



To Victoria Mayor and City Council,

My name is Michael Manhas and I have been a small business owner in the Oakland's/Fernwood area going on 10 years. I started Koffi in 2008, when the Haultain Corners was rundown and derelict. Since its inception, Koffi has become a community hub, and started the resurgence of the neighborhood. The goal from day one has always been to make the area better, constantly asking the question of what we can do to be better.

An opportunity has arisen in the area, with a commercial space coming vacant across the street at 1501 Haultain. A relationship with the owner of the building has been established and an offer made to lease the unit. Speaking with people in the community and discussions from the Roundtable meetings that have taken place, one thing identified as missing in this area is a nighttime gathering space. You only have to look at the area of Fernwood and Gladstone and see how vibrant that corner has become due in large part to the unique nighttime spots. It is my goal to open a small intimate wine bar in the Oakland's/Fernwood area and create that type of atmosphere that has sorely been missed in our neighborhood.

Parking is always an issue, especially in neighborhoods. A variance is needed in this case, even though we would be encouraging people to seek alternative transportation given the sale of alcohol. There are two large parking areas available, one is located onsite at 1501 and the other is across the street at koffi, which would have the opposite hours of the wine bar. The lot onsite is used by the yoga studio, which would also have opposite hours to the wine bar. The city has also emphasized urban villages and walkability, and this seems like the ideal case. The no.22 bus also stops right in front.

There has been only positive feedback from the community regarding this venture. A community meeting was held and the neighbors showed strong support. My goal at the end of the day has always been to improve our community, and this endeavor will be no different.

Sincerely,

Michael Manhas