



## Planning and Land Use Committee Report

For the Meeting of March 5, 2015

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**To:** Planning and Land Use Committee **Date:** February 19, 2015  
**From:** Lucina Baryluk, Senior Process Planner  
**Subject:** Rezoning Application No. 00465 for 1609 Fort Street

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00465 to allow a Liquor Retail Store as a permitted use with a maximum floor area of 241m<sup>2</sup> at 1609 Fort Street, and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing be set.

### LEGISLATIVE AUTHORITY

In accordance with section 903(c) 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 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 1609 Fort Street. The proposal is to allow a 241m<sup>2</sup> Liquor Retail Store as a permitted use within an established commercial building.

The following points were considered in assessing this Application:

- The *Official Community Plan 2012*, places the subject property within a Large Urban Village, Stadacona Village. This designation envisions free-standing commercial uses as a key land use (along with multi-family residential and mixed-use buildings) and is considered an employment generator. The *Official Community Plan* also identifies a liquor store as commercial element within a Large Urban Village.
- The broader context of land uses around this property defines this area as a commercial centre, and a liquor retail store would add to the complement of retail uses.

- As this Application represents a retail use occupying three lease areas that are currently used as retail spaces, the land use impacts and traffic impacts on the neighbouring residential areas are not expected to change significantly.
- The proposal is generally in keeping with the City's *Licensee Retail Stores Rezoning Policy*, (as directed by Council, this policy is currently under review) with the exception of store size. The policy recommends a maximum store size of 200m<sup>2</sup> and the proposed store is 241m<sup>2</sup>. As this Application is a modest increase over the recommended total floor area and the floor plate is pre-determined by the existing units, coupled with the location in an existing commercial building within a Large Urban Village, this size is supportable.
- Other proposed deviations from the *Zoning Regulation Bylaw* (parking variance) are reviewed in conjunction with the Development Permit Application for this property.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to permit a Liquor Retail Store within an existing commercial development, located at 1609 Fort Street, commonly referred to as Crossroads Plaza. The proposal is to combine three existing ground-floor commercial units to permit a Liquor Retail Store with a total floor area of 241m<sup>2</sup>.

There is a vehicle parking variance associated with this application. This variance is described in the report related to the Development Permit Application for this property.

### **Sustainability Features**

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

### **Land Use Context**

The Fort Street and Oak Bay Avenue area (commonly referred to as Oak Bay Junction) is a mix of commercial developments (office and retail) with some mixed-use projects (commercial on the main floor with residential on the upper storeys) and a long term care home located at 1650 Fort Street. There has been little new development in the last several years. The building on the subject property was built in 1985.

### **Existing Site Development and Development Potential**

Under the current C1-J Zone, Limited Commercial Junction District, the property is developed close to its maximum density (see Data Table), therefore there is minimal development potential on this site, without a further rezoning. The permitted uses in the zone are: retail stores, business offices, professional businesses, restaurants, and residential on the upper storeys, high tech and call centres.

### **Data Table**

The following data table compares the existing building with the C1-J Zone. It is noted that this is a site-specific zone created for this property, and, as such, the existing building closely conforms to the zone. The data table is provided to illustrate how much development potential is remaining on this site. As there is no new construction required for the Liquor Retail Store,



the density will remain the same. To allow a Liquor Retail Store, the use will be added to the permitted uses with a limitation on the maximum size.

A vehicle parking variance is required. This parking variance and the bicycle parking standards are reviewed in the report associated with the concurrent Development Permit Application for this property.

Zoning Criteria	Existing building	C1-J Zone Standard
Site area (m <sup>2</sup> ) – minimum	1613	N/A
Total floor area (m <sup>2</sup> ) – maximum	795	887
Density (Floor Space Ratio) – maximum	0.49:1	0.55:1

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the South Jubilee Neighbourhood Association at a Community Meeting held on October 15, 2014. A letter dated October 21, 2014, is attached to this report.

### ANALYSIS

#### Official Community Plan 2012

The *Official Community Plan 2012* (OCP) designates the subject site within the Large Urban Village of Stadacona Village. The Urban Place Guidelines for a Large Urban Village envision multi-unit residential buildings, freestanding commercial buildings and mixed-use buildings. There are a number of Large Urban Villages identified in the OCP: Selkirk, Quadra Village, Victoria West Village, Jubilee Village, Stadacona Village, Cook Street Village and James Bay Village. The only large Urban Villages that currently do not have a liquor retail store are Selkirk and Stadacona. In addition, the Guidelines for Complete Town Centres and Urban Villages (Figure 9) identify a liquor store as commercial element within a Large Urban Village.

With respect to Stadacona Village, the OCP states that it is a mixed-use area, located at a point at which different street patterns come together creating unusual lot configurations that offer opportunities for the provision of open space and distinctive urban design.

#### Jubilee Neighbourhood Plan, 1996

The *Jubilee Neighbourhood Plan* provides only general guidance for assessing this application, as the main commercial goal of the plan is to “reinforce existing neighbourhood commercial areas as vibrant, pedestrian-oriented places for local shopping, services and social interaction”.

## Licensee Retail Stores Rezoning Policy

On March 27, 2003, City Council determined that any new Liquor Retail Store would require a rezoning. This was a response to changing liquor policies by the Liquor Control and Licensing Branch, and Council was anticipating a number of stores to locate or relocate in Victoria. Since the establishment of the Council's policy in 2003, Council has decided on twelve liquor retail rezoning applications. The policy outlines parameters regarding location, size and distance from other liquor retail stores and schools, along with procedural requirements. At Council's direction, this policy is currently under review. The following details the proposal's compliance with the General Characteristics of the Policy:

### Preliminary Approval

The applicant has provided a letter from the Liquor Control and Licensing Branch indicating a pre-clearance has been achieved for this location. The license from the Ingraham Hotel Licensee Retail Store will be relocated to this location.

### Established Retail Location

When the OCP policies are looked at in conjunction with the *Licensee Retail Stores Rezoning Policy*, locating liquor retail stores in established neighbourhood centres is favoured. Part of the rationale is to minimize nuisance to nearby neighbours. The nuisance factors generally associated with a commercial centre are traffic and noise from operations and users. The area is an established commercial core.

### Store Entrance Location

The ground-floor store entrance is clearly visible from the street.

### Parking Requirements

A parking variance is required, which is explained in the Development Permit Application Report.

### Distance from Schools

All nearby schools are in excess of 500m from the proposal, thus meeting the 200m distance requirement.

### Distance from Other Liquor Outlets

The closest liquor store is approximately one kilometre away (Fort and Foul Bay BC Liquor Store).

### CPTED Requirements

The applicant has noted that the exterior lighting will be upgraded along with security cameras.

### Size of Store

The store exceeds the recommended total floor area of 200m<sup>2</sup> by 41m<sup>2</sup> for a total store size of 241m<sup>2</sup>. The applicant is noting that 190.5m<sup>2</sup> will be devoted to retail and the remainder to storage. Generally the internal organization of a store is left to the store operator, although, it can be a consideration for zoning; however, regulating or monitoring the on-going operations of a store can present administrative challenges.

As this Application is a modest increase over the recommended total floor area and the floor plate is pre-determined by the existing units, coupled with the location in an existing commercial building within a Large Urban Village, this size is recommended for Council's consideration as ~~supportable~~.



### Revitalization

Minor changes to the shop frontage are proposed. (See Development Permit Application Report)

### Approval Process

- The applicant has submitted a number of petitions that form part of their submission package.
- The School District and Police Department have been consulted and have provided no comments on the proposal at the time of writing this report.
- The applicant has followed the CALUC process for rezoning applications, and South Jubilee Neighbourhood Association hosted a meeting on October 15, 2014 (letter attached).

### **Statutory Rights of Way**

Fort Street is classified as an arterial street. To accommodate future improvements for people who walk and ride bikes on Fort Street, a Statutory Right of Way of 2.74m would be needed on the Fort Street frontage of this property. Fort Street was identified as part of the Bicycle Master Plan cycling network, and as a corridor where separated cycling facilities should be provided. In addition to improved cycling facilities, the right-of-way would also enable future construction of a separated sidewalk and public boulevard space.

Oak Bay Avenue is classified as a secondary arterial street. To accommodate future improvements for people who walk and ride bikes on Oak Bay Avenue, a Statutory Right of Way of 2.15m would be needed on the Oak Bay Avenue frontage of this property. Oak Bay Avenue was identified as part of the Bicycle Master Plan cycling network, and people who walk along Oak Bay Avenue would benefit from a separated sidewalk and public boulevard space.

The owner of the retail center does not wish to provide the Statutory Rights of Way (see letter from Midalta Investments Limited) at this time. In the future, if redevelopment plans are advanced for the site, the Statutory Rights of Way request will be pursued again.

### **CONCLUSIONS**

The Application to locate a Liquor Retail Store at 1609 Fort Street merits consideration under the *Official Community Plan*. The *Official Community Plan* places the subject property within a Large Urban Village. This designation envisions commercial uses as a key land use, along with supporting liquor stores as an appropriate use in a Large Urban Village. The proposed location is an existing commercial building within an established commercial core.

The proposal meets the intent of the *Licensee Retail Stores Rezoning Policy* by maintaining the 200m distance between liquor retail outlets. However, the proposed store will exceed the 200m<sup>2</sup> store size recommendation. Given the context and the modest increase over the recommended total floor area, staff recommend for Council's consideration that this size is supportable in this location.

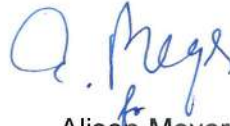
## ALTERNATE MOTION

That Council decline Rezoning Application No. 00465 for the property located at 1609 Fort Street.

Respectfully submitted,

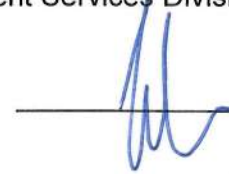


Lucina Baryluk  
Senior Process Planner  
Development Services Division




Alison Meyer  
Assistant Director  
Development Services Division

Report accepted and recommended by the City Manager:

  
Jason Johnson

Date:

  
Feb. 27/15

LB:aw:af

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### List of Attachments

- Air photo
- Subject property map
- Letter from applicant dated January 21, 2015
- Submission package
- Letter from the South Jubilee Neighbourhood Association dated October 21, 2014.









1609 Fort Street  
 Rezoning #00465  
 Bylaw #





Ross Borland  
663 Radcliffe Lane,  
Victoria, BC V8S 5B8



January 21, 2015

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and Council,

**RE: REZONING APPLICATION FOR 1609 FORT STREET TO ALLOW USE OF LICENSEE RETAIL STORE**

On behalf of Mldalta Investments Ltd. I am pleased to submit the following rezoning application to permit the use of a Licensee Retail Store at 1609 Fort Street.

The store ("**Spirit Shop**") will be located on the southeast side of Crossroads Plaza in the now vacant O'Beans Coffee Shop, Sunspa Tanning Studios and currently occupied Hair Is You hair salon where the owner will soon be vacating. The proposed store requires an application to rezone the property per the City of Victoria's Licensee Retail Stores Rezoning Policy adopted March 27, 2003.

The vacant spaces for the Spirit Shop have been unoccupied for varying lengths of time and have created an unwelcoming presence in the neighborhood. Our intended exterior enhancements which include a new store front, upgraded exterior lighting and seasonal hanging baskets will greatly improve the presence of the building and bring a new vibrancy to the shopping plaza.

**FEEDBACK SUMMARY**

Public consultation has been conducted and City Staff feedback received as part of the rezoning process. Public response to date has been overwhelmingly positive with 38 supportive and 1 opposed:

- October 3-10, 2014 – Neighbourhood Petition
- October 15, 2014 – South Jubilee Neighbourhood Association Land Use Committee meeting
- November 26, 2014 – Application Review Summary by City Staff

**RESPONSE TO FEEDBACK**

The matters requiring clarification and addressing are primarily as follows:

**Security:** We will provide an appropriate and safe environment through increased external lighting and security cameras. The daily number of empties as required by legislation is not onerous and returns will be accepted accordingly. Excessive returns with its attendant problems are not anticipated.

**Parking – Request for a one stall variance (22 required, 21 provided)**

During the public consultation process tenants of the building indicated that parking and lot flow works well but requested that the number of parking stalls be maintained. City Staff have proposed that one stall adjacent to Oak Bay Avenue be replaced with landscaping. This would reduce the number of parking stalls to 20. The average width of the subject stall meets Schedule C guidelines however at the entrance the width is slightly less than required. Taking the tenants views in to consideration the Owner is very reluctant to agree to a reduction of the total number of spaces available. To assure parking spaces turn over arrangements have been made with the landlord for four parking stalls to be marked as twenty minute parking stalls. Two staff parking stalls (4 & 8 as shown on site plan) will be assigned to the LRS. The current parking situation, including access and egress, functions very well but based on Schedule "C" calculations the site is required to have 22 stalls but it currently has 21. Accordingly we are requesting that the stalls be maintained at 21 with a variance of 1 stall.

**Bicycle Parking – provided including staff within premises**

There is currently a four stall bike rack adjacent to parking stall #12. This location is not appropriate as it puts bikes and cyclists in unsafe proximity to vehicles. A new bike rack, which will accommodate four bikes, will be installed on the landing outside the restaurant facing Fort Street. This location has ample room for cyclists to load and unload their bikes in a safe manner. Our employees will be provided with secure bike storage within our premises as required.

**Deliveries – appropriate vehicle size with deliveries made during off hours**

Delivery doors will be appropriately located on the south side of the building facing Oak Bay Avenue. Delivery vehicles will enter the site from Oak Bay Avenue, unload in to the receiving area, and then exit on to Fort Street. Small delivery vehicles, with times scheduled during off hours, will be used and dedicated staff will be available to expedite the process.

**Garbage and Recycling – existing area at rear of building to be enclosed and pick up during off hours**

The existing garbage/recycling location for the building, which has been in use for many years and functions very well, will be attractively fenced and gated. Garbage/recycling are collected during off hours so as to not inconvenience tenants and facilitate timely removal. To accommodate the anticipated increase in recycling (empties and cardboard) an attractive enclosure where recyclables will be stored pending scheduled pick up will be constructed at the rear of the building, in immediate proximity to the rear door of the premises.

**Request for Statutory Right-Of-Way**

We have consulted with the landlord and he feels this is not an appropriate request at this time. A letter in this regard is attached.

**BENEFITS TO COMMUNITY**

**Property Revitalization:** The exterior revitalization plan includes improved lighting, new entranceway, attractively enclosed and gated garbage/recycling area and improved building exterior along Oak Bay Avenue.



**Employment:** A new Liquor Retail Store will create 8 new full time equivalent jobs in the South Jubilee area. This will allow some employees to live and work in their own neighbourhood.

**Support:** The community will also benefit from planned outreach programs that will provide significant support to local groups, causes and events. WE SUPPORT LOCAL is an important cornerstone of our business philosophy.

I look forward to continuing to work with the City of Victoria to realize the potential of locating the Spirit Shop at Crossroads Plaza.

Sincerely,

A handwritten signature in blue ink, consisting of a large loop followed by several vertical strokes and a long horizontal line extending to the right.

Ross Borland

**Midalta Investments Ltd.**

10934 Fernie Wynd Road  
North Saanich BC V8L 5H8  
Phone 250-656-0308

January 26 2015

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and Council,

**RE: REZONING APPLICATION FOR 1609 FORT ST.- REQUEST FOR  
STATUTORY RIGHT-OF-WAY.**

As the owner of 1609 Fort Street, and pursuant to the rezoning application for a change of use to allow a Liquor Retail Store, City Staff are requesting Statutory Right-of-Ways ("SRW'S") as shown on the SRW Site Plan. It is obvious from the plan that use of these would clearly affect the current functioning and viability of the site.

As noted above, the rezoning is simply a change of use, and as such we feel that this is an inappropriate request at this time. It would be more appropriately addressed at such time as the site is redeveloped. There are generous road widths now existing on both Fort St. and Oak Bay Ave. and for all practical intents and purposes, use of the proposed SRW's would not be in the foreseeable future.

Sincerely,

Midalta Investments Ltd.

Per:



Kevin Lumley  
Secretary





### Important

This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Printed Tue, Sep 7, 2014

## 1609 Fort St. Aerial View

### Regional Community Atlas

Capital Regional District  
gis@crd.bc.ca  
<http://www.crd.bc.ca>

CRD  
Working in partnership

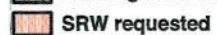




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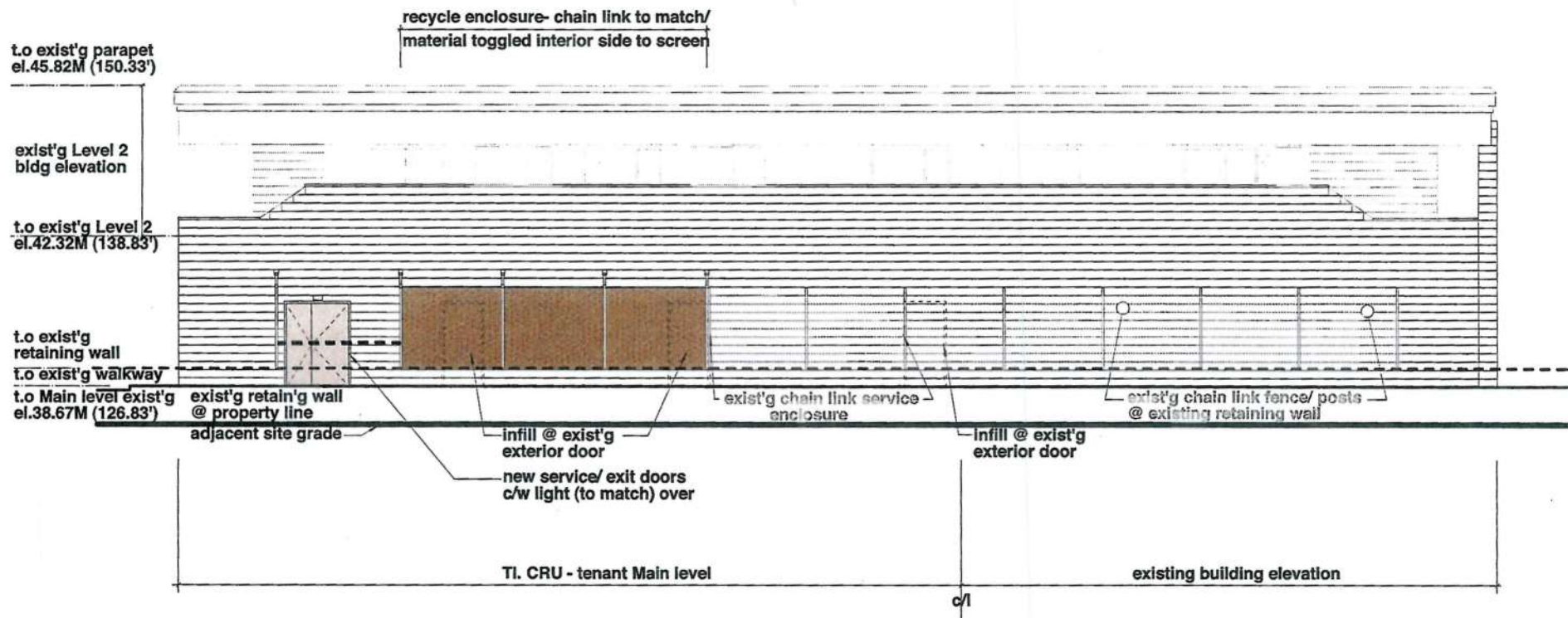


**1A**

**Proposed West Elevation**  
**Sc: 1/8" - 1'-0"**







3A

**Proposed (Revisions) East Elevation**  
**Sc: 1/18" - 1'-0"**

Revisions
Rev. 1.0 10/14/14
Rev. 2.0 11/14/14
Rev. 3.0 12/14/14
Rev. 4.0 01/15/15
Rev. 5.0 02/15/15
Rev. 6.0 03/15/15
Rev. 7.0 04/15/15
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Rev. 422.0 11/49/49





# Rationale for Licensee Liquor Store Rezoning

1609 Fort Street, Victoria



## Project Contact

Ross Borland  
663 Radcliffe Lane,  
Victoria, BC V8S 5B8

Email: [ross@radcliffelane.com](mailto:ross@radcliffelane.com)  
Telephone: 250.514.5165

# Table of Contents

1.0 Introduction.....	3
2.0 Property Information.....	5
2.1 Site Data.....	5
2.2 Parking Requirements.....	5
2.3 Site Context.....	5
3.0 Regulatory Context.....	6
3.1 Official Community Plan.....	6
3.2 Zoning.....	6
3.3 Licensee Retail Stores Rezoning Policy.....	6
4.0 Public Consultation.....	8
4.1 Summary.....	8
4.2 Neighbourhood Petition.....	8
4.3 Presentation to Land Use Committee.....	8
5.0 Operational Concept & Ownership.....	9
5.1 Operational Concept.....	9
5.2 Ownership.....	9

## Appendices

- A. Area Plan
  - Site Plan
  - Floor Plan
- B. OCP-Map 44: DPA 5: Large Urban Villages – Stadacona Village
  - OCP-Figure 9: Guidelines for Complete Town Centres and Urban Villages
  - Zoning Map
  - C1-J Zoning
- C. Neighbourhood Petitions
  - Letter from South Jubilee Land Use Committee
  - Highlighted Map of Adjacent Properties



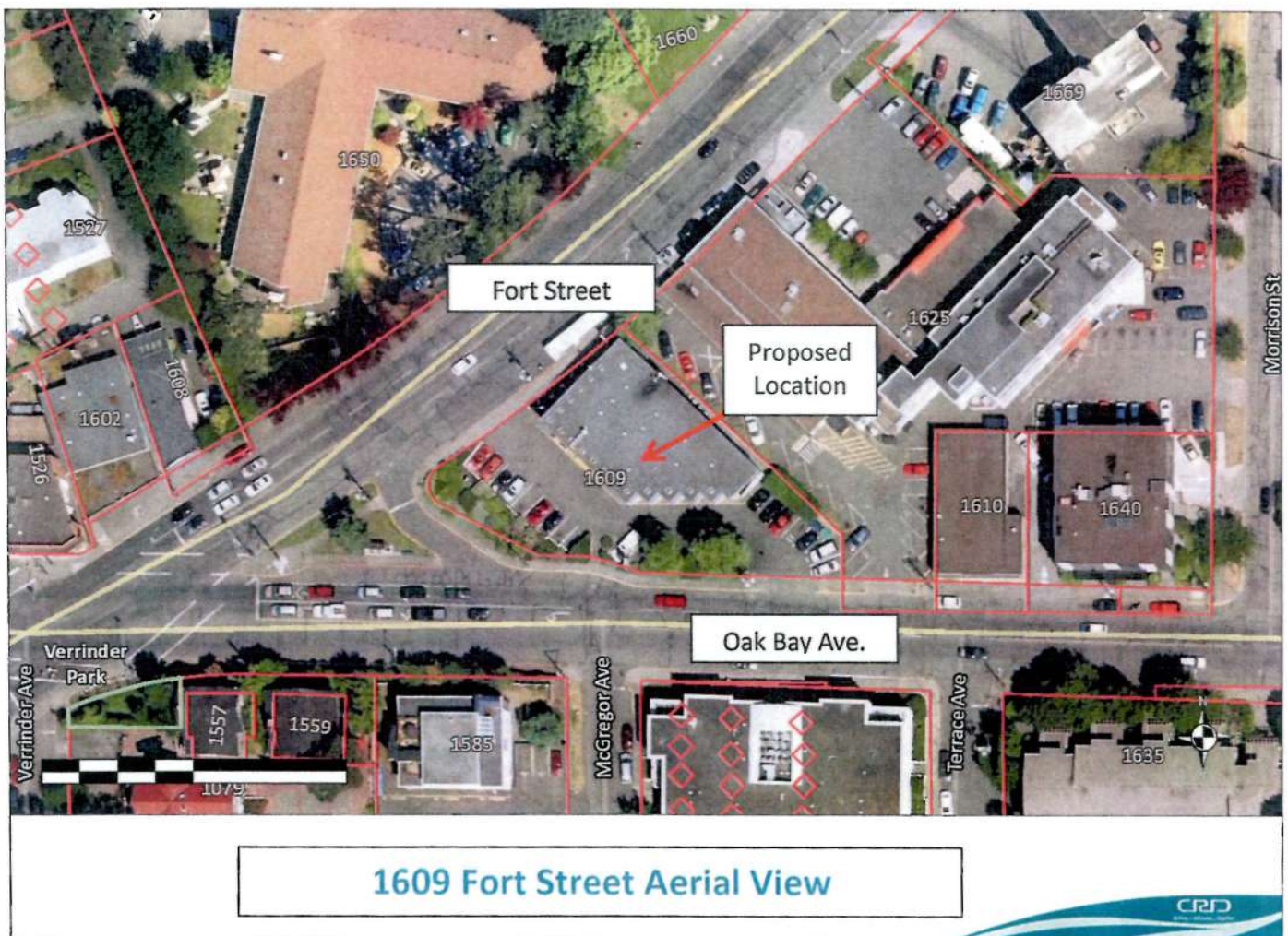
## 1.0 Introduction

The applicant proposes to open a Liquor Retail Store (the “**Spirit Shop**”) in Crossroads Plaza located at the Oak Bay Junction, 1609 Fort Street. The Spirit Shop will resolve a difficult vacancy situation and have a very positive impact on the community. It would also provide shopping convenience and access to local products not currently available.

The site requires a rezoning to allow liquor sales at this location as per the City of Victoria’s Licensee Retail Rezoning Policy.

The proposed business meets or exceeds both the city’s and community’s requirements:

- Provides accessibility to local neighbourhood which is currently not conveniently serviced
- Increased security in the area with improved lighting and cameras
- Enhanced building presence through exterior renovations and building enhancements
- Business location far exceeds minimum distance from schools and other liquor stores
- The site is located in the Stadacona Village which in the Official Community Plan is designated as a Large Urban Village, with “liquor store” as a suggested use.







Spirit Shop Exterior



## 2.0 Property Information

### 2.1 Site Data

- Address: 1609 Fort Street
- PID: 001-102-982
- Folio: 06370001
- Legal Information: Lot 1, Section 75, Victoria District, Plan 24881

Existing Tenants and Areas:

#### Ground Floor

Money Mart - 86.2m<sup>2</sup>

Dragon Gate Restaurant - 139.5m<sup>2</sup>

Vacant- 67.2m<sup>2</sup>

Vacant - 98.5m<sup>2</sup>

Hair Is You - 75.2m<sup>2</sup>

#### Second Floor

Hutton Property Management - 148.5m<sup>2</sup>

Rewers & Tiemer Accounting - 126m<sup>2</sup>

Dental Esthetics - 53.5m<sup>2</sup>

Total Area: 794.6m<sup>2</sup>

### 2.2 Parking Requirements

Retail Floor Space	327.1m <sup>2</sup>	8.75 spaces
Restaurant	40 seats	8 spaces
Second Floor Offices	328m <sup>2</sup>	<u>5 spaces</u>
Total Required		21.75 spaces

**Spaces Provided** **21**

### 2.3 Site Context

The proposed site is located at the Fort Street/Oak Bay Avenue "Junction" on a property bounded by Fort Street to the north, Oak Bay Avenue to the south and a commercial property housing Canada Post to the east.

The proposed Licensee Retail Store would be located in three retail units on the ground floor of Crossroads Plaza. The units formerly housed O'Beans Coffee Shop, Sunspa Tanning Studios and an operating hair salon that is intending to vacate.

### **3.0 Regulatory Context**

The applicant is requesting a rezoning to permit the use of Licensee Retail Store at 1609 Fort Street. The following is a summary of the guiding policy.

#### **3.1 Official Community Plan**

The site is located in the South Jubilee Neighbourhood in Stadacona Village. Within the Official Community Plan this area is designated as a Large Urban Village, with liquor store as a suggested use.

#### **3.2 Zoning**

The site is zoned C1-J, Limited Commercial Junction District with retail stores a permitted use. The location of a liquor store triggers the City's Licensee Retail Store Rezoning Policy process.

#### **3.3 Licensee Retail Stores Rezoning Policy (RP)**

The following outlines the City's General Characteristics within the Policy and provides corresponding information regarding the proposal.

**RP** - An application for a Licensee Retail Store must be accompanied by a letter of preliminary approval from the Province of BC.

- See letter attached.

**RP** – The store should be located in an established or planned retail location.

- The site is located in Stadacona Village and zoned C1-J with a permitted use of retail stores.

**RP** – Entrance to the store should be from an existing street or from within an existing shopping centre.

- The entrance to the store will be within the current shopping plaza.

**RP** – Required parking may range from one space per 37.5m<sup>2</sup> of gross floor area in suburban malls to nil in highly walkable locations e.g. Downtown or a corner store.

- The site meets the city requirements.

**RP** – The store should be at least 200m from an elementary school or secondary school as well as other existing liquor stores.

- This site complies with the minimum distance from schools and other liquor stores. The closest schools to the proposed site are Central Middle School (780m), Glenlyon Norfolk School (840m) and Vic High (860m). The closest liquor stores are the Government Liquor Store #218 at Fort St & Foul Bay Rd. (1047m), Logan's LRS-Cook Street (1312m) and Penny Farthing LRS-Oak Bay Village (1437m).



**RP** – How “City’s Crime Prevention Through Environmental Design (CPTED)” will be observed.

- There is presently good visibility which will be further enhanced with improved exterior lighting. The entire area will be monitored by surveillance cameras.

**RP** – Facility size is limited to a total floor area of 200m<sup>2</sup>.

- The proposed premises are 241 m<sup>2</sup> of which +/-190.5m<sup>2</sup> will be dedicated retail area with the remaining +/-50.5m<sup>2</sup> as storage space.

**RP** – Revitalization of a heritage building and/or improved shop frontage on a street is encouraged.

- The entranceway will be revitalized with new storefront and sidewalk while the exterior of the building will be beautified with seasonal hanging baskets and tasteful signage.

## 4.0 PUBLIC CONSULTATION

### 4.1 Summary

Consultation has been conducted as part of the rezoning process:

- October 3-10, 2014 – Neighborhood Petition
- October 15, 2014 – Presentation to South Jubilee Neighborhood Association Land Use Committee

### 4.2 Neighborhood Petition

On October 3, 6, 8, 9, 10, 2014 a neighborhood petition was conducted of the surrounding property owners and tenants. Tenants and building owners were contacted and verbally notified of the rezoning application. A copy of the petition was hand delivered to each address with a request to scan, return by mail or notify us to pick up the completed petitions.

On October 10, 2014 adjacent property owners were sent a registered letter outlining the rezoning application along with a copy of the Licensee Retail Store Rezoning Petition with a request to scan, return by mail or fax completed petitions to our office.

There were 4 supportive responses received from the registered mail out and no opposed responses.

There were 35 completed of the hand delivered petitions with 34 supportive responses and 1 opposed.

See Appendix A for petition responses.

### 4.3 Presentation to Land Use Committee

On October 15, 2014 a presentation was made to the South Jubilee Neighbourhood Association. The presentation was followed by an informal question/comment period. During this time the following issues were raised:

- **Security and Loitering:** We will provide an appropriate and safe environment through increased external lighting and monitored security cameras. We will only accept the minimum number of empties required by legislation and encourage those with more to utilize local bottle return depots.
- **Parking:** The property currently meets the City requirements for parking.
- **Underage/Intoxicated persons:** The operator has been involved in the Liquor Industry for over 25 years and an important element of the operators business plan is staff training as it relates to the business generally public safety issues in particular.
- **Noise:** The noise from our liquor store business would be no different than if the premises were used for a different purpose such as a convenience store, which would not require a rezoning.



## 5.0 OPERATIONAL CONCEPT & OWNERSHIP

### 5.1 Operational Concept

Although a full-service liquor, our focus will be on wine, craft beer and craft spirits actively promoting local producers with a commitment to furthering British Columbia's beverage industry. With the listings we choose and promote in-store we will highlight and support sustainable farming/production methods. We will treat every employee and customer as valued, respected and welcome and engage our customers and staff through continuing education.

### 5.1 Owners



**Ross Borland**

Businessman—Hospitality & Liquor Industry

After a 25 year career in the hotel and hospitality industry Ross has extensive experience in operating small to medium sized full-service hotel operations including Pubs and Liquor Stores. Ross is an active member of the local business community and has sat on the Boards of numerous industry associations.



**Treve Ring**

Sommelier, Wine Judge & Journalist

Treve is a wine journalist, editor, international judge, consultant, educator and certified sommelier based in Victoria. She is also an in-demand speaker with more than a dozen years in the wine and food publishing industry most recently co-authoring Island Wineries of British Columbia.

## Appendix A



**Site Plan Of:**  
**Lot 1, Section 75,**  
**Victoria District, Plan 24881.**

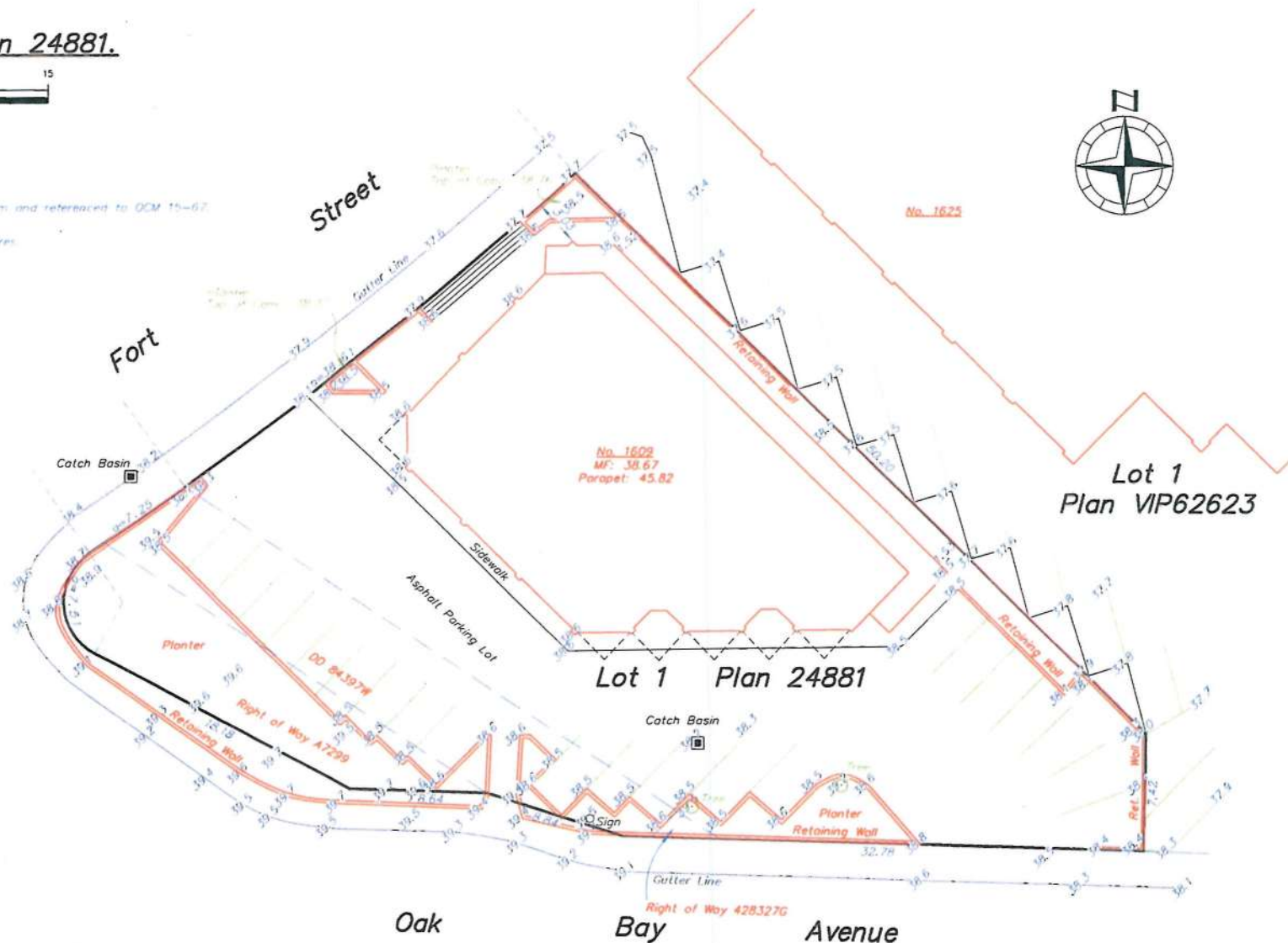


Scale = 1:250

Dated this 2nd day of October, 2014.

Elevations are based upon geodetic datum and referenced to OCM 15-67.

Elevations & distances shown are in metres.



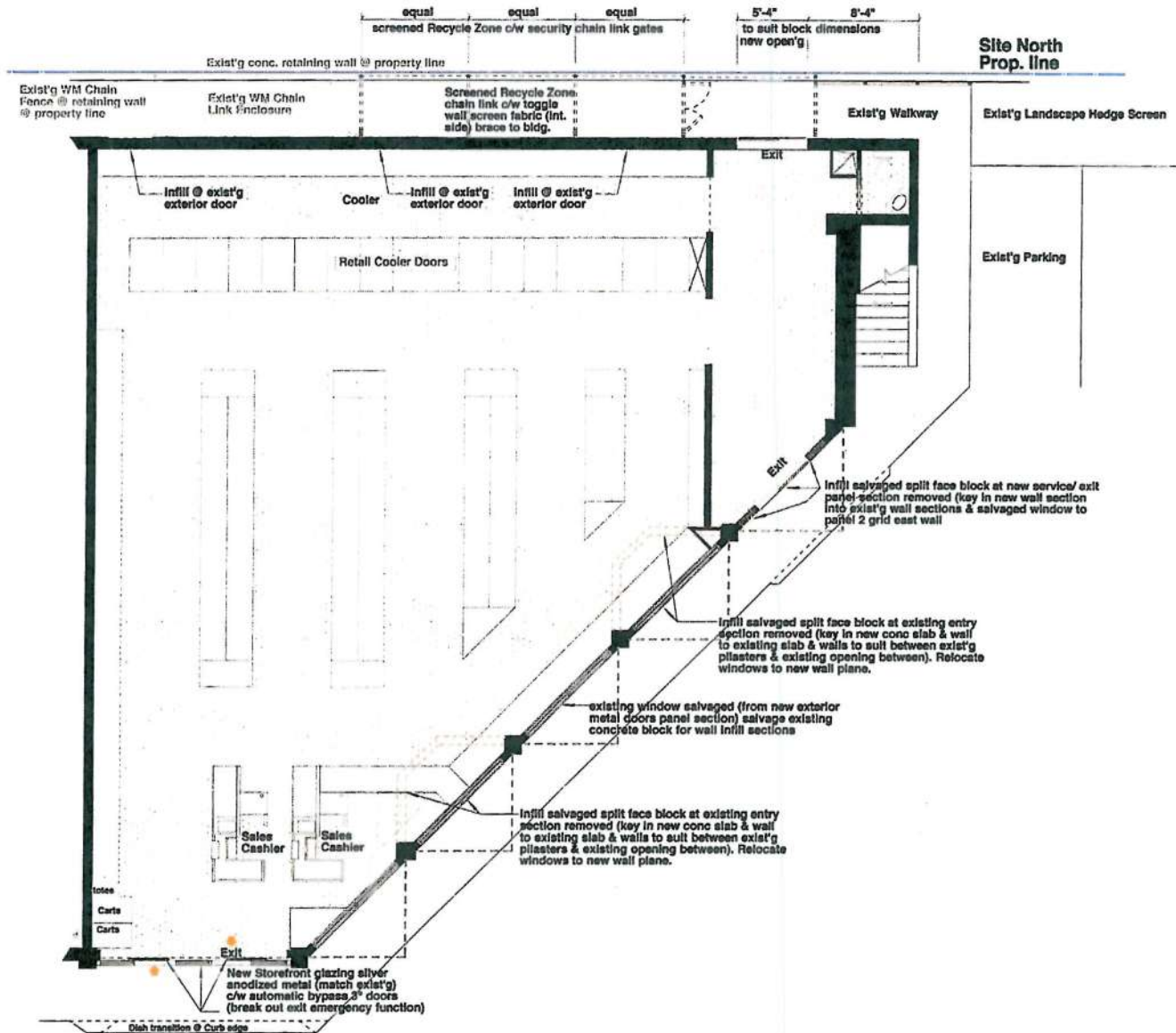
The subject property is affected by  
the following registered documents:  
**A7299, A7300, 428327G.**

**Wey Mayenburg Land Surveying Inc.**

[www.weysurveys.com](http://www.weysurveys.com)

#4-2227 James White Boulevard  
Sidney, BC V8L 1Z5  
Telephone (250) 656-5155

File: 140298a\SH\LE

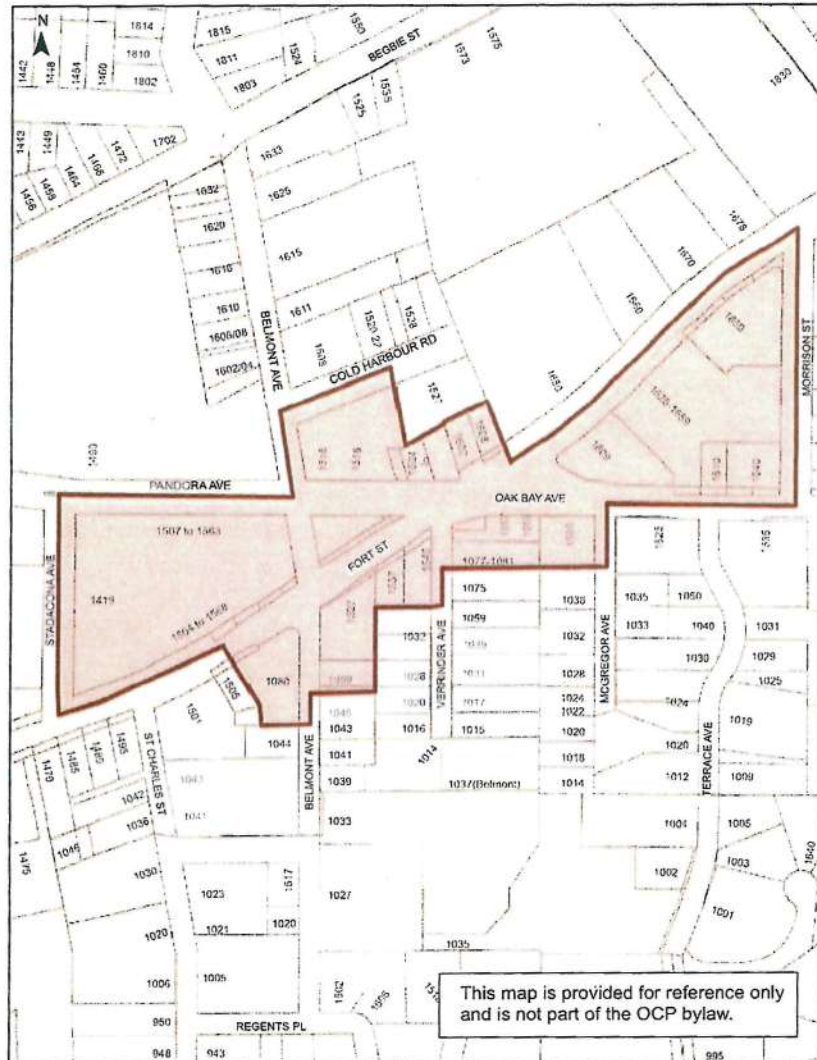


**B** **Proposed Tenant Improvement Unit Plan**  
**Sc: 1/8" - 1'-0"**

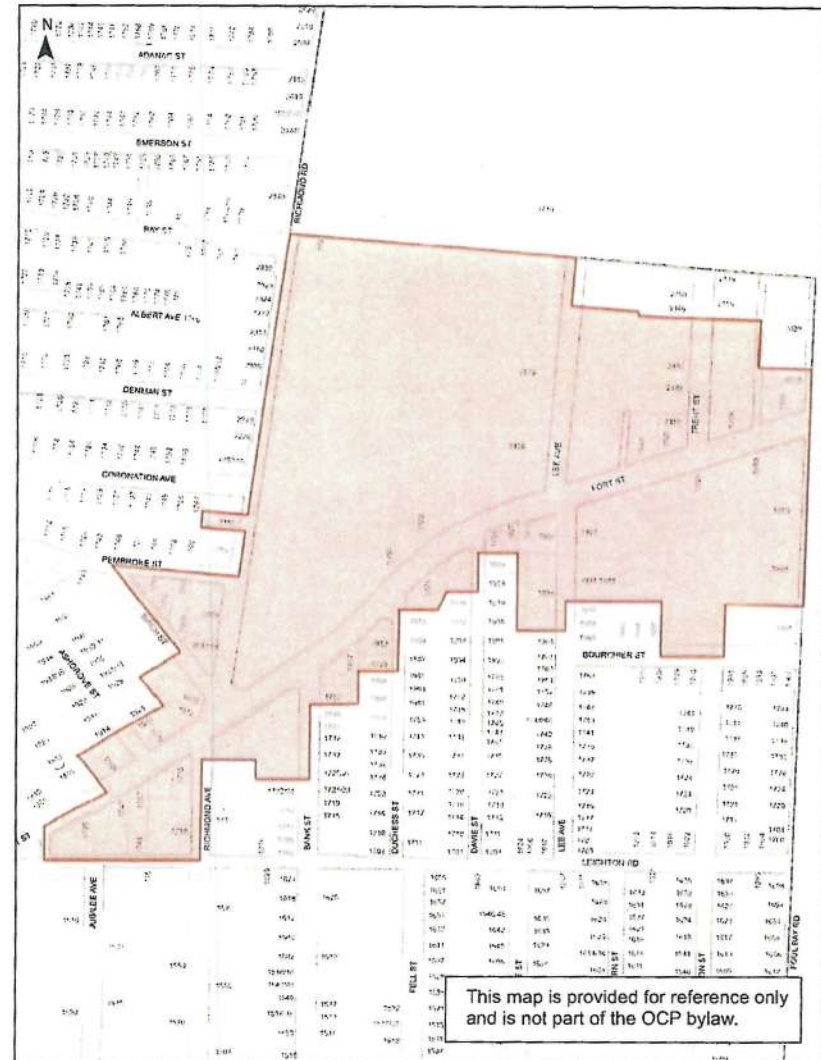


## Appendix B

Map 44: DPA 5: Large Urban Villages – Stadacona Village



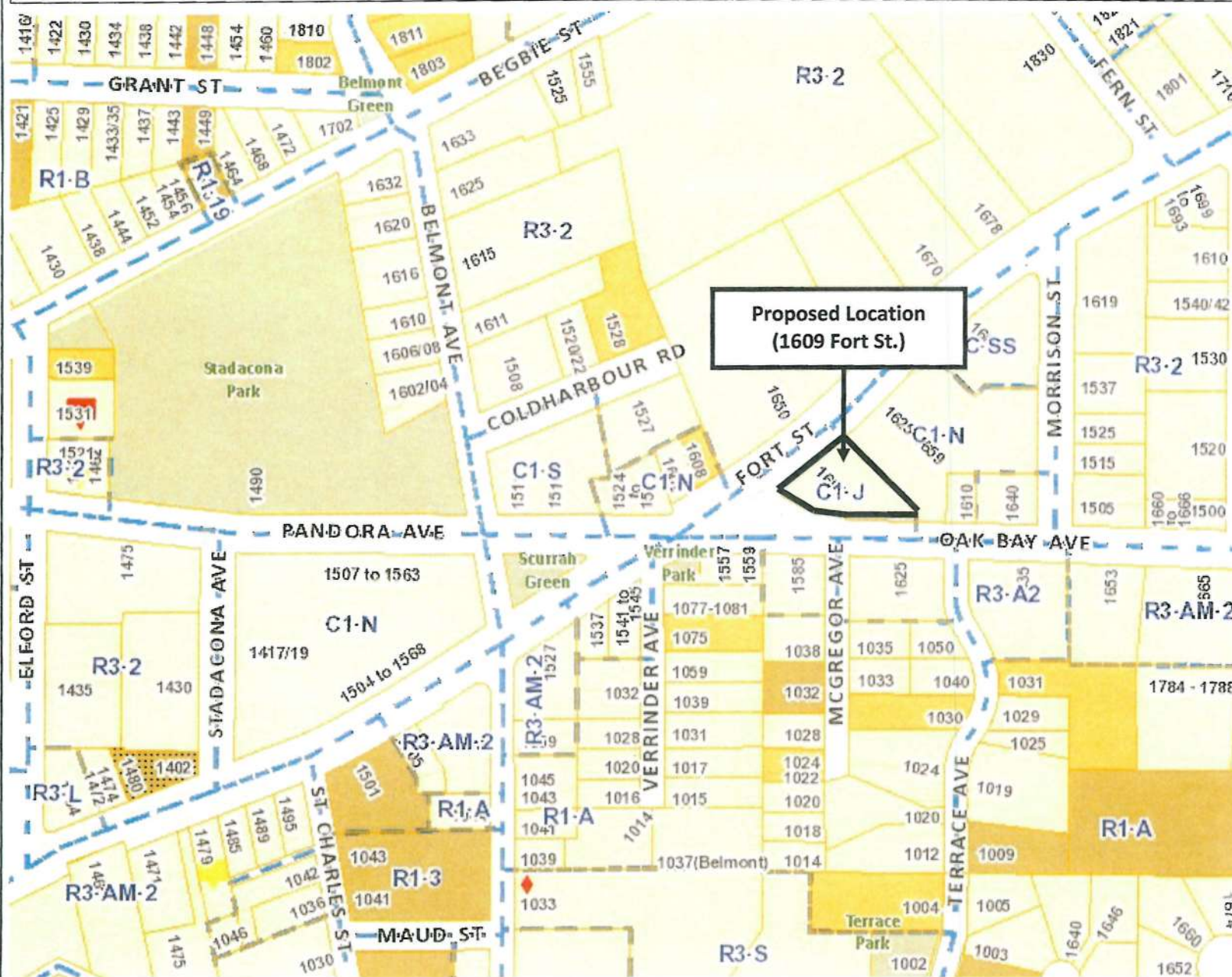
Map 45: DPA 5: Large Urban Villages – Jubilee Village





**Figure 9: Guidelines for Complete Town Centres and Urban Villages**

Element	Small Urban Village	Large Urban Village	Town Centre
Commercial and Community Services	Café, convenience food and retail. Full service restaurant. Personal services (e.g. hairdresser). Professional services (e.g. lawyer's office). Small scale health care services. Social services. Daycare. Public meeting and gathering space. Community composting and recycling. Public elementary school within 400 metres.	Plus: Small grocery store or equivalent food retail. Liquor store. Financial institution Health care services. (e.g. medical clinic) Full service pub. Farmer's market. Community recreation, education and cultural facilities.	Plus: City-wide destination retail. Large grocery store or equivalent food retail. City-wide recreation, education or cultural facilities.
Parks and Open Space	Public park and playground within 400 metres.	Plus: Public square or green.	Plus: Large formal, central public square with green and paved elements and public art.
Pedestrian and Bicycle Network	Located on a dedicated pedestrian and cycle network route.	Located on a dedicated pedestrian and cycle network route.	Located on a dedicated pedestrian and cycle network route.
Public Transportation	Local transit stop or within 200 metres of a frequent transit stop	Frequent transit stop.	Rapid or frequent transit station.
Conceptual Illustrations	SEE FIGURE 9A	SEE FIGURE 9A	SEE FIGURE 9A



# Legend

- Victoria Parcels
- Zoning Boundary
- Land Use Contract
- Heritage**
  - Designated
  - Registered
- Special Restrictions
- Development Applications**
  - Development Permit
  - Development Variance Permit
  - Heritage Alteration Permit
  - Heritage Designation
  - Rezoning
- Parks

1: 2,920



# Notes

148.3 0 74.16 148.3 Meters

NAD\_1983\_CSRS\_UTM\_Zone\_10N

Public domain: can be freely printed, copied and distributed without permission.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**PART 4.24 – C1-J ZONE, LIMITED COMMERCIAL JUNCTION DISTRICT**

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> <li>(a) retail stores, and without limiting the generality thereof, includes the retail sale of bakery products;</li> <li>(b) business offices;</li> <li>(c) professional businesses;</li> <li>(d) <u>restaurant</u>;</li> <li>(e) mixed residential uses, provided that the ground floor of each <u>building</u> so used shall be used exclusively for commercial purposes and provided that all <u>storeys</u> above the ground floor shall be used exclusively for those residential uses permitted in the R3-1 and R3-2 Zones, Multiple Dwelling Districts (Part 3.3);</li> <li>(f) <u>high tech</u>;</li> <li>(g) <u>call centre</u>.</li> </ul>
Floor space ratio	2	No <u>building</u> shall have a <u>floor space ratio</u> in excess of 0.55 to 1.
Height	3	The <u>height</u> of any <u>building</u> shall not exceed 8m.
Setbacks	4	<p>No <u>building</u>, or any part of a <u>building</u>, shall be so situated on a <u>lot</u> that any main wall is closer to the adjoining <u>streets</u> than:</p> <ul style="list-style-type: none"> <li>(a) to Oak Bay Avenue: 10.6m;</li> <li>(b) to Fort Street: 3m;</li> <li>(c) to the intersection of Oak Bay Avenue and Fort Street: 10.6m.</li> </ul>
Restriction	5	Except within a <u>building</u> lawfully in use, no commodity, merchandise, stock in trade, or other material or thing related to any commercial use shall be stored or displayed within any required setback.
Landscaping	6	Not less than 26% of the <u>site area</u> shall be graded and landscaped.
Site coverage	7	The <u>site coverage</u> of a <u>lot</u> shall not exceed 30%.
Parking	8	Parking shall be provided in accordance with Schedule "C" of this bylaw.

## Appendix C



# Neighborhood Petition Details\*

## Registered Letters to property owners mailed October 10, 2014

1557 Oak Bay Ave – 692171 BC LTD.  
1559 Oak Bay Ave – 692171 BC LTD.  
1585 Oak Bay Ave – D Charles/E Bastedo  
1625 Oak Bay Ave – K Chung/M Park  
101-1625 Oak Bay Ave – 590636 BC LTD.  
102-1625 Oak Bay Ave – Victoria Orthopaedic Footwear Services  
103-1625 Oak Bay Ave – 613198 BC LTD.  
104-1625 Oak Bay Ave – 613198 BC LTD.  
301 & 305-1625 Oak Bay Ave – C Taylor, MD – **1 completed, in support**  
302-1625 Oak Bay Ave – 811712 BC LTD. – **1 completed, in support**  
303-1625 Oak Bay Ave – Dr. C S Vinnels Inc.  
306-1625 Oak Bay Ave – Myo-Kine Systems Corp. – **1 completed, in support**  
307-1625 Oak Bay Ave – ILH Capital Corp.  
1660 Fort St – M A Waldmann – **1 completed, in support**  
1650 Fort St – 1231720 Ontario Ltd. c/o Revera  
1608 Fort St – Chatam Development Corp.  
1524 & 1526 Pandora Ave – I M Kirsch  
1625 & 1659 Fort St – 701686 BC LTD.

## Notified In-person

1609 Fort St – Hutton Property Mgmt – 3 copies left with business owner- **3 completed, all in support**  
    Money Mart – **1 completed, in support**  
    Rewers/Tiemer – 5 left with reception – **4 completed, all in support**  
    Dragons Gate – **2 completed both in support**  
1650 Fort St – Revera – left messages for Debra Kean, Executive Director – no response  
1608 Fort St – 8 left with reception – emailed Manager, Lois Hayes – no response  
1602 Fort St – Individual Cleaners – **1 completed by owner, in support**  
1524 Pandora St – 1 left with Owner – **1 completed, in support**  
1532 Pandora St – Sound Hounds – 2 left with Carey Lee  
1509 Cold Harbour Rd – 8 left with Manager – **2 completed, both in support**  
1610 Oak Bay Ave – Sleep Shop – 1 left with Manager, Shellie  
1640 Oak Bay Ave – Company Capital – 6 left with office manager – **6 completed, all in support**  
    Smiles By Design – 6 left with reception  
    Headway – 3 left with reception  
    Absolute Therapy – 3 left with reception  
    Sinson Investments – 1 left in mail slot  
    Oak Bay Medical Clinic – 3 left with reception  
1678 Fort St – Apt Bldg – 8 left with Manager, Carl  
1670 Fort St – Apt Bldg - 8 left with Manager, Peter – **1 completed, in support**  
1660 Fort St – Apt Bldg – 8 left in lobby of building  
1625 Fort St – Post Office – 2 left with Manager, Travis

Islands Trust – 2 left with reception  
 Williams & Co. – 2 left with Office Manager  
 Whole In One Health – no answer  
 War Amps – no answer  
 Pharmasave – 2 left with Manager, Bryce  
 1520 Richmond Ave - #405 – **1 completed, in support**  
 1715 Richmond Ave - #410 – **1 completed, in support**  
 1625 Oak Bay Ave – Valentus – 4 left with Owner, Steve  
     Active Health & Wellness – 2 left with reception  
     Leaf – 2 left with reception  
     Dr. Taylor – 1 left with reception  
     Dr. Baker – 1 left with reception  
     Today's Dental Ctr – 1 left with reception  
     Island Ferry Services – 1 left with contractor  
     Dr. Wyllie – not open  
     Sterling & Gascoigne – 2 left with reception  
     Dr. Onoszko – 2 left with reception  
 1842 Oak Bay Ave – AW Jones Ins – **1 completed, in support**  
 1920 Oak Bay Ave – Phil Ballam Heating & Plumbing – **1 completed, in support**  
 Stadacona Centre – Fair Realty – 1 left with Manager, Faith  
     Stadacona Food Mkt – 2 left with owner  
     Shipley Group – 2 left with reception  
     Centre Court – 1 left with Owner, Don  
     Pinnacle Health – 1 left with Partner, Sam  
     Gordie's Music – 1 left with Gordie  
     Origin's Bakery – 1 left with clerk – **1 completed, in support**  
     Tartan Toque – 1 left with bartender  
     Urban Lotus Acupuncture – 1 left at reception – **1 completed, in support**  
     Subway – 1 left with Manager  
     Maison George – 1 left with George  
     Shine Café – 1 left with server  
 1311 Stanley & 1764 Oak Bay Ave – R Kerr, building owner – **1 completed, in support**  
 1541 Fort St – Leches – 2 left with Owner, Annie  
 1543 Fort St – Junction Furniture – **1 completed, in support** (owner also resident at 1031 Verrinder)  
 1537 Fort St – 153 with J Convenience Store – **1 completed, in support**  
 1520 Cold Harbour Rd – no answer, 1 left in mailbox  
 1522 Cold Harbour Rd – no answer, 1 left in mailbox  
 1037 Belmont Ave – **1 completed, in support**  
 944 St. Charles St – **1 completed, in support**  
 1516 Pandora St – Stadacona Dental Ctr – 1 left with reception  
 1526 Pandora St – no buzzer, 6 left under door  
 1635 Oak Bay Ave - #1 – 1 left with owner  
     #2-20 – 1 left in each mail slot  
 1559 Oak Bay Ave – Back – 1 left at door  
     Side 1 – 1 left at door  
     Side 2 – 1 left at door  
 1557 Oak Bay Ave – A – 1 left at door  
     B – 1 left at door



1585 Oak Bay Ave – 1, 7, 8, 10 – 1 left with each occupant – **1 completed, in opposition**  
2, 3, 4, 5, 6, 9, 11, 12, 13, 14 – 1 left at each door  
1038 McGregor St – 1 left in mailbox  
1033 McGregor St – 1 left with Nanny  
1035 McGregor St – 1 left with Owner  
2142 Marne St – **1 received, in support**  
2132 Marne St – **1 received, in support** (employee at RJH)

\*unless otherwise noted petition has not been returned to date



### Important

This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Printed Wed, Oct 22, 2014

## 1609 Fort Street

### Adjacent Properties

Regional Community Atlas

Capital Regional District  
gis@crd.bc.ca  
<http://www.crd.bc.ca>

CRD



LICENSEE RETAIL STORES REZONING POLICY

**LICENSEE RETAIL STORE REZONING PETITION**

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) Cwis Taylor

ADDRESS: Suites 301 & 305 1625 Oak Bay Avenue.

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:

Hope all goes well

[Signature]

Oct 25/2014  
Date

[Signature]  
Signature

## LICENSEE RETAIL STORES REZONING POLICY

**LICENSEE RETAIL STORE REZONING PETITION**

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print name  
of property, located at 1609 Fort Street to permit a 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)

ADDRESS:

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:

Date \_\_\_\_\_

Signature \_\_\_\_\_



LICENSEE RETAIL STORES REZONING POLICY**LICENSEE RETAIL STORE REZONING PETITION**

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) DR. STEVEN WYLLIE / MYO-KINE Systems  
ADDRESS: 306-1625 OAK BAY 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:

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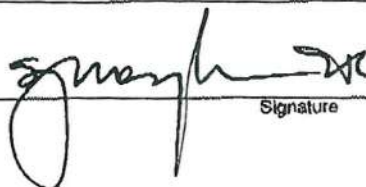
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Oct 16 / 14  
Date

  
Signature

## LICENSEE RETAIL STORES REZONING POLICY

## LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) MARY ANN WALDMAN

ADDRESS: 4-4001 Old Clayburn Rd. Abbotsford BC V3G 1C5

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: Looks like it will be  
a nice looking upscale building

Oct 16 / 14  
Date

Mary Ann Waldman  
Signature



LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
 of property, located at 1609 Fort Street to permit a 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) JEFF TAYLOR

ADDRESS: A-1609 FORT 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:

I AM NOT OPPOSED TO  
ANY DEVELOPMENT THAT  
WILL BETTER THE APPEARANCE  
OF THE PROPERTY

OCT. 7/14  
Date

[Signature]  
Signature

LICENSEE RETAIL STORE REZONING PETITION

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print name  
of property, located at 1609 Fort Street to permit a 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) Jan Andrews

ADDRESS: 1609A Fort 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:

As long as no more than  
3 parking spots are allocated  
as limited parking

02/7/14  
Date

[Signature]  
Signature



LICENSEE RETAIL STORE REZONING PETITION

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print name  
of property, located at 1609 Fort Street to permit a 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) RYAN ERROL ARMSTRONG  
ADDRESS: A-1609 FORT STREET

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: FULL SUPPORT ON T.H.S. CONCEPT A GREAT FIT.  
EMPLOYEE AT HUTTON CONSUMMINUM SERVICES.

OCT 3 2014  
Date

RIC  
Signature





LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) JESSICA RIVERS

ADDRESS: 1609 FORT ST SUITE B VICTORIA BC V8R1M8

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:

LIMITED 15 MIN PARKING  
SO OUR CLIENTS DON'T HAVE  
TO WORRY

10/7/14  
Date

[Signature]  
Signature









Please review the plans and indicate the following:

NAME: (please print) Sandy mac

ADDRESS: 1609 Fort Street

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:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

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Date \_\_\_\_\_

Signature \_\_\_\_\_







Please review the plans and indicate the following:

NAME: (please print) DAVID STEELE

ADDRESS: RAILHEAD 1524 PANDORA

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:

Comments:

I have no objections to this.

OCT. 8<sup>th</sup> / 2014  
Date

  
Signature



### LICENSEE RETAIL STORES REZONING POLICY

**LICENSEE RETAIL STORE REZONING PETITION**

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) Mark + Joann Paul  
ADDRESS: 404-1508 Colchester Rd

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:

[illegible]

Oct 6, 2014  
Date

Signature

CITY OF VICTORIA

**LICENSEE RETAIL STORE REZONING PETITION**

CITY OF VICTORIA





LICENSEE RETAIL STORE REZONING PETITION

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print name  
of property, located at 1609 Fort Street to permit a 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) BRUCE MARSHALL

ADDRESS: 301-1640 OAK BAY 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:

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Oct 22, 2014  
Date

[Signature]  
Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) WYMAN LEE

ADDRESS: 301-1640 OAK BAY 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:

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Oct 22, 2014  
Date

Wyman Lee  
Signature

LICENSEE RETAIL STORE REZONING PETITION

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print name  
of property, located at 1609 Fort Street to permit a 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) DODIE COX

ADDRESS: 301-1640 OAK BAY 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:

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OCT 22, 2014  
Date

Dodie Cox  
Signature



Please review the plans and indicate the following:

NAME: (please print) DONNA PERRIN

ADDRESS: 301 - 1640 CAK BAY 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:

5 0

OCT 22, 2014  
Date

  
Signature

Please review the plans and indicate the following:

NAME: (please print) STEPHEN CLARK

ADDRESS: 301 - 1640 OAK BAY 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:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.

Oct 22, 2014  
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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print name  
of property, located at 1609 Fort Street to permit a 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) PETER ROWLES

ADDRESS: 1610 FORT STREET VICTORIA V8R 1H9

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:

WHY NOT?

03/10/2014  
Date

Peter Rowles.  
Signature





LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
 of property, located at 1609 Fort Street to permit a 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) W. DARCY COOK

ADDRESS: 410-1715 RICHMOND ST  
VICTORIA

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:

EXCELLENT FOR  
THIS NEIGHBOURHOOD

OCT 8/2014  
 Date

[Signature]  
 Signature







LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) Tara Black

ADDRESS: 1525 Pandora Ave, Victoria BC V8R6P9

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:

We own + operate Origin Bakery. We rent  
our premises. This will be a great addition to  
the community.

Oct 8/14  
Date

Tara Black  
Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) Maria Lastop - Owner of Urban Lotus Acupuncture & Herbs

ADDRESS: 1516 Fort Street, Victoria, BC, V8S 5J2

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:

I love this idea. + think it will be a  
great addition to our community!

Oct. 8/14  
Date

M. Lastop  
Signature



LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) ROGER KERR

ADDRESS: 1311 STANLEY AVE + 1764 DAKIBAY 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:

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Oct 5, 2014  
Date

Roger Kerr  
Signature

Please review the plans and indicate the following:

NAME: (please print) Ruth Van Egmond

ADDRESS: 1031 Verrinder 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:

Date Oct 6 / 14

  
Signature

\* also Junction Furniture 1543 Fort St.





# LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) Robert Chomery

ADDRESS: 944 St Charles street

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:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Oct 9, 2014  
Date

Signature



LICENSEE RETAIL STORES REZONING POLICY

**LICENSEE RETAIL STORE REZONING PETITION**

Ross Borland, print name have applied to the City of Victoria for rezoning of property, located at 1609 Fort Street to permit a 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) CLARE MELLON

ADDRESS: #7-1595 OAK BAY AVENUE

Are you the registered owner? Yes ☐ No ☒

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

☐ I support the application.

☒ I am opposed to the application.

**Comments:**

My two biggest concerns are the implication of another liquor store in this area and noise. Although the "filter" appears to be quite good, I worry it will attract negative groups into the area. I lived behind the FOUR BAY/FORT liquor store and there were many homeless people, alcoholics/addicts, and break-ins in the neighborhood. I was followed home two times and constantly bothered by people begging. As a woman, I value being able to walk home from work/school at night without being afraid. I moved to this apartment last Dec, and have always felt safe, so I would hate for that to change. (I frequently cut through the lot of 1609 Fort later at night coming home off the bus). Secondly, noise would be a big concern. I am a student and my apartment faces the proposed area. During 2013 I lived by the Abstract building development on OAK BAY AVE and it was awful being woken up at 6AM every day. Although I appreciate the values for shared for, this development would disrupt the area.

October 10th 2014  
Date

CLARE MELLON  
Signature

CITY OF VICTORIA



LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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) Dr John McCracken

ADDRESS: 2142 Marne 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:

There are too few of these  
outlets & a new one at  
the Oak Bay junction would  
be most welcome.

Oct 6/14  
Date

[Signature]  
Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
 of property, located at 1609 Fort Street to permit a 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) Jeff McCracken

ADDRESS: 2132 Marine 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: I have reviewed the application  
and 100% approve and encourage  
this to move forward. I work at  
RJH hospital and live in Oak  
Bay. To have the option of  
shopping at a ~~retail~~ store with options  
selected by such high level wine people  
is exceptional. Please make it happen!!

10/9/14  
 Date

Jeff McCracken  
 Signature

Received  
City of Victoria

OCT 15 2014

Planning & Development Department  
Development Services Division

LICENSEE RETAIL STORES REZONING POLICY

LICENSEE RETAIL STORE REZONING PETITION

I, Ross Borland, have applied to the City of Victoria for rezoning  
print name  
of property, located at 1609 Fort Street to permit a 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)

ADDRESS:

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:

Oct 6 / 14  
Date

[Signature]  
Signature





1741 Davie St.  
Victoria, BC  
V8R4W5  
250-592-7068

October 21st, 2014

Mayor and Council  
City of Victoria  
#1 Centennial Square  
Victoria, British Columbia  
V8W 1P6

Dear Mayor and Council,

**Re: 1609 Fort St. rezoning request by Midalta Investments**

I have met twice with Ross Borland of Midalta Investments regarding this proposal. I have also discussed the proposed private liquor store with local residents via email, telephone and at a planning meeting held on October 15<sup>th</sup>. One local apartment manager surveyed her tenants about the proposal.

The proponent assured residents at the meeting:

- That the open and closing hours would be limited to approved Provincial hours
- That the proposed store would not sell single serving products attractive to street people
- That the proposed store would be promoting local craft brewery and BC Wine products
- That the proposed store would not become a redemption site for empty cans and bottles by limiting redemptions to 12 cans/bottles per person per day.

The proponent was not able to assure the meeting:

- That there would not be significant noise from increased car traffic (starting/stopping, car doors slamming)
- That the proposed store would not attract street people or teenage residents of Youth in Peril housing in the neighbourhood.

Based on our discussions to date, the South Jubilee Neighbourhood Association has no objections to the proposed rezoning, viewing the proposed liquor store as a physical improvement to the existing vacant storefronts. We also view increased commercial activity as preferable to the existing vacant storefronts.

Regards,

Tom Sellgren  
South Jubilee Neighbourhood Development Committee

CC: Ross Borland, Rockland Neighbourhood Association, North Jubilee Neighbourhood Association