CITY OF VICTORIA

Planning and Land Use Committee Report

Date: December 5, 2013 **From:** Lucina Baryluk, Senior Process Planner

Subject: **Rezoning Application #00423 and Development Permit #000335 for 1580 Hillside Avenue** – Application to rezone to allow a liquor retail store within Hillside Centre

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and a Development Permit Application for Hillside Centre. The proposal is to locate a liquor retail store on the Hillside Avenue frontage of Hillside Centre. The store will occupy a total floor area of 785 m^2, with 489 m^2 of the total floor area devoted to retail. This report also addresses the Development Permit requirements.

The applicant has provided a rationale for inclusion of a liquor retail store within the mall, along with supporting material on security provisions. The Oaklands Community Association held a community meeting on October 1, 2013. In compliance with the *Licensee Retail Stores Rezoning Policy*, the School District and Police Department have been consulted and have provided no comments on the proposal. In addition, the applicant has submitted a number of petitions.

The following points were taken into consideration in assessing this application:

- The *Official Community Plan 2012* designates Hillside Centre as a Town Centre. This designation anticipates a full range of commercial and destination-retail uses.
- The *Oaklands Neighbourhood Plan* views the Hillside Centre as a major asset in the Oaklands neighbourhood, providing the residents with access to a full range of commercial facilities.
- The broader context of land uses in the general area along Hillside Avenue is commercial in nature (retail use, office and food outlets). The location within the mall does not directly impact established residential neighbourhoods.
- There are no variances associated with this application. The liquor retail store will occupy space previously occupied by a retail use and the parking requirements remain the same. The mall has not reached its full density permitted under the existing C1-RC Zone, Regional Shopping Centre.
- The proposal is generally in keeping with the City's *Licensee Retail Stores Rezoning Policy*, with the exception of store size. The policy recommends a maximum store size of 200 m^2. A liquor store in a mall setting would merit a larger size.

Staff recommends that this application be approved.

Recommendations

1. That Rezoning Application #000423 for 1580 Hillside Avenue proceed for consideration at a Public Hearing and that staff prepare the necessary *Zoning Regulation Bylaw* amendments to allow a Liquor Retail Store as a permitted use within the Hillside Mall Centre, limited to a location along Hillside Avenue and further limited to a maximum total floor area of 785 m^2.
2. Following consideration of Rezoning Application #000423, that Council authorize the issuance of Development Permit Application #000335 in accordance with:

    a) Plans date stamped October 29, 2013;
    b) Development meeting all *Zoning Regulation Bylaw* requirements;
    c) Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

Lucina Baryluk
Senior Process Planner
Development Services Division

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Jocelyn Jenkyns

LB:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00423\HILLSIDE MALL .JPG.DOC

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and a Development Permit Application at Hillside Centre. The proposal is to locate a liquor retail store on the Hillside Avenue frontage of the centre. The store will occupy a total floor area of 785 m^2, with 489 m^2 of the floor area devoted to retail. This report also addresses the Development Permit requirements.

2.0 Background

2.1 Relevant History

Hillside Centre has been undergoing extensive renovations and addition of new floor area. The new floor area will accommodate new major commercial tenants. The current work on the mall has required Development Permits only, as the density and uses have been in compliance with the existing C1-RC Zone, Regional Shopping Centre. A number of changes to the transportation network serving the mall, including bike lanes and signalized intersections, have been completed. The main outstanding item is the completion of the landscaping, as this cannot be finalized until the exterior construction is finished. The City holds landscaping securities to ensure this work is completed in compliance with the approved Development Permits.

To allow liquor retail store as a permitted use requires a rezoning, which is further explained in this report.

2.2 Development Proposal

The proposal is to locate a liquor retail store on the Hillside Avenue frontage of Hillside Centre. The space was formerly occupied by Shoppers Drug Mart, which has been relocated within the mall. The store is adjacent to an internal loading area, which can be used by the liquor store without impeding mall circulation.

There are minor changes to the mall façade from the existing approved Development Permit. The location and style of door openings would be revised to suit the tenant requirements, still achieving the design concept of storefronts facing the exterior of the mall.

2.3 Land Use Context

The proposed location is within the mall complex. The broader context of Hillside Avenue in the general area is commercial in nature (retail use, office and food outlets). The location does not directly impact established residential neighbourhoods.

2.4 Community Consultation

In compliance with the Rezoning Application process, the Oaklands Community Association held a Community Meeting on October 1, 2013. A record of this meeting is attached to this report.

In compliance with the *Licensee Retail Stores Rezoning Policy*, the School District and Police Department have been consulted and have provided no comments on the proposal.

In addition, the *Licensee Retail Stores Rezoning Policy* requires that the applicant poll the residents and owners of neighbouring lots. A number of petitions collected by the applicant are attached to this report as further information for Council.

3.0 City Regulations and Policies

3.1 Official Community Plan 2012 and Oaklands Neighbourhood Plan

The *Official Community Plan 2012* designates Hillside Centre as a Town Centre. This designation anticipates a full range of commercial and destination-retail uses. The *Oaklands Neighbourhood Plan* views the Hillside Centre as a major asset of the Oaklands neighbourhood, providing the residents with access to a full range of commercial facilities.

3.2 Zoning Regulation Bylaw

On March 27, 2003, City Council determined that any new liquor retail stores (including relocations) would require a rezoning. The issue at that time was a response to changing policies by the Liquor Control and Licensing Branch, which was requiring liquor license holders with the right to liquor sales to link the license to any retail store location.

Since the establishment of Council's policy in 2003, Council has dealt with approximately 10 liquor retail store Rezoning Applications. A liquor retail store is distinct from a brewery type of operation, which can only sell the product produced on the premises. This brewery type of retail outlet also requires a rezoning.

In specific reference to the *Zoning Regulation Bylaw*, there are no variances associated with this application. The liquor retail store will occupy space previously occupied by a retail use and the parking standards remain the same. The mall has not reached its full density permitted under the existing C1-RC Zone.

3.3 Licensee Retail Stores Rezoning Policy

In order to guide Council on liquor retail store Rezoning Applications, a *Licensee Retail Stores Rezoning Policy* was endorsed by Council in 2003. The policy outlines parameters regarding location, facility size and distance from other liquor retail stores and schools.

3.4 Development Permit Guidelines

The *Official Community Plan 2012* places this property within Development Permit Area 4, Town Centres, for the purposes of revitalization of an area in which commercial use is permitted. This Development Permit Area requires Council approval of the general form and character of the commercial development.

As Hillside Centre has been through an extensive development permit review process and the proposed changes to the façade to accommodate the liquor retail store are minor, no further analysis of this application with respect to the Development Permit guidelines is deemed necessary.

4.0 Issues

The main issue associated with this application is the consistency with the intent of the *Licensee Retail Stores Rezoning Policy.*

5.0 Analysis

The *Official Community Plan* provides guidance regarding the general location and use, as Hillside Centre has been identified as a Town Centre. This designation anticipates a full range of commercial and destination-retail uses. The liquor retail store will add a diversity of retail products offered by the mall. The location of the proposed store will add customer and pedestrian activity to the retail frontage.

The location within the mall will also minimize the impact on established residential neighbourhoods in terms of noise and traffic impacts.

In terms of proximity to other liquor retail stores, the closest store is located in Saanich at the northeast corner of Shelbourne Street and North Dairy Road. In a straight-line distance, this store is approximately 340 m from the proposed new store. Therefore, the locational factor of 200 m between liquor retail stores that is specified in the *Licensee Retail Stores Rezoning Policy* is satisfied. In addition, the Policy anticipates that in commercial areas, reduced distance may be warranted.

The closest school is Lansdowne Middle School, which is approximately 450 m away (straight-line distance). Oaklands Elementary School is more than 500 m away from the proposed location.

The policy recommends a maximum total floor area of 200 m^2. The proposed liquor retail store will have a total floor area of 785 m^2 (296 m^2 dedicated to warehouse and 489 m^2 for retail sales). However, the internal organization of the store is ultimately left to the store operator.

In terms of size, most private liquor stores comply with the 200 m^2 limit, with the Harris Green Liquor Merchants being the notable exception with a 260 m^2 store size. However, the BC Liquor Stores located in Victoria all exceed the recommended total floor area.

BC Liquor Stores	Total Floor Area (m^2)
Blanshard Square, 787 Hillside Avenue	669
Fairfield Plaza	486
James Bay Plaza	442
Fort Street and Foul Bay Avenue, 1960 Foul Bay Road	697
Proposed Hillside Mall Centre	785

The larger size is acceptable as the store is within a mall setting and will be provided with the potential to carry a full range of products.

6.0 Resource Impacts

There are no resource impacts anticipated.

7.0 Options

Option 1 (Recommended)

1. That Rezoning Application #000423 for 1580 Hillside Avenue proceed for consideration at a Public Hearing and that staff prepare the necessary *Zoning Regulation Bylaw* amendments to allow a Liquor Retail Store as a permitted use within the Hillside Mall Centre, limited to a location along Hillside Avenue and limited to a maximum total floor area of 785 m^2.
2. Following consideration of Rezoning Application #000423, that Council authorize the issuance of Development Permit Application #000335 in accordance with:
   a) Plans date stamped October 29, 2013;
   b) Development meeting all *Zoning Regulation Bylaw* requirements;
   c) Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

Option 2

That Rezoning Application #00423 for 1580 Hillside Avenue be declined.

8.0 Conclusions

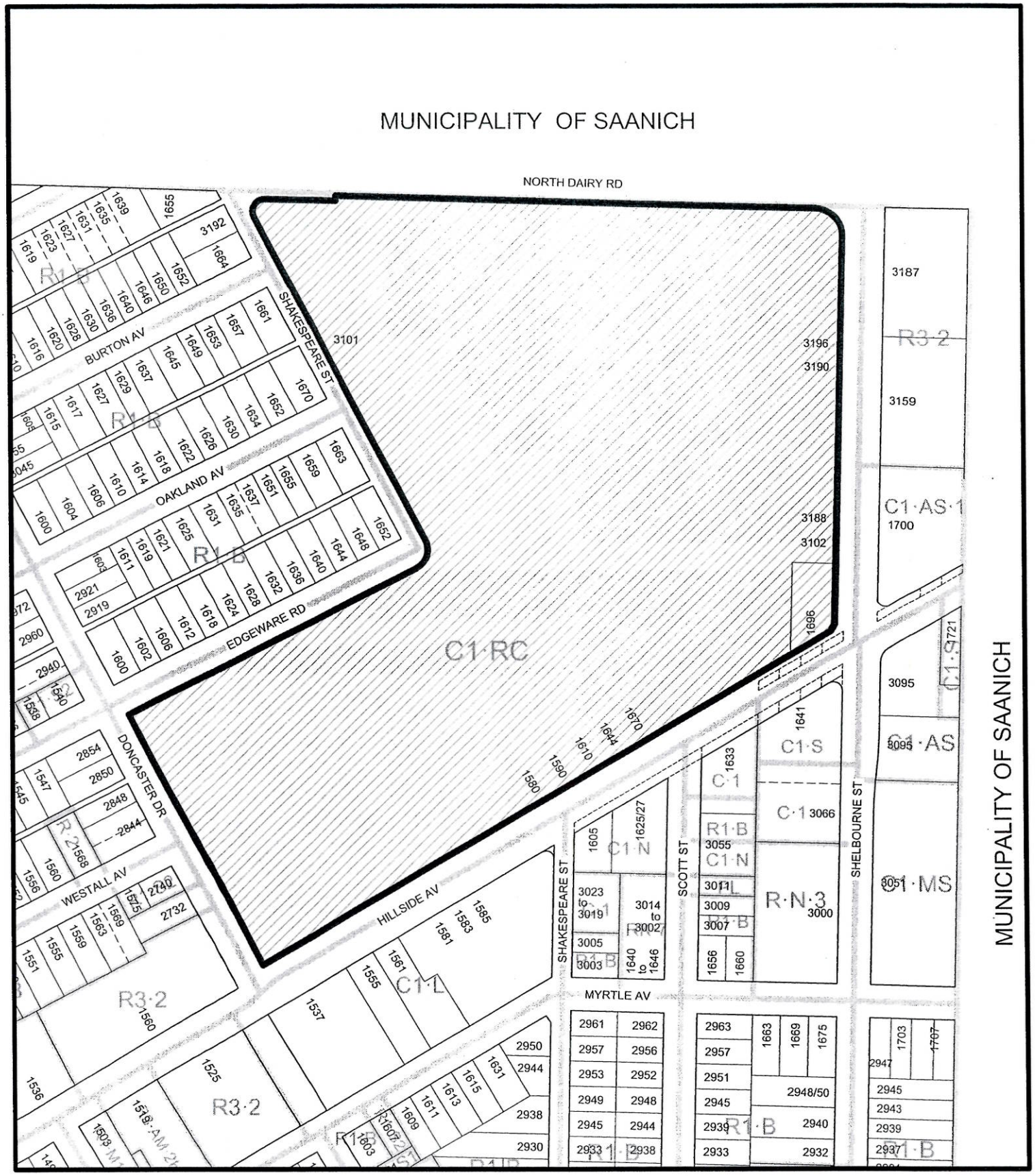
The application for a new BC Government Liquor store within Hillside Centre merits consideration under the *Official Community Plan* and the *Licensee Retail Stores Rezoning Policy*. As an established commercial centre and designated Town Centre, the size and location of the proposed liquor retail store are supportable.

9.0 Recommendations

1. That Rezoning Application #000423 for 1580 Hillside Avenue proceed for consideration at a Public Hearing and that staff prepare the necessary *Zoning Regulation Bylaw* amendments to allow a Liquor Retail Store as a permitted use within the Hillside Mall Centre, limited to a location along Hillside Avenue and limited to a maximum total floor area of 785 m^2.
2. Following consideration of Rezoning Application #000423, that Council authorize the issuance of Development Permit Application #000335 in accordance with:
   a) Plans date stamped October 29, 2013;
   b) Development meeting all *Zoning Regulation Bylaw* requirements;
   c) Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

10.0 List of Attachments

- Location map and air photo
- City of Victoria's *Licensee Retail Stores Rezoning Policy*
- Applicant's letters to Mayor and Council
- Submission drawings dated October 29, 2013
- Petitions
- Oaklands Community Association Land Use Committee Record of Meeting



1580 Hillside Avenue

Rezoning #00423

Bylaw #

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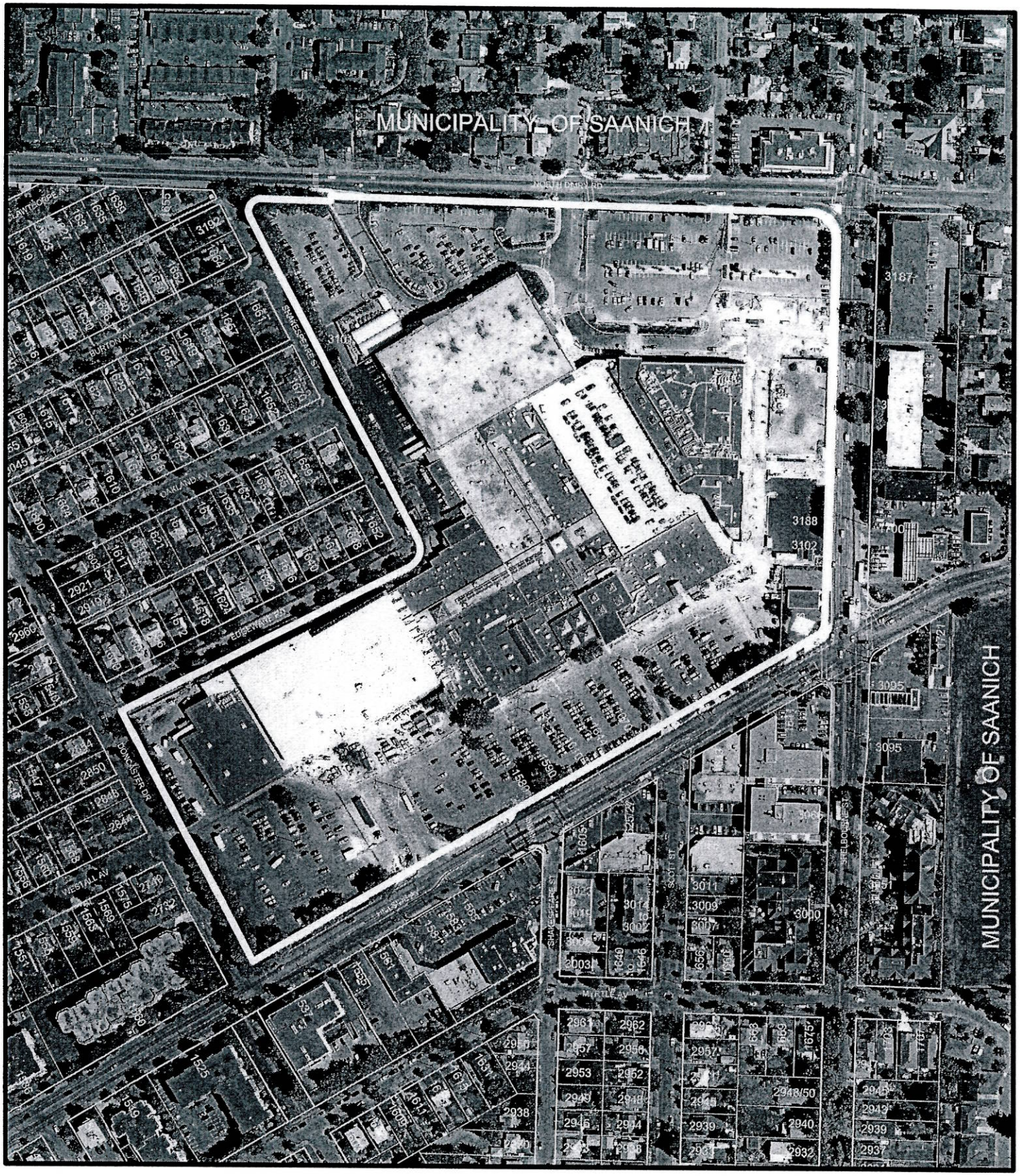
CITY OF VICTORIA



1580 Hillside Avenue

Rezoning #00423

Bylaw #

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CITY OF VICTORIA

LICENSEE RETAIL STORES REZONING POLICY

GENERAL CHARACTERISTICS

- An application for a Licensee Retail Store must be accompanied by a letter of preliminary approval from the Province of BC.
- The store should be in an established or planned retail location to minimize nuisance to nearby neighbours. This may be within a primary or district centre as identified in the *Official Community Plan*, within a commercial area identified in a neighbourhood plan or in a location zoned for other retail use.
- Entrance to the store should be from an existing street frontage or from within an existing shopping centre.
- Required parking may range from one space per 37.5 m^2 of gross floor area in suburban malls to nil in highly walkable locations, e.g. Downtown or a corner store.
- The store should be at least 200 m from an elementary or secondary school.
- The City wishes to avoid concentrations of this use, e.g. in the same block or at the same intersection. Generally, the store should be at least 200 m from an existing Licensee Retail Store, BC Liquor Store, wine or beer store. A reduced distance may be warranted in locations such as neighbourhood or district centres.

  Note that provincial regulations may require a higher distance between stores. The most restrictive regulation shall apply.
- For applications with street frontage, the applicant should refer to the City's *Crime Prevention Through Environmental Design (CPTED)* guidelines and indicate, as part of the application, how the guidelines will be observed.
- Facility size is limited to a total floor area of 200 m^2.
- Revitalization of a heritage building and/or improved shop frontage on a street is encouraged.

APPROVAL PROCESS

- Recognizing the impact of this type of application, all residents and owners of neighbouring lots must be polled by the applicant as to the acceptability of the application, with the results submitted as part of the site plan information.
- The application will be referred to School District #61 and Victoria City Police for up to 30 days to ensure that their comments are considered in Council's decision.
- In addition to the policies for Licensee Retail Stores, the applicant must undertake the processes required for a rezoning application. This will include participation in a community meeting (CALUC) prior to the submission of the application.

ORIGIN
MERCHANT PARTNERS

220 Bay Street, Suite 1500
PO Box 23
Toronto, Ontario M5J 2W4
416-800-0850
www.originmerchant.com

November 21, 2013

Mayor and Members of Council,

Our application before you for consideration is to include a retail Liquor Store as a permitted use within Hillside Centre.

As you know, Hillside Centre is currently the subject of a Development Permit application for the redevelopment of the mall and common areas, which is nearing completion. Our application results from tenant interest received from a liquor store operator for this particular space. In response, we have made our way through the community consultation process including the local resident survey. The community meeting, organized by the Oaklands Community Association, was attended by ~ 20 residents. Those that had concerns were primarily based on questioning whether the market was already adequately served (market competition) and whether the use itself is appropriate for Hillside. The discussion focused on a number of the property attributes (access, servicing, security) and how the property is positioned to accommodate a liquor store use and ensure the appropriate environment for the community.

Resident surveys were available at the meeting for those in attendance who wished to document their position. Four surveys were completed. Hillside's on-site management office then engaged in a door to door approach to all residents within the required boundarys to survey resident views. 41 surveys were returned with 15 having concerns with the application, and the balance (26) in support. Of the 15 with concerns, almost all related to competition with existing liquor outlets. A copy of the neighborhood submission, including the resident survey, conducted door to door by the management office is attached to this letter.

From an operational standpoint, Hillside is a functional and suitable location for a liquor store use, given the advantages and amenities which are described following.

The proposed liquor store is situated at the part of the mall fronting the intersection at Hillside and Shelbourne. This location is well positioned within the Centre, being furthest away from the stable residential neighborhoods surrounding Hillside. The proposed retail unit is serviced by a large and convenient parking lot immediately in front of the external entrance to the unit. A controlled intersection at Hillside and Shakespear will ensure easy access and egress. A plan of the Centre and proposed location is attached.

The retail unit is of sufficient size to allow the tenant to retail a full range of products and services. The physical configuration, and relationship to back of house and loading facilities works well for the perspective tenant. It is strategically and conveniently located immediately adjacent to the enclosed loading facility for the Centre, such that all deliveries will occur internal to the Centre, and will not be visible by the public. Further, the unit is serviced from the enclosed

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loading facility via an internal corridor to the rear of the retail unit, again away from any public areas.

Hillside Centre, as a major shopping centre, has a full service on site administration office with Centre dedicated personnel. Hillside benefits from extensive 24 hour contract security services across the full property to ensure an appropriate environment for the neighborhood and shoppers it serves. The environment is carefully controlled with ample available on property security personnel to address any concerns that arise. I have attached a letter from Hillside management which sets out the current security coverage and procedures for the Centre.

The proposed liquor store will benefit from its integration within the fabric of Hillside, specifically in locating adjacent to complementary shops and services within the context of a larger shopping centre environment.

We'd be pleased to address any questions you may have as you consider the merits of the application.

W. Glenn Shyba

CC: Jim Aalders, Lucina Baryluk and Kerry Shular

Origin Merchant Partners
416-800-0892
glenn.shyba@originmerchant.com

TRIOVEST

HILLSIDE CENTRE – SECURITY

Currently, Security is on site at Hillside 24 hours a day, 7 days a week. The primary purpose of having Security in the shopping centre is to provide our merchants and customers with a sense of security in the common areas of the shopping centre, assist merchants and customers with safety or security related issues such as safe walks in the evening or assisting a merchant with an unruly patron and providing emergency response for medical or life safety situations.

Hillside is continuously monitored throughout the day and evening by an average of two security guards patrolling the property both inside the building and in the parking areas. During peak hours this service is augmented by a bike patrol which allows our security personnel to cover the parking lot faster and more often. When bike patrols are not present, our guards patrol the exterior of the building at least once per hour.

In addition to security patrols, Hillside Centre will be, monitored (to be installed as part of redevelopment but not yet complete) with a closed circuit television system.

Standard Policies and Procedures currently in place ensure that Security team members are trained, prepared and equipped to;

- Protect Life
- Protect the Property
- Protect all Information
- Protect Organizational Assets
- Assist in the Prevent Illegal Activity
- Promote a Safe and Secure Environment

cei ARCHITECTURE PLANNING INTERIORS
MMC ARCHITECTURE

VANCOUVER
T: 604-687-1898 F: 604-682-5398
500 -1500 West Georgia Street
Vancouver, BC V6G 2Z6

VICTORIA
T: 250-388-5588 F: 250-361-9418
202 - 655 Tyee Road
Victoria, BC V9A 6X5

KELOWNA
T: 250-861-1887 F: 250-861-1810
100 - 1060 Manhattan Drive
Kelowna, BC V1Y 9X9

19 November 2013

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

RE: Retail Liquor Store at Hillside Centre
Rezoning #00423 and Development Permit Application #000335 for 1580 Hillside

Dear Mayor and Members of Council;

This rezoning application is to permit the use of Liquor Sales within the Hillside Shopping Centre. The recent redevelopment and expansion of Hillside Centre strongly facilitates this new use within the existing Development Permit. There are no design revisions or alterations required to support a Liquor Store; the design intent to develop a 'high street' shopping experience with exterior store access will remain, with the opportunity for future development within the parking fields to create a 2-sided shopping street. The storefront and display windows of the Liquor Store will be similar to the retailers throughout the center without the use of security bars. The recently upgraded lighting scheme focuses on highlighting storefront and product while providing a safe pedestrian environment. In addition, LED-illuminated channel lettering will support the high-end signage approach the mall has developed.

There is ample parking at Hillside Centre to support this use; the recently redeveloped shopping centre and parking field now facilitates over 2000 parking stalls, which exceeds the Zoning Bylaw requirements by 5%. The recent improvements for both vehicle and pedestrian access, along with the ample parking, make Hillside Centre a good location for a liquor store. A liquor store will have positive synergies with existing uses at Hillside Centre and in the neighbour, including the Thrifty Foods located on the west side of the same façade.

We appreciate your consideration on this matter and are available to provide further clarification on the application if required.

Yours very truly,
cei Architecture Planning Interiors

Jim Aalders Architect AIBC RAIC LEED ap
Partner

IMPORTANT INFORMATION

TO: Oaklands Neighborhood Residents
FROM: Kerry Shular, General Manager
Hillside Centre

As many of you may already know, Hillside Centre is in the process of applying to the City of Victoria for a change to the shopping centre's current zoning to accommodate a liquor store use. A public information meeting was held at the Oaklands Neighborhood House on October 1, 2013 to present the plan to our neighbors and solicit feedback. For those of you who could not attend the presentation, we have attached a questionnaire asking for your opinions or comments. Completed questionnaires will be provided to the City of Victoria before any final decision is made on the re-zoning application.

The following is a brief overview of the reasons for the change in zoning request.

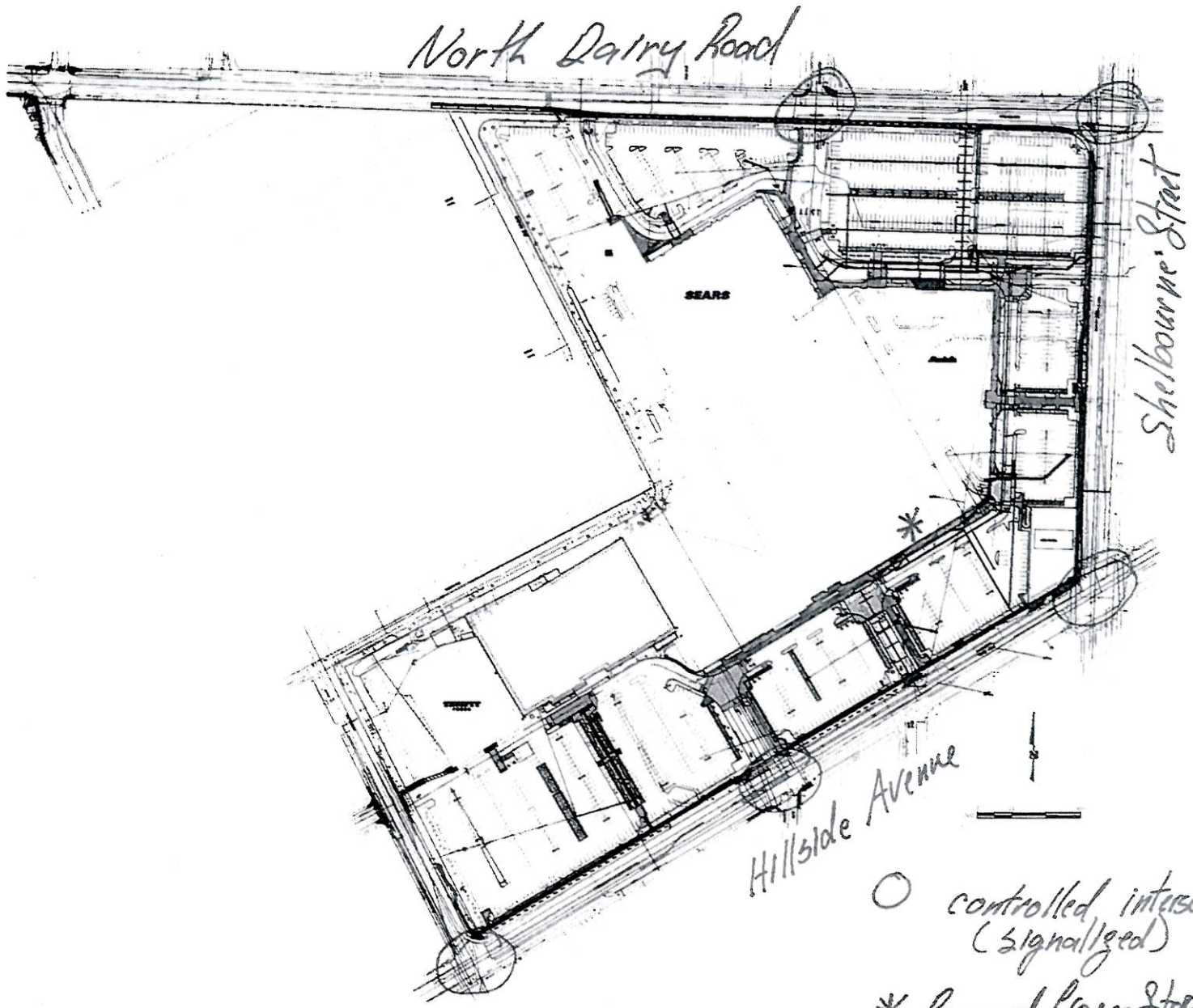
1. Hillside Centre has been redeveloped to accommodate a better mix of family and mid market retailers catering to everyday needs as well as special occasions.
2. Hillside was approached months ago by a liquor supplier who is proposing to building a new full service liquor outlet. This retailer has completed their own market research and have determined that Hillside is the right location for their business.
3. Liquor retailers typically want to locate in shopping areas such as Hillside to gain access to parking, security and the synergies associated with a grocery store.
4. The store will face Hillside Avenue in roughly the same area that the old Shoppers Drugmart occupied. The store is planned to be about 8,500 square feet. Loading and garbage facilities that will service the store will be immediately beside it. These facilities have a full height garage door and face Hillside Avenue.
5. There will be no direct customer access to the inside of the mall. The store will be accessed from the outside only.

We have attached a plan of the area and renderings of what the outside might look like.

In order to ensure that your comments are provided to the City of Victoria before the rezoning decision is made, the enclosure questionnaire must be returned to Hillside Centre by not later than Wednesday October 16, 2013. Forms can be returned to the Hillside Customer Service desk in the middle of the mall, faxed to us at 250-595-2100, emailed to us at hillsideinfo@triovest.com or mailed to the following address:

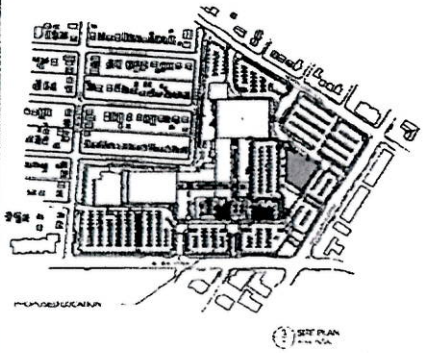
#21 1644 Hillside Avenue
Victoria, B.C. V8T 2C5

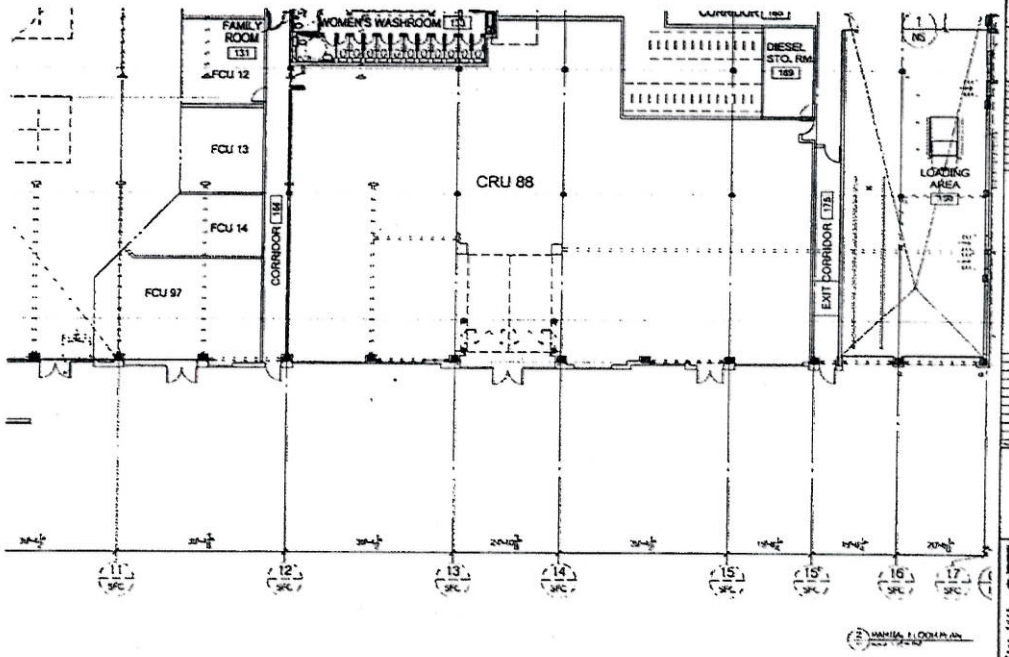
Hillside Site Plan

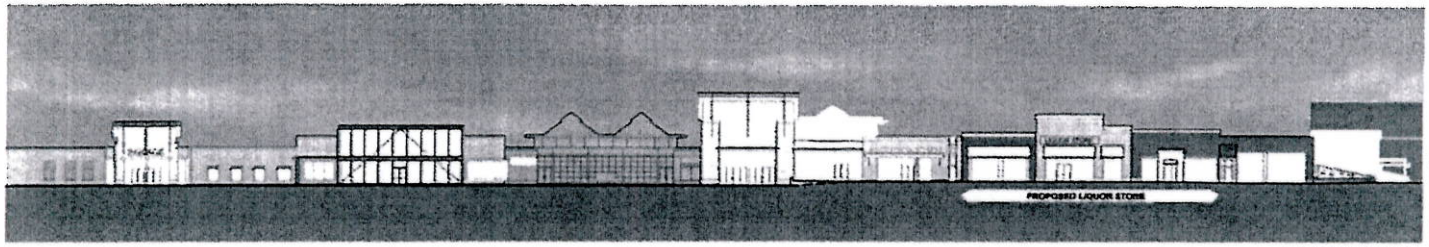


○ controlled intersection (signallged)

* Proposed Liquor Store location







HILLSIDE CENTRE
Phase Two
Renovations and Expansion

cei ARCHITECTURE PLANNING INTERIORS

MMC ARCHITECTURE

LIQUOR STORE
SITE PLAN, FLOOR PLAN
& ELEVATION

A1

Rem Kirby

From: [redacted]
Sent: October-14-13 12:43 PM
To: Hillside Centre
Subject: liquor store poll

I support the application.
Mary McColl
115-3051 Shelbourne St.
Victoria BC V8R 6T2

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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 PATERSON

ADDRESS: 1652 EDGEWARE 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:

We have a private liquor store on the corner of North Dairy & Shelbourne that services the community. I am concerned that direct access to the mall will be granted at some point in the future & that more vagrants will be attracted to the Oaklands neighbourhood because of a government liquor store

Oct. 11, 2013
Date

R G Paterson
Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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) LAURIE BOBROSKIE

ADDRESS: 1525 HILLSIDE 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:

SHOULD THIS PASS, AND THE 'LIQUOR SUPPLIER' BE ALLOWED TO MOVE INTO THE MALL, IT WILL PROBABLY DESTROY THE BUSINESS OF HILLSIDE LIQUOR STORE LOCATED @ 3201 SHELBOURNE ST.

I SUPPORT INDIVIDUAL BUSINESSES WHEN I CAN.

Oct. 11th/13.

Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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) Laurie D. Morgan & Bridey Morrison Morgan

ADDRESS: 1636 Burton 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:

There is already one private liquor store immediately adjacent to the Hillside Centre (Hillside liquor store) and a government liquor store at the Shelburne Plaza no more than 1 km. down Shelburne.

The local private liquor store would likely suffer from a second private liquor located in the mall and we do not see the point in potentially putting them out of business.

There is clearly no need for yet another point of sale in such a small area. Please do not approve this application!!

2013.10.15
Date

Laurie D. Morgan &
Signature

bridey morrison morgan

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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) Mike & Tracey Fraser

ADDRESS: 1644 Myrtle 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. - both - depends on who is the vendor!

Comments:

I currently support the Hillside liquor store, and would hate to see them suffer as a result! I do not mind another liquor store in Hillside mall, but depends who the vender is!

Oct 12/13
Date

T Fraser
Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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) Louise Rowbottom

ADDRESS: 1640 Burton 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:

Oct. 10/13
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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) D Smillie

ADDRESS: 1655 Oakland 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:

We would be happier to see a local "pub" type restruant!

Oct 9/13
Date

D Smillie
Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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) VIRGINIA BLACK AND ALEXANDER BLACK

ADDRESS: 1560 HILLSIDE AVE UNIT 404

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:

GREAT IDEA - SO CONVENIENT, "ONE STOP SHOPPING" IS GREAT!

10/10/13
Date

Alex Black
Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue to permit a retail liquor store.

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Please review the plans and indicate the following:

NAME: (please print) PEGGY ROBERTSON

ADDRESS: #106 - 1560 HILLSIDE AVE., 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:

Oct. 10, 2013
Date

Peggy Robertson
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Pauline Tulloch

ADDRESS: 2854 Doncaster Dr. Victoria B.C.

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 10/2013
Date

Pauline L Tulloch
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Letitia Johnson

ADDRESS: 1532 Edgeware 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:

Because of its proposed location, which will not impact any residents, I am in full support of the rezoning application providing Hillside mall does not change its (retail liquor store) location!

Oct 9, 2013
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) FRANK LOBIANCO

ADDRESS: 1652 OAKLAND 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:

My only complaint about the entire development is that the transformers behind Sears are ~~quiet~~ noisy. Would you consider constructing a sound barrier so when the transformers come on it does not disturb us residents who live directly behind Sears.

Oct 10 2013
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) CLARA MAY COLSTON

ADDRESS: # 229 - 3051 Shelbourne

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. 14-2013
Date

Clara M. Colston
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) NELLY GERDA SMIJDERS.

ADDRESS: 2850 Doncaster Drive

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 would prefer a government liquor store.

Oct 13th 2013
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Irene Harrison

ADDRESS: #216 - 1525 Hillside 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:

I think it is a very good idea to have as much diversity at the mall as possible and a liquor store would be a great addition!

Oct. 12, 2013
Date

Irene Harrison
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) MARIAN TAYLOR

ADDRESS: #410 - 1525 HILLSIDE AVE V8T 2C1

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 10, 2013
Date

M. Taylor
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Melissa Smith

ADDRESS: 301-1525 Hillside 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:

Oct 11/13
Date

Melissa Smith
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) LOUISE GOSSELIN

ADDRESS: 1560 Hillside Ave # 403

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:

For ten years I was hoping to have a liquor store closer to our home. When friends come over to visit, I can get a bottle of wine for them.

12 oct 2013
Date

Louise Gosselin
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) DENIS GOSSELIN

ADDRESS: 403-1560 Hillside 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:

the full service outlet will be very convenient not far from a grocery store for people without transport

10-10-13
Date

Denis Gosselin
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) IRENE TAYLOR

ADDRESS: 1661 BURTON AVE, VICTORIA BC

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:

DON'T CARE - MAKES NO DIFFERENCE TO ME DUE TO MY AGE & LIFE STYLE

OCT 16, 2013
Date

I. Taylor
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) KEITH J. YOW

ADDRESS: 216 - 1525 HILLSIDE AVE. VICTORIA, BC.

Are you the registered owner? Yes ☑ No ☐ MY WIFE & I.

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 ALREADY HAVE A PRIVATE LIQUOR OUTLET ACROSS THE STREET! IF THIS IS A BCLCB OUTLET, MUCH BETTER (ESPECIALLY IF IT IS A SIGNATURE OUTLET)

16 OCT. 2013
Date

KYW
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) DR M.W. KILSHAW

ADDRESS: 325-3066 SHELBOURNE 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:

OCT 10 2013
Date

Margaret W Kilshaw
Signature

LICENSEE RETAIL STORE REZONING PETITION

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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:

Dr. Chris Galanos
#135 - 3066 Shelbourne St.
Victoria, BC V8R 6T9
Ph: 598-1889 Fax: 592-6386

OCT 15 2013

Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue to permit a retail liquor store.

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Please review the plans and indicate the following:

NAME: (please print) Richard David Lebrun

ADDRESS: #111-3159 Shelbourne Street, Victoria, BC, V8T 3A5

Are you the registered owner? Yes ☒ No ☒

(Question was a bit confusing. Yes, I am the tenant of Apt. 111, but no, I am not the owner of the building 3159 Shelbourne.)

I have reviewed the plans of the applicant and have the following comments: (And, no, I am not the owner of Hillside Mall or the proposed store.)

☒ I support the application.

☐ I am opposed to the application.

Comments:

I am always in favor of competition. There is currently only one liquor store in my area, on the corner of Shelbourne Street and North Dairy Road. It will be interesting to see how the new store on Hillside competes with the existing store on North Dairy Road.

On a side note, I think they are all doing a fantastic job over at Hillside Mall. It's nice to see Thrifty Foods (which I was fired from in 2010) competing with Shoppers Drug Mart's grocery section, and eventually, Target's grocery section. Also the Scotiabank wing and the new food court and the new floors look fabulous!

Wed Oct 9 2013
Date

Richard Lebrun
Signature

fax (250) 595-2100

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Silvina Rossi

ADDRESS: 145 - 3066 Shelbourne St., Victoria, BC V8R 6T9

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 11/13
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Anthony Dielx

ADDRESS: 215 - 3260 Shelbourne 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:

Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) ZITA CASPERSEN

ADDRESS: # 107 - 1560 HILLSIDE AVE, VICTORIA BC.

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. 11/13
Date

Z Caspersen
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) DIANA BAIK

ADDRESS: #309 - 1560 HILLSIDE AVE, VICTORIA, BC

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 10, 2013
Date

D M Ball
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) BRUCE MacKAY

ADDRESS: 245-3066 Shelbourne 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 see no reason to oppose and anything that will make Hillside Mall more successful & vibrant will benefit the surrounding businesses and community. Thumbs Up! Good Luck!!

Oct 17, 2013
Date

B MacKay BSc PT
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) N. J. STEWART

ADDRESS: 311 - 3051 Shelbourne 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:

Oct. 11, 2013
Date

N. J. Stewart
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) GENE + JETTE DENLUCK

ADDRESS: 1530 EDGEWARE ROAD

Are you the registered owner? Yes ☒ No ☐

Sorry - We DID NOT Receive NOTIFICATION of Oct. 1/13 Meeting either. This comes from a neighbor across the Street.

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 is no need for "another" liquor Store in Our area. We have the ones at:

1. NORTH Dairy + Shelbourne - 2. SHELBOURNE + Cedar Hill X Rd
3. Fort + Foul Bay 4. Hillside + Quadra
5. Hillside + Blanshard 6. Book of Imperial Hotel.

What we Need is a Yarn Shop - Fabric Shop - Hobby + craft Store !!

We've lived here since 1969 - I used to work in the Mall. There is nothing for those of us that like to keep our hands + minds Busy, other Than Bolen Books. Thank Goodness for Bolen Books.

Oct. 1/13 Date

J Denluck Signature

CITY OF VICTORIA

Clothes, jewellery, shoes, Cel phones, for Gods Sake, How many do we need ??

cc. JD

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) KAREN BROCK.

ADDRESS: #315 1525 HILLSIDE

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 2 LIQUOR STORES CLOSE BY, ONE AT SHELBOURNE & NORT DAIRY. THE OTHER (A SPECIALTY LIQUOR STORE AS WELL) AT HILLSIDE & QUADRA IN FAIRWAYS PLAZA. THE CURRENT STORES COULD BE PUT OUT OF BUSINESS.

(MY FAMILY WILL NOT ATTEND THE HILLSIDE ONE.)

Oct 14/13.
Date

K. L Brock.
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Lorna McCune

ADDRESS: 1634 Oakland 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:

Oct 11/13
Date

L. McCune
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Elaine Vingvist

ADDRESS: #316-1525-Hillside Ave, Victoria, B.C. V8T 2C1

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:

The well established Local and much liked "Hillside Liquor Store", (Located on the Convenient corner of N. Dairy + Shelbourne St.) would be greatly harmed by this proposal, (financially and otherwise -

The Mall doesn't have to have everything!!

12 Oct. 2013
Date

Elaine Vingvist
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Fred Curvelo

ADDRESS: 1624 Edgeware

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 is already a liquor store located at Shelbourne & North Dairy

Oct 10, 2013
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Audrey C Price

ADDRESS: 419 - 3150 Shelbourne 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 see no reason for another Liquor outlet in the area as there is one on the corner of Shelbourne St + North Dairy Rd. a mall location would bring more traffic into an already crowded area.

13 - 10 - 2013
Date

A C Price
Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) JILL & SAMAN JAHANSOOZI

ADDRESS: 1615 CLAWTHORPE AVE VIC. BC V8T 2R9

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:

1) we were not informed about the information meeting that was held at Oakland community centre first oct. 2013

2) we have already a liquor store at the corner of Selbourne and North-Dairy Rd.

3) Adding another liquor store would be undesirable and could attract rowdiness and unruly behaviour.

4) This mall by its present expansion has gone beyond the needs of the neighbourhood and its surrounding.

Please note: we are already disgusted by this expansion and the inconvenience, noise, traffic jams and all for what? This is an ugly monstrosity that has dwarfed our neighbourhood.

Date: 9th. oct. 2013

Signature: Jill Jahansoozi

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) RON IWATSU

ADDRESS: 1653 BURTON 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:

THERE IS A WONDERFUL LIQUOR STORE AT THE CORNER OF NORTH DAIRY & SHELBURNE. I THINK ANOTHER ONE SO CLOSE WOULD BE REDUNDANT

Oct 16, 2013
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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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) Mike Wardell

ADDRESS: #16 - 1537 Hillside 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:

There is already a full service liquor store on the adjacent property (Shelbourne & North Dairy) and a government liquor store 2 minutes away from the mall. There is absolutely no need for this development and ~~with~~ if the application is granted it will definately down grade the clientele at the mall. ~~Hardly~~

This is hardly a family friendly establishment and would not be a positive addition to Hillside mall.

Oct 10/13
Date

M.C. Wardell
Signature

LICENSEE RETAIL STORE REZONING PETITION

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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) LAURIE BOBSKOSKE

ADDRESS: 1525 HILLSIDE 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:

SHOULD THIS PASS, AND THE 'LIQUOR SUPPLIER' BE ALLOWED TO MOVE INTO THE AREA, IT WILL PROBABLY DESTROY THE BUSINESS OF HILLSIDE LIQUOR STORE LOCATED @ 3201 SHELBOURNE ST.

I SUPPORT INDIVIDUAL BUSINESSES WHERE I CAN.

Oct. 11th/13.

Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Sara Hearst

ADDRESS: 1580 Hillside Ave - Unit E

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 city does not need any more liquor stores
It will be a hang out for homeless and vagrants
will frequent this area more often.
there are many schools in this area, ~~and there~~
This will have no good impact on the community.

Oct 16/13
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) DEVON CROSBY / Shelley Xu

ADDRESS: 1563 WESTALL 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:

OF No Benefit to community.

Oct 1, 2013
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

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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) Joe Rosenfeld

ADDRESS: 1035 Rockwood 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 very opposed to this application. The area is already well serviced in the area of liquor availability. This does not make the area any better. In fact I see it affecting local business adversely.

Oct 1/17
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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) Sara Brown

ADDRESS: 2396 Florence 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 is zero need for a liquor store in this area as there is one on every second intersection within this area + surrounding neighbourhoods

Oct 1/13
Date

Signature

LICENSEE RETAIL STORE REZONING PETITION

I, Hillside Center Holdings Inc. have applied to the City of Victoria for rezoning of property, located at 1580 Hillside Avenue 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) ERIC ECKDAHL

ADDRESS: 2843 Shakespeare 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:

We DON'T NEED ANOTHER LIQUOR STORE INSIDE OF A 500 YARD DISTANCE OF EACH OTHER. THE PEOPLE WHO WANT IT WOULDN'T EVEN IDENTIFY THEMSELVES.

OCT 1/13
Date

Eric Eckdahl
Signature

Oaklands Community Association Land Use Committee
October 1, 2013
2629 Victor Street.

In attendance: Jeff Lougheed, Land Use Chair, Clair Campbell Director
By Invitation: Melissa Ollsin, Property owner
21 Community Members attended

The Chair welcomed everyone and introduced the role of the committee, advising that this committee facilitates the meeting and introduces the proponent to the community in order to work together and exchange ideas on the proposed project. The Chair then called the meeting to order and requested that Melissa Ollsin make her presentation regarding the garden suite.

Jim Aalder and Gleen Shyba

Made introductory remarks.

Jim Aalder, discussed process and new regulations which drives the site specific rezoning. He also discussed proposed location (in old shoppers drug mart). Further he discussed the process to rezoning. What is required in the process, he also discussed design and look of the store location.

Glen Shyba

Provided details on the location and size of the proposed location for the store, suggest the store would be 8,400 sq.ft. location, half of current shoppers drug mart He also discussed the parking and suggested that a there is a Significant parking field located in front of the store location. Access of main corridors and controlled intersection which is soon to be accessible.

He suggest that the location is positioned so as to be removed from neighbourhood.

The store has enclosed loading dock to help with views and look of the mall with interior corridor for additional cover for loading and unloading

He talked about how the center has 24 hour security, which isn't typically found in smaller local stores.

Questions regarding the location of existing liquor store.

Is there a bylaw for proximity to other liquor stores?

No there is not a regulation.

Who is the user: Not able to speak to the specifics of tenant.

Who are you acting for.

Where are you from?

Glen gave explication of who the owner. Canadian Pension fund, managed by TriOvest

Provide a scale for the size of the store.

How does the process work to identify who and what type of user goes into locations?

Tenant in this case approached the landlord but this is not always the case. This tenant approached us two years ago.

Does the rezoning apply to the entire zoning?

The location as identified could change the zoning appies to the entire mall and not just the propose locaition.

Comments regarding the proximity to Schools and how that is going to be regulated.

How is this pitch helping the community?

Has a hard time evaluation, tenant makes the determination as to where they want to go. Can't respond to how they make that decision.

Attendant wanted to know how Oaklands is going to get identity and suggested that this is not contributing to identity. (More a comment then a real questions) but wanted to get out how this is going to contribute to overall community vision.

Can you go over the new traffic flow of the Mall and how car traffic is going to be addressed?

New access located at the end of Shankspear, to allow for traffic flow. New location makes signicicat improements to traffif flow in the area.

Additioanl parking located on the second floor of the mall, 200 cars.
Buss flow and traffic circulation are being improved.

How does this benefit the community?

Again, it is the decision of the operator.

Comments regarding the community benefit. Some attendants wanted to know if the center could be more family or community minded.

Attendance generally comment that the center is already family orientated due to the tenant mix, its location within the neighbourhood and how the proximity to rec centers provides another option for families. Suggested that the community is very family friendly.

Has there been discussion with regards to the liquor process and how new BC Government regulations are prossed to be changed.

Is the liquor license a new license of is it an existing one?

Does not know if the license is current or is new.

From the centers point of view, is this a tenant that you want?

General answer, yes the Landlord is interested and yes the Liq store is a use that they would like. Typically liquor stores want to be in large scale centers.

Follow up questions: at what point does the tenant have to tell them who they are?

When they are ready, it is up to the tenant to disclose who they are when they feel the time is correct.

Meeting closed.