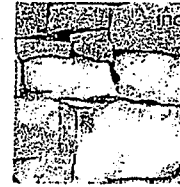
12 JUNE 2017

Mayor and Council
 CITY OF VICTORIA
 1 Centennial Square
 Victoria BC V8W 1P6

RE: ROYAL CANADIAN LEGION, PUBLIC SERVICE BRANCH 127
 514 Government Street, Victoria BC

TEMPORARY USE PERMIT APPLICATION PROCESS

Hillel
 architecture



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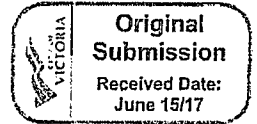
Mayor and Council,

On behalf of the members of the Royal Canadian Legion, Public Service Branch 127, current tenants of a provincially-owned building located at 514 Government Street, we hereby submit an application for a temporary use permit to allow the branch to remain at this location, and to obtain a business license. A business license, will in turn, permit RCL Branch 127 to obtain a liquor license and proper insurance.

RCL Branch 127 was required to vacate their previous premises on Superior Street to make way for the new Capital Park Project and their intention has always been to remain in James Bay and to continue to serve members in the area. In March 2014, they moved into another provincially-owned dwelling of heritage value located at 514 Government Street, where the current zoning Development Area LP-2E within the CD-2 Zone, Legislature Comprehensive District does not permit a "private member's club" use such as theirs. This in turn, has made it difficult for the branch to obtain necessary operating licenses and insurance. Instead of a comprehensive rezoning application and as permitted by the Local Government Act, a temporary use permit, if approved, would allow them to remain in place for three years, with a one-time option to renew for another three years. Beyond the next 3-6 years, their future remains uncertain as members age and move on. Finding a new home at this stage would likely result in the closure of this Branch. They do not own the building but have permission from the Province to undertake such an initiative, solely and fully at the Legion's risk and expense.

The Royal Canadian Legion is a not-for profit organization, supporting veterans, currently serving military, RCMP, police and firefighters, and their families through representation, advocacy and financial assistance. Through commemorative programs and events, they promote remembrance for those who have made the ultimate sacrifice for our country and those who continue to serve. They are also a large community service organization, often a cornerstone of their communities, contributing volunteer hours and raising funds for a variety of local activities and charities. They invest resources, time and energy supporting seniors, youth, health care, low income families, donating back into the community. Speaking of cornerstones, Branch 127 has been in James Bay for 84 years, since 1933.

This Branch is quite modest in size with approximately 115 members. Office space and a kitchen support library, meeting and gathering space. The Branch hosts Friday afternoon socials [4:30-7pm] and monthly dinners, though it should be emphasized that the Branch is not a restaurant or a pub. With the exception of Remembrance Day, attendance rarely if ever exceeds 30 persons. An annual Christmas dinner is held off site.



The space is well suited to their current and anticipated needs. From a BC Building Code perspective, the Branch proposes to maintain a low assembly occupant load of 30 persons in an effort to not trigger any major base building or seismic upgrades often associated with a proposed change of use.

For the last three years, the Branch has been operating peacefully and successfully at this location. With regards to parking, there is a verbal agreement between the Legion and the James Bay Community Project that permits Legion members to park in their lot on Friday evenings and during monthly dinners. This arrangement does not conflict with the JBCP's required parking needs during their normal hours of operation. 10 stalls on the public side of the JBCP's parking lot are available to the Legion Friday late afternoon/evenings and on weekends. As has been proven over the last three years, with off-street parking available nearby, ample street parking when needed and a number of core members who live within walking distance, the Legion does not appear to struggle with a parking shortfall or to inconvenience neighbours nearby.

It is our understanding that the James Bay Neighbourhood Association is supportive of the Legion's activities and applications for this location. Since moving to 514 Government Street three years ago, there have been no concerns raised that would negatively impact the surrounding neighbourhood. There are no apparent conflicts with nearby residential, social, recreational and public buildings. After 84 years, the Royal Canadian Legion continues to remain a quiet pillar in the community. However, technical changes are required to permit the Legion to operate as they have been with required licenses and insurance coverage in place. Obtaining a temporary use permit will allow them to remain in place for the next 3-6 years, and to continue to serve their members and community.

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Hillel" followed by a stylized flourish.

Karen Hillel Architect AIBC