

REPORTS OF COMMITTEES

2. Committee of the Whole – December 14, 2017

3. Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:
"That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:

1. Plans date stamped November 16, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
4. The Development Permit lapsing two years from the date of this resolution."

Amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that the motion be amended by adding a point five, as follows:

5. **Ask staff to consider bringing the application forward to an Opportunity for Public Comment at the earliest opportunity.**

On the amendment:
Carried Unanimously

Main motion as amended:

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:

"That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:

1. Plans date stamped November 16, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
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3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
4. The Development Permit lapsing two years from the date of this resolution.
5. Ask staff to consider bringing the application forward to an Opportunity for Public Comment at the earliest opportunity."

On the main motion as amended:
Carried Unanimously

3. CONSENT AGENDA

3.1 Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue

Committee received a report dated November 24, 2017, from the Director of Sustainable Planning & Community Development regarding an application to locate a coffee shop, coffee roaster and retail shop in an existing building.

- Motion:** It was moved by Councillor Coleman, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:
- "That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:
1. Plans date stamped November 16, 2017.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
 3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
 4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of December 14, 2017

To: Committee of the Whole **Date:** November 24, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue**

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:

"That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:

1. Plans date stamped November 16, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*, 2012 (OCP). A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1105 Caledonia Avenue. The proposal is to locate a coffee shop, coffee roaster and retail shop in an existing building. The proposal includes exterior changes to the building, landscaping and inclusion of bicycle parking. There are variances required to reduce the number of vehicle parking stalls provided, and to vary the location of one parking stall.

The following points were considered in assessing this application:

- the subject property is within the North Park Large Urban Village area. The *Official Community Plan* encourages the walkability and multi-modal approach to transportation in villages as an alternative to vehicular use
- generally, parking for a business should be accommodated on site and not impact adjacent streets. The proposed business will require a higher parking demand than the existing occupancy and will exacerbate the daytime parking demand in this area. The applicant is proposing transportation demand measures that focus on cycling use. This is seen as a trade-off that will sometimes be needed to facilitate redevelopment within the Large Urban Villages
- despite the challenges associated with the requested parking reduction, staff note that the property is well served by transit and bike lane infrastructure
- the changes to the frontage of the building are generally consistent with the *Official Community Plan*.

BACKGROUND

Description of Proposal

The proposal is to locate a coffee shop, coffee roaster and retail shop in an existing building. The proposal includes exterior changes to the building, landscaping and inclusion of bike parking. There are variances required to reduce the number of vehicle parking stalls provided and to vary the parking location.

Specific details include:

- renovation of the existing building to accommodate two new businesses: a coffee roaster and retailer, and a 40 seat coffee shop (34 interior seats and the potential for 6 seats outside)
- addition of new doors and windows
- painting of the exterior to reflect the brand colours
- replacement of the existing canopy
- construction of a secured bicycle storage building in the rear yard for employee bicycles
- installation of 16 bicycle parking stalls along Caledonia Avenue for customers
- seating along the north building face for customer use
- landscaping along the perimeter of the site.

The proposed variances are related to:

- the location of one parking stall in the side yard, and the width of the landscape strip in this location be reduced
- the number of off-street vehicle parking stalls (from 11 stalls required to 3 provided).

Sustainability Features

As indicated in the applicant's letter dated November 16, 2017, the main sustainability feature is the reuse of an existing building that will be upgraded for the potential for solar hot water and increased insulation. Additionally, the landscaping changes will create an opportunity to improve the rain water retention on site.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- bicycle parking for customers
- secured bicycle storage for staff.

In addition, the applicant has identified a number of programs aimed at encouraging staff to participate in active transportation as part of an overall active lifestyle program.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application. The landscape improvements are located on private property.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently used as an auto upholster. The existing building will be renovated to accommodate the new businesses.

Under the current Upper Cook Commercial-Residential Zone, the property could be developed at a density of 1.4:1 floor space ratio (FSR) for residential or mix use; however, it is noted that density may be difficult to achieve without a number of variances due to the size of the property.

Data Table

The following data table compares the proposal with the Upper Cook Street Commercial-Residential Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone, and the double asterisk is used to identify an existing non-conforming situation.

Zoning Criteria - Building	Proposal	Zone Standard CR-4
Site area (m ²) - minimum	436	N/A
Total floor area (m ²) - maximum	195	610
Floor area ratio - maximum	0.46:1	1.40:1
Height (m) - maximum	3.8	12
Storeys - maximum	1	4

Zoning Criteria - Building	Proposal	Zone Standard CR-4
Setbacks (m) – minimum:		
Front (Cook Street)	4.18**	6.0
Rear (east)	7.33	6.0
Interior (south)	nil	nil
Flanking street (north)	3.28	2.4
Parking stalls - minimum	3*	11
Parking – location	Side yard* for one stall	Rear yard
Landscape strip width (m) (north) (minimum)	0.55*	2.4 m
Bicycle parking stalls Class 1 (minimum)	8	Bicycle parking is not required for an existing building
Bicycle parking stalls Class 2 (minimum)	16	Bicycle parking is not required for an existing building
Zoning Criteria - Bicycle Shelter	Proposal	Zone Standard CR-4
Location	Rear yard	Rear yard
Floor area (m2) - maximum	Not subject to floor area	37
Height (m) - maximum	2.81	3.5
Rear yard site coverage % - maximum	9	25
Separation space between an accessory building and main building	2.4	2.4
Setbacks (m) – minimum:		
Rear	0.6	0.6
Side	+0.6	0.6
Flanking street	+7.5	7.5

Relevant History

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 8, 2017, the application was referred for a 30-day comment period to the Fernwood Community Association. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within a Large Urban Village (North Park Village) and it is subject to Development Permit Area 16, Design Guidelines for Multi-Unit Residential, Commercial and Industrial. While the Guidelines are more specific to new construction, the main urban design concepts relevant to this proposal are related to streetscape. Specifically the redevelopment of the site will offer the following changes to the streetscape:

- entrances, store front glazing, seating and a providing a visual connection to both streets, will contribute to the streetscape, both visually and physically
- new landscaping will act to define the space and create a sense of separation from street traffic.

In order to address Crime Prevention through Environmental Design (CPTED) issues, the following will be included as part of the site planning:

- additional windows will be added to the building to improve the overlook onto the street
- permanent outside seating will be provided to add to the street presence
- the staff bicycle shelter will be fenced for added security and to restrict access to this semi-private space
- security lighting will be installed to illuminate the rear yard at the ground level (avoiding light spill into the adjacent neighbouring residential property).

Tree Preservation Bylaw

There are no public trees located along the boundary of this property; as such, there are no impacts to public trees with this application. The landscaping plan includes five new trees on private property.

Regulatory Considerations - Parking Location and Variance

The application requires three variances related to parking.

First, the current zone specifies that off-street surface parking shall be located in a rear yard. One of the surface stalls is located in the side yard. Given that this is an existing building on a relatively small lot with few alternatives to locate parking on-site, this is recommended as being supportable.

Second, the Zone requires that a landscape strip of 2.4m be in place along the flanking street (Caledonia St.) with the intent of creating softer separation between paved areas and the pedestrian realm. In order to accommodate a parking stall in the side yard, this landscape strip can only achieve a width of 0.55m. Overall, the landscaping changes to the property will serve to soften the edges of the property and will 'green' a prominent corner in the area, creating an inviting space. The landscape strip adjacent to the parking stall integrates with this general planting scheme.

Third, the proposal is to reduce the number of vehicle parking stalls from eleven to three stalls (Schedule C). The restaurant has a requirement for seven stalls, based on 34 seats, and the retail component has a requirement for three stalls. The potential for on-street parking is

severely limited in this location, with no parking adjacent to the building and Caledonia Street being limited to residential parking

As this proposal is not considered new construction, bicycle parking is not mandatory; however, as a justification for the parking variance, the applicant has created a strategy that focuses on bicycle use (refer to applicant's letter):

- noting the majority of staff cycles (or walks) to work
- providing a bike loan program for staff
- providing a secure covered bicycle parking (Class 1) for staff with eight spaces
- providing short-term bike parking (Class 2) for 16 patrons.

Other measures are outlined in the applicant's supporting letter, including the potential of sharing parking facilities with the adjacent restaurant. Despite the challenges associated with the requested parking reduction, staff note that the property is well-served by transit and bike lane infrastructure. In addition, it is an active pedestrian area. It is noted, that although the bike parking will form part of the approved development permit, the other measures are not secured through any agreements with the City.

It should also be noted that with the proposed changes to Schedule C, the total required parking for this proposal would be six stalls (reduced from 11). Given that the proposed Schedule C is based on current trends for parking requirements, whereas the values in the existing Schedule C are dated, the resulting shortfall of three stalls (under the newly proposed regulations) is more realistic than the shortfall that results from adherence to the current regulations.

CONCLUSIONS

The coffee shop and retail use in this commercial space will enliven the building frontage as well as the area, and is in keeping with the general policy regarding redevelopment of Large Urban Villages. The main concern is the competition for parking during the opening hours of the coffee shop as only three cars can be accommodated on site. There is little, if any potential, that this demand can be satisfied in the immediate neighbourhood; however, the goals of the *Official Community Plan* for promoting growth and redevelopment in this Large Urban Village outweigh the potential parking concerns. Bicycle parking for staff and patrons will be provided, which exceed the bylaw requirements, thus encouraging the use of bicycles. The use of active transportation measures are further supported by the proximity of bicycle lanes.

With respect to the variances requested for the location of one parking stall and the width of the landscape strip, the proposed landscaping will serve to mitigate these requested variances.

On balance, the variances requested by this application are supportable.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00057 for the property located at 1105 Caledonia Avenue.

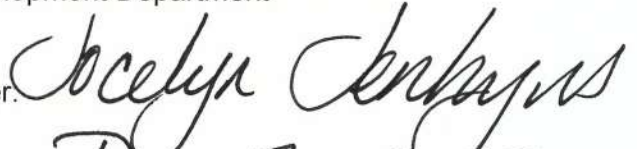
Respectfully submitted,


Lucina Baryluk
Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

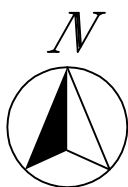
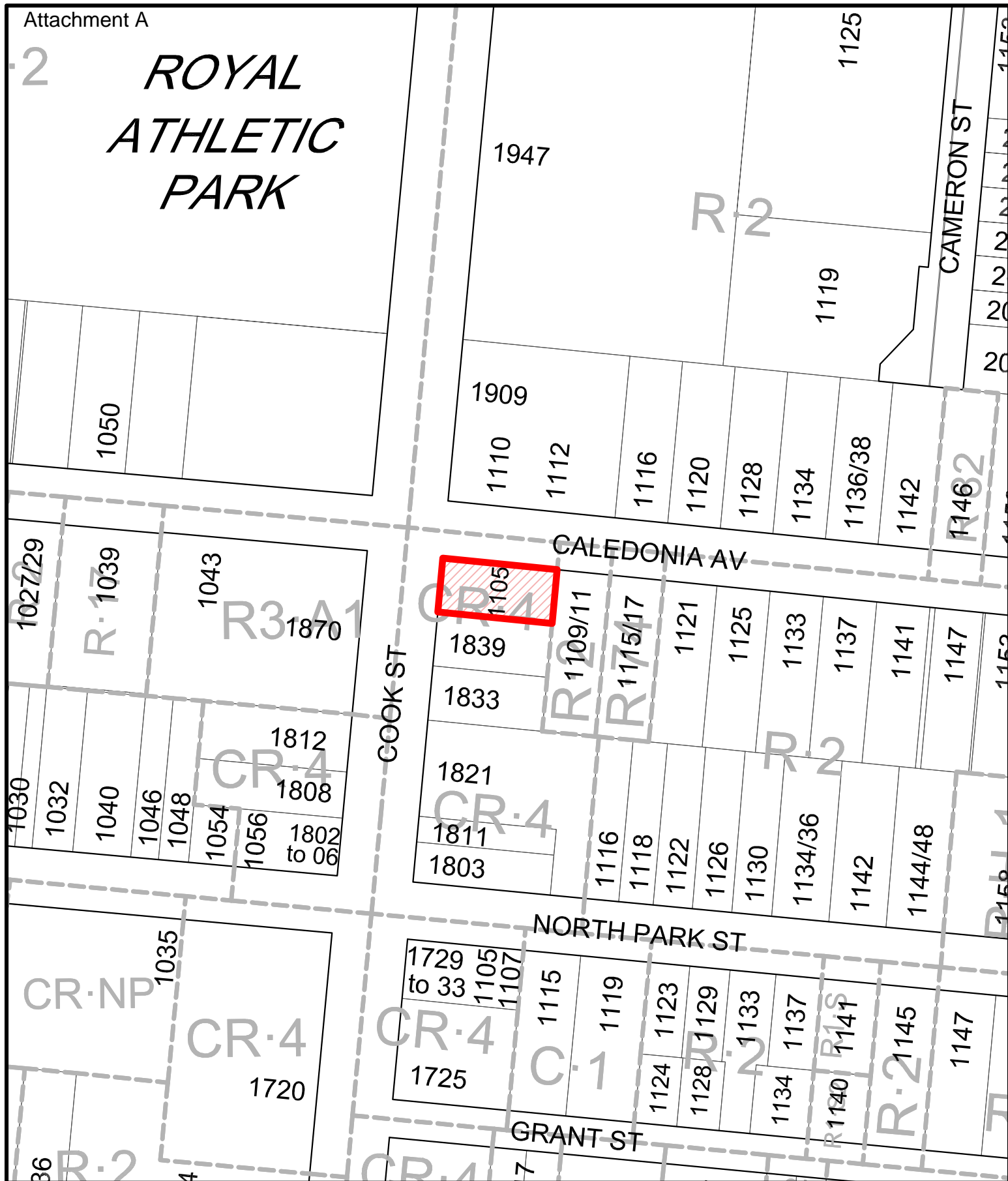
Date:


Dec 7, 2017

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped November 16, 2017
- Attachment D: Letter from applicant to Mayor and Council dated November 16, 2017

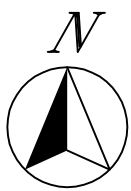
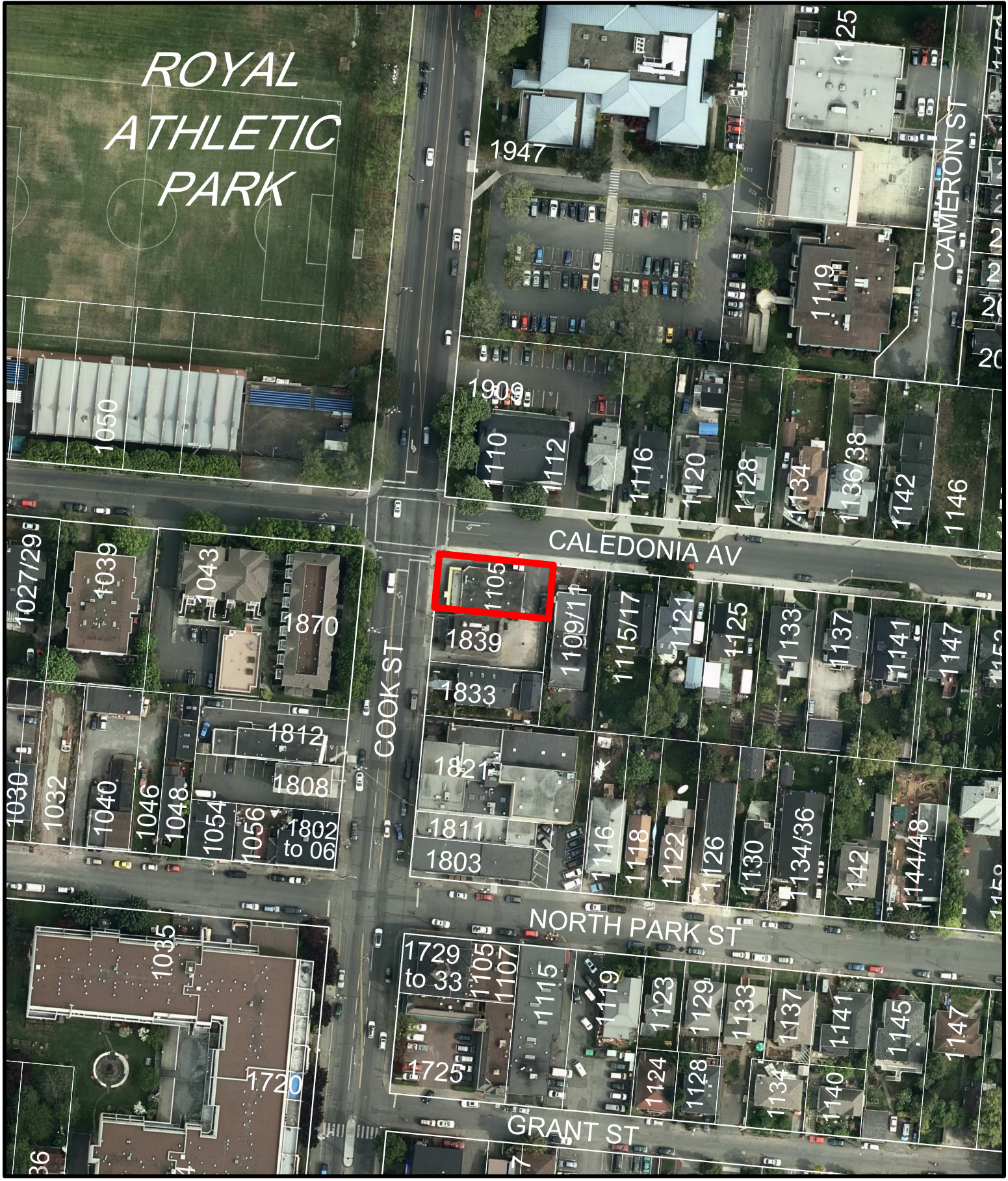
*ROYAL
ATHLETIC
PARK*



1105 Caledonia

Development Permit with Variances #00057





1105 Caledonia
Development Permit with Variances #00057



ATTACHMENT C



PROJECT INFORMATION TABLE			
	Zoning	Existing	Proposed
Zoning	CR-4	CR-4	CR-4
Site Area	-	436.28m ²	436.28m ²
Total Floor Area	-	194.7m ²	194.7m ²
Commercial Floor Area	-	194.7m ²	194.7m ²
Floor Space Ratio	1:4:1	0.45:1	0.45:1
Site Coverage	-	47%	47%
Open Site Space	-	37%	37%
Height	12m	3.8m	3.8m
Number of Storeys	4	1	1
Parking Stalls on Site	11 (including 10 required CR)	3	3
Bicycle Parking	6 (including 5 required CR)	0	24 (8 Class 1 + 16 Class 2)
Building Setback			
Front Yard	6m	4.18m	4.18m
Rear Yard	6m	7.33m	7.33m
Side Yard (South)	0m (under min. 4m height)	6m	6m
Side Yard (North)	2.4m	3.28m	3.28m
Combined Side Yards	-	3.28m	3.28m

1 PROPOSED SITE PLAN
1:100

4	REVISED SITE PLAN SUBMISSION	2017-11-16
3	REVISED SITE PLAN SUBMISSION	2017-11-16
2	REVISED SITE PLAN SUBMISSION	2017-11-16
1	REVISED SITE PLAN SUBMISSION	2017-11-16



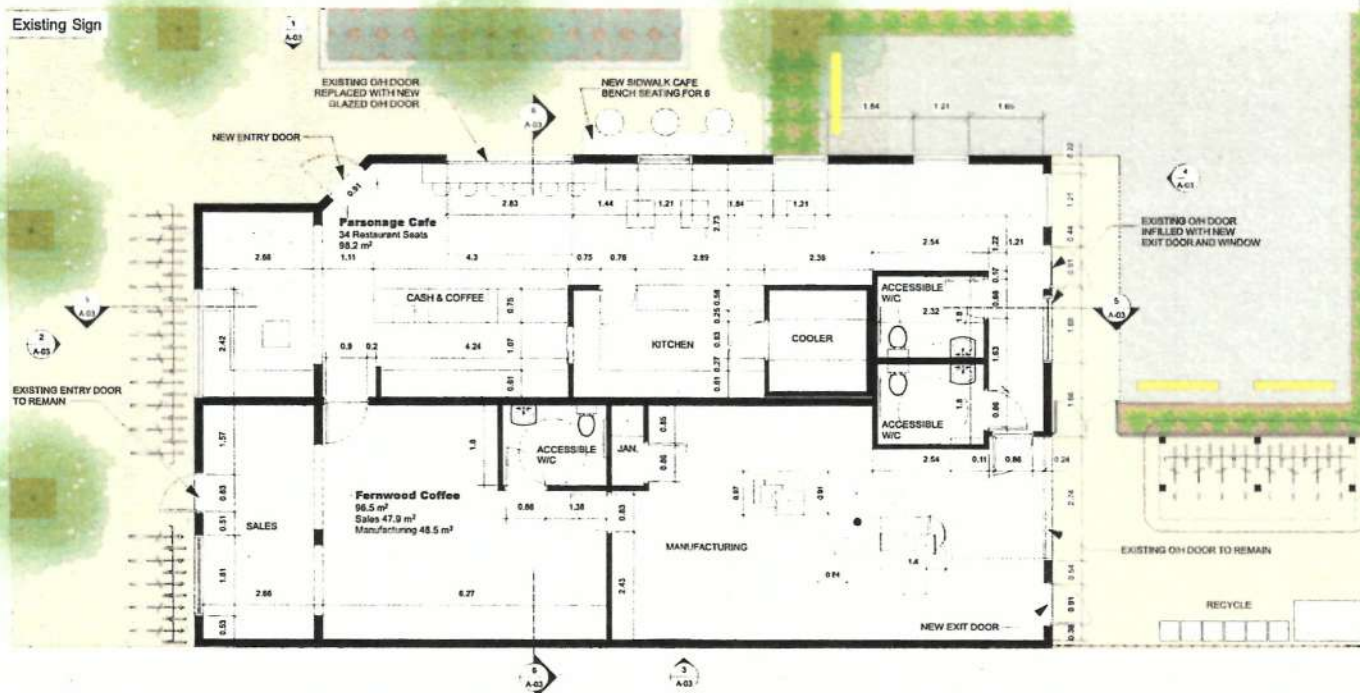
1:100 2017-10-17

1105 Caledonia
Renovation

PROPOSED SITE PLAN
PROJECT INFORMATION TABLE

PROJECT	EL	BC
DATE	2017564	A-01

Existing Sign



1 PROPOSED FLOOR PLAN
1:50

4	ISSUED FOR OF RE-SUBMISSION	2017-11-16
3	ISSUED FOR OF AMENDMENT	2017-11-08
2	ISSUED FOR DEVELOPMENT PERMIT	2017-10-24
1	ISSUED FOR REVIEW	2017-10-19

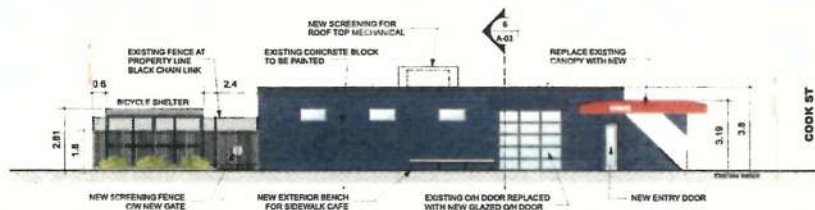


1105 Caledonia
Renovation

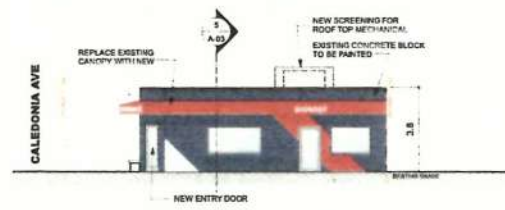
FLOOR PLAN

DATE	EL	DATE	BC
2017-10-17			
2017-10-17			

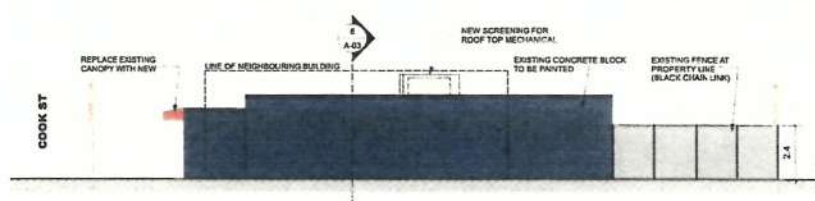
A-02



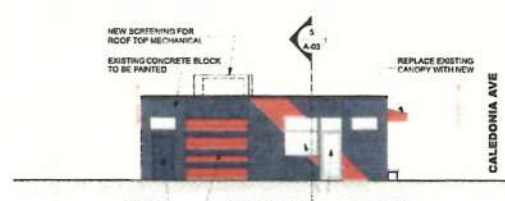
1 CALEDONIA AVE (NORTH) ELEVATION
1:100



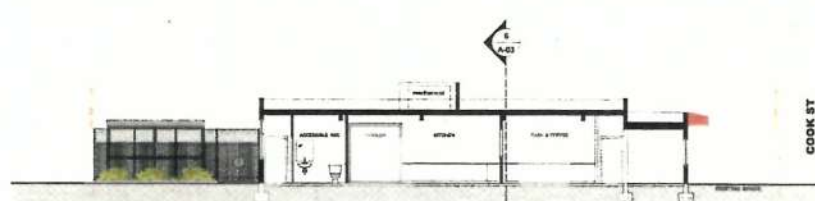
2 COOK ST (EAST) ELEVATION
1:100



3 SOUTH ELEVATION
1:100



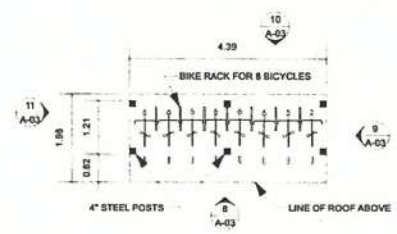
4 WEST ELEVATION
1:100



5 BUILDING SECTION
1:100



6 BUILDING SECTION
1:100



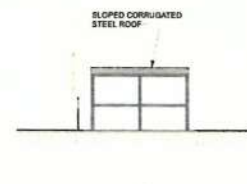
7 BICYCLE SHELTER PLAN
1:50



8 BICYCLE SHELTER ELEVATION
1:100



9 BICYCLE SHELTER ELEVATION
1:100



10 BICYCLE SHELTER ELEVATION
1:100



11 BICYCLE SHELTER ELEVATION
1:100

4	ISSUED FOR DP RE-SUBMISSION	2017-11-16
3	ISSUED FOR DP ATTACHMENT	2017-11-08
2	ISSUED FOR DEVELOPMENT PERMIT	2017-10-24
1	ISSUED FOR REVIEW	2017-10-19



PROJECT	1105 Caledonia Renovation
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DATE	AS NOTED	DATE	2017-10-17
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PROJECT	1105 Caledonia Renovation
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PROJECT	ELEVATIONS BUILDING SECTIONS
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DATE	2017-10-17	DATE	2017-10-17
DATE	2017-10-17	DATE	2017-10-17
DATE	2017-10-17	DATE	2017-10-17

A-03



1 EXISTING CALEDONIA AVE CONTEXT ELEVATION
1:100



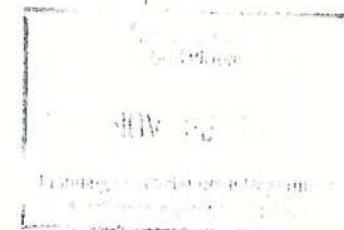
2 EXISTING COOK ST CONTEXT ELEVATION
1:100



3 PROPOSED CALEDONIA AVE CONTEXT ELEVATION
1:100



4 PROPOSED COOK ST CONTEXT ELEVATION
1:100



4	ISSUED FOR DP BY TERMINATION	2017-11-16
3	ISSUED FOR DP AMENDMENT	2017-11-08
2	ISSUED FOR DEVELOPMENT PERMIT	2017-10-24
1	ISSUED FOR REVIEW	2017-10-19
NO.	ARCHITECT'S NUMBER	DATE

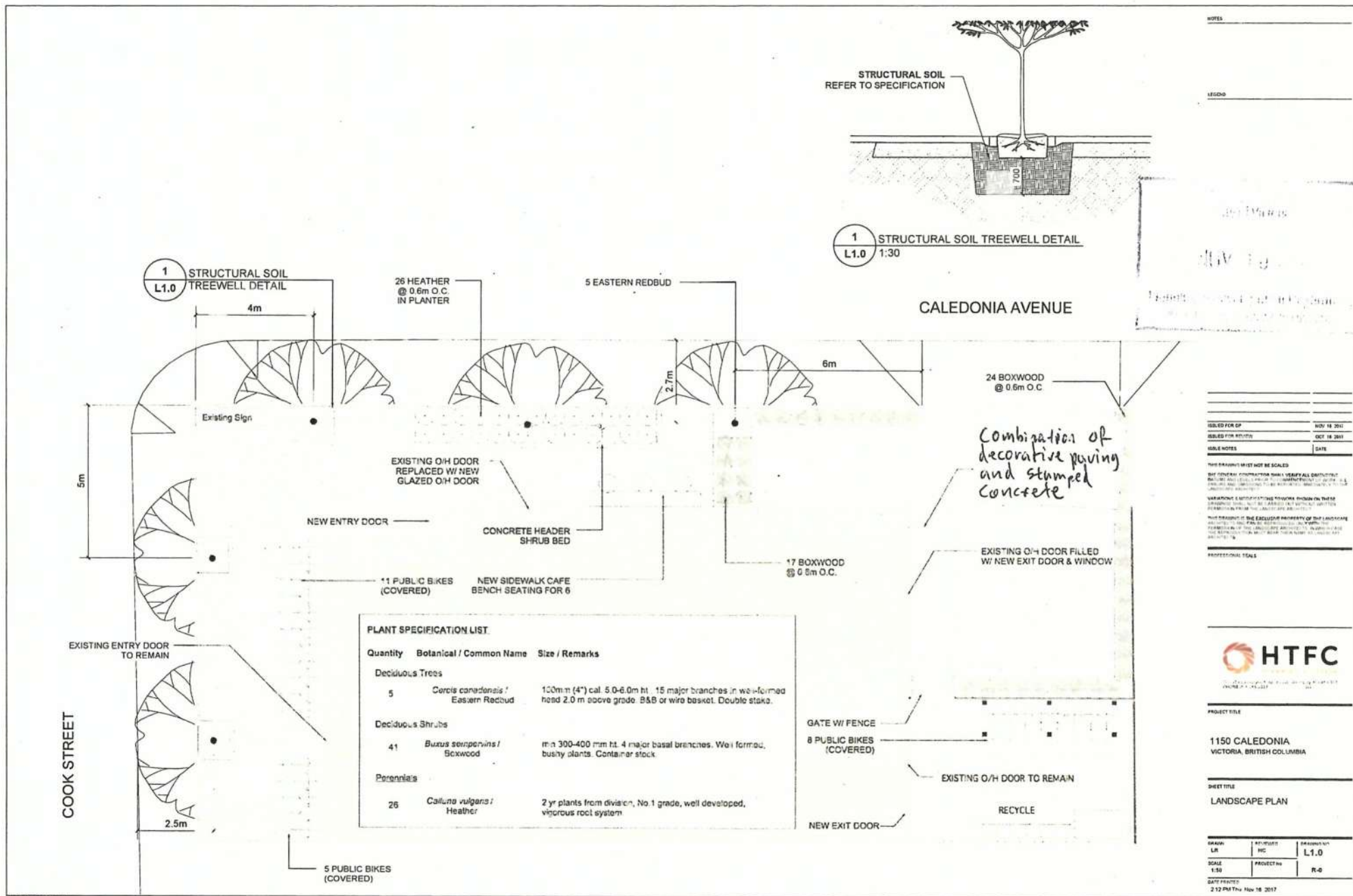


1105 Caledonia
Renovation

CONTEXT ELEVATIONS

DESIGN BY	EL	DESIGNED BY	EC
CLIENT PROJECT NO.			
DATE PROJECT NO.	2017564	DATE NO.	

A-04



November 16, 2017

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



Re: Development Permit with Variance Application for 1105 Caledonia Avenue

Dear Mayor and Council:

We are proposing the development of 1105 Caledonia Avenue to convert the existing Stan Thompson Upholstery shop to become the new home of the Parsonage Café and Fernwood Coffee. The necessary development permit to accomplish exterior changes to the landscaping and building requires three variances to the existing zoning related to parking:

1. Variance to reduce required number of parking stalls from 11 to 3
The parking requirements in the existing Schedule C for our use is 11 stalls, the City's newly proposed Schedule C would reduce the requirement to 6 stalls. The available site area for parking with the siting of the existing building only allows us to provide 3 stalls
2. Variance to locate parking stall within side yard
The existing zoning only allows parking to be located in the rear yard. To maximize the number of parking stalls in the available site space it was necessary to locate one stall within the side yard setback.
3. Variance to reduce side yard landscaping strip from 1m to 0.55m
The side yard setback along Caledonia Ave to the existing building is not wide enough to accommodate the required 1m landscaping strip requirement as well as the parking stall we are proposing within this setback. The 1m landscaping strip width is only impacted the 5.1m length of the proposed single parking stall.

Neighbourhood

Our first concern is the residents of Caledonia Street and we have some ideas to address the concerns on a parking variance:

1. We would have signage directing patrons to the three legal parking stalls on the property and asking them to not use any residential street parking spaces. We will designate one spot for Fernwood Coffee vehicle useage.
2. Most of our 17 staff live in the neighborhood and bike to work. For those who do not we have created a Staff Bike to Work Incentive Plan.
3. We are going to provide 16 Bicycle stalls for patrons of both businesses and 8 covered bike racks for our staff in the rear of the property.
4. We will have a Bike Loan Program for staff.
5. Guaranteed ride home if ill or bad weather – we have a staff account with Victoria Taxi.
6. Nurturing a no drive policy are offering BC Transit Benefits. Please note we already offer a Wellness Program through Limitless Fitness – we give a free gym membership to our staff to encourage good health and wellbeing.
7. Alternate parking arrangements: We have an agreement to share parking lots with our new neighbor to the south, the Little Thai Place at 1839 Cook Street, as they do not need their lot early in the day and we do not need ours in the evening. It is a very symbiotic relationship.
8. The majority of our existing customer base are people shopping in the neighboring businesses who will walk in for a coffee or lunch.

The Fernwood Coffee Company will also be in the building and we have invested in an "Afterburner" for the coffee roaster which eliminates all smoke, particulates and smell.

Background

Our family has operated The Parsonage Café & Fernwood Coffee Company serving the Fernwood and North Park communities for almost half of the 27 years that it has existed at its current location.

Circumstances will force the relocation out of our current operating location by December 31, 2017. The Landlord has informed us that in the New Year, he will force the unforeseen closure of our businesses for an undetermined amount of time to undertake building servicing upgrades. This coincides with the expiry of our lease leaving our seventeen staff and our future at this location in a state of uncertainty. This closure announcement was the catalyst for us to research the neighborhood in search of alternatives to leasing our current space.

A retiring neighbor and customer sympathetic to our situation has agreed to sell us a suitable property to move to; 1105 Caledonia Avenue – Stan Thompson Upholstery. However, the site requires a variance to the parking requirement stated in the zoning to make it viable.

We, and most of our 17 staff live in and are actively involved in the Fernwood / North Park community and very much want to continue as a group working here. Our goal is to move before our current location closes. A big part of our identity as Fernwood Coffee is that we are in Fernwood and The Parsonage Café, itself has been a Fernwood / North Park institution for almost three decades so the geographic location is very important to us.

Description of Proposal

Our plan for the new location is to have our café along the Caledonia street facing side of the building. The other half of the building will be divided in two parts for the Fernwood Coffee operation. The Cook Street facing coffee retail space will sell coffee beans, house our coffee training bar, a tasting room for tours, storage for our café, and serve as a retail area for merchandise and coffee equipment. The space accessed from the rear of the site will be the coffee roasting and packaging area.

The overall vision for the plan would be to grow the sense of community even further than the original location with the ability as owners to beautify the exterior and add some green to the corner with landscaping. We would love to have lots of bike racks, a dog stop outside the shop with a tie up area and water bowl and lots of space for stroller parking. We are excited to transform this corner into a bustling gateway to the village. Most of our patrons are stopping in to our shop and also spending money at one or more of the other local businesses that are within Fernwood/North Park village area.

The timeline imposed on us by our Landlord's schedule and our ability to obtain the required parking variance, building permit, completed tenant improvements and obtain an occupancy permit before then is our current dilemma.

Transportation • Parking Variance

Under the current Schedule C for Parking Standards, our proposal for 1105 Caledonia Street has the following requirements:

Parsonage Café 40 seats / 1 space per 5 seats =	8 stalls
<u>Fernwood Coffee 96.5sq.m. / 37.5 sq.m. per stall =</u>	<u>2.6 stalls</u>
Total Required Parking	11 Stalls

Based on the City's newly proposed Schedule C, the site would have the following requirements:

Parsonage Café 98.2sq.m. / 25 sq.m. per stall =	3.9 stalls
<u>Fernwood Coffee 96.5sq.m. / 50 sq.m. per stall =</u>	<u>1.9 stalls</u>

Total Required Parking

6 Stalls

Proposed Parking Provided

3.0 stalls

We are creating 3 stalls, two at the rear and one stall parallel to Caledonia Street. This is due to the available site space for parking with how the existing building is sited on the property.

Under the current Schedule C for bicycle standards, we would require 3 Class 1 and 3 Class 3 bicycle stalls. We are proposing to supply 24 bicycle stalls; 8 Class 1 and 16 Class 2. We completed a 6 day poll of our customers at our current location 1 block away to determine mode of transportation and use of parking. We feel that the 3 parking stalls will sufficiently service our business, and that our ample provision of bicycle parking more accurately reflects the inclination of our neighborhood, staff, and clientele.

Design

We are proposing changing the exterior colours of the building and replacing the existing awning on the Stan Thompson Auto Upholstery building. Our intent is to update the look of the building to better suit its prominence as a bookend to the lively commercial block between Northpark and Caledonia as well as reflect the recognizable Fernwood Coffee branding. The building's context opposite Royal Athletic Park and adjacent to its commercial neighbors warrants a visual statement matching the vibrancy of the neighborhood.

In response to the City of Victoria's Design Guidelines we have attempted to maximize the amount of glazing and potential for interaction between pedestrians and the interior commercial space with a new glazed overhead door and the use of new glazed entry doors. Additionally, we are removing an existing overhead door at the rear of the building to provide a new glazed door and window for increased transparency into the building and to provide the necessary second means of egress. The implementation of the painted stripe motif on the exterior is used to emphasize the public entrances and provide visual interest to the existing building's block façade.

We have proposed the use of our Caledonia Avenue side yard as a sidewalk café area with exterior seating to create an outwardly visual connection to the building's use and promote pedestrian interaction. Our intent is to elevate the buildings aesthetics and ability to activate the site to suite the property's designation as part of a Village Centre.

Landscaping has been used extend the boulevard tree planting seen along Caledonia and soften the transition to the neighboring residential zoning to the East. Planting in addition to a screening fence is also used to help clearly define public and private space separating the parking area from the staff bicycle and refuse area.

We also intend to retain the existing pylon sign at the corner of Quadra Street and Caledonia Street with the Stan Thompson branding because it has become a well known icon in the streetscape of the area.

Green Building Features

1. Reuse of an existing building and its elements
2. 24 bicycle stalls provided (16 public and 8 staff).
3. Future solar hot water ready with pre-plumb lines stubbed at the roof.
4. Commitment in future to permeable pavers along the Cook Street and Caledonia Street property (from the property line to the existing building faces).
5. Planting 5 new street trees to City of Victoria standards
6. Insulate existing building exterior walls (currently only concrete block)

Green Business Practices

1. Shared bike program for staff with North Park Bikes
2. Health memberships for staff

3. Taxi vouchers for staff who have early or late shifts (to promote leaving vehicles at home)
4. 80% of the coffee Fernwood Coffee roasts is organic.
5. Fernwood Coffee reuse a lot of the roastery waste - 100% of the chaff goes to local farms and compost programs.
6. Fernwood Coffee is involved with Claremont High School's environmental projects - they pick up our coffee grounds for compost.
7. Parsonage Cafe composts all of it's kitchen waste with Community Composting.
8. Fernwood Coffee donated to Vic High for their electric car conversion program

Infrastructure

It is an existing building and although we will go from one washroom to three washrooms, it will not be a significant load to the existing services.

Neighbourhood Consultation

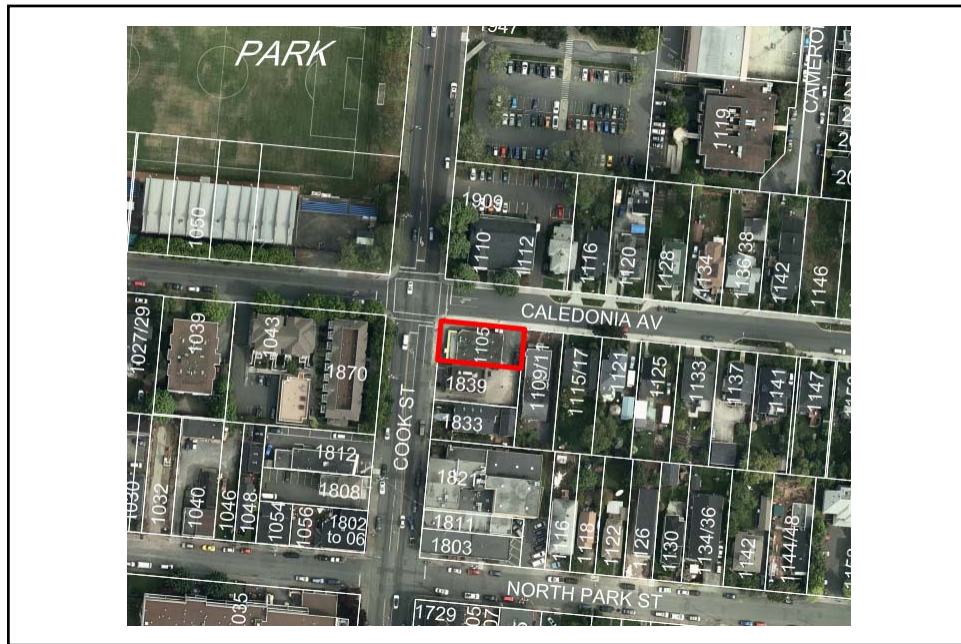
We are delivering an information letter to the residents on Caledonia Street and immediate Cook Street neighbours inviting them to an information session on October 22, 2017 at The Parsonage Café starting at 7:30 pm.

Thank you very much for taking the time to read this. Any thoughts or advice would be greatly appreciated.

Sincerely,



Ben and Terra
250 889-7800
ben.r.cram@gmail.com



Existing location



New location - 1105 Caledonia
Existing business

Cook Street – view north



Cook Street - view south



1105 Caledonia Avenue

Caledonia



Rear yard



1105 Caledonia
Adjacent residential property on Caledonia



Neighbourhood context

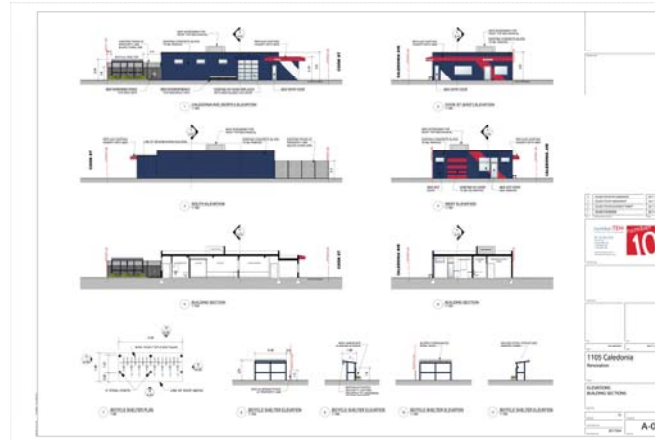
Caledonia



Cook Street



Proposal – Elevations



Proposal – Streetscape



Requested variances

- Number of vehicle parking stalls reduced from 11 to 3
- One vehicle parking stall to be located in side yard
- Reduce the width of a landscape strip and setback required for side yard parking from 2.4 m to 0.55m

Cook Street Frequent Transit

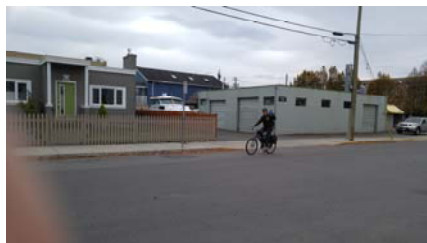


Cook and Caledonia
Pedestrian activity along Cook Street



Cook and Caledonia
Cycling opportunities

Caledonia



Cook Street



CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue

Your Worship and Council:

I am writing to show my support for the parking variance application made by Fernwood Coffee Company/The Parsonage Café in regards to 1105 Caledonia Ave. I understand that the applicant's intent is to move its café and coffee roastery – for which the current owners have operated in good faith since 2006 at 1115 North Park Street. For this move a variance is needed to allow the business to operate with 2 less parking stalls than the city zoning requires.

For over 27 years, The Parsonage Café – in its current location in the North Park Village – has been an asset to the neighborhood and a good community member. Since the current owners took over in 2006, The Parsonage Café and Fernwood Coffee have taken on the role of a community hub and supported many local charities and community events. Not only does the business effectively serve Fernwood and North Park it also employs over 17 people with health benefits and above average wages. As well it supports small-scale local farmers and food purveyors.


I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,



Signature

Name: MIKE GREEN

Address: 

Date: 2017-10-26

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

MAYOR'S OFFICE
NOV 02 2017
VICTORIA, B.C.

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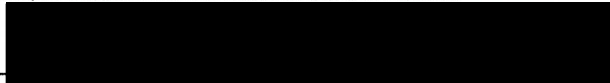
Sincerely,



Signature

Name: Trish Richards

Address:



Date: Oct 24, 2017.



Mayor and Council
City of Victoria

October 24, 2017

Dear Mayor and Council,

RE: Support for Parking Variance at 1105 Caledonia Avenue

The North Park Neighbourhood Association Land Use Committee (LUC) supports the development variance permit application from Fernwood Coffee and Parsonage Café for 1105 Caledonia.

An NPNA Board member attended the community meeting hosted by Fernwood Coffee on Sunday, October 22. We understand that a parking variance is required for the business to re-locate to 1105 Caledonia.

Fernwood Coffee is a longtime local business and has contributed significantly to the vitality of North Park Village, both in terms of its services and local employment. The business has earned its place in our Fernwood/North Park neighbourhood as an ethical employer and for providing a favourite meeting place for local residents.

We feel that Fernwood Coffee has addressed the parking shortage by providing adequate TDM solutions and through a reciprocal parking agreement with an adjacent business.

We ask that staff and Council support this variance application and help this much-loved local business re-locate and continue to be an important part of our community.

Yours truly,
Pam Hartling
Chair, NPNA LUC



FERNWOOD COMMUNITY ASSOCIATION

November 28, 2017

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: Application No. 00057 for 1105 Caledonia Avenue

Starting in September I have had a number of conversations with Ben Cram and Terra Ogawa, the owners of The Parsonage Café & Fernwood Coffee Company, concerning the Zoning Regulation Bylaw variances they will need to relocate their business to 1105 Caledonia Avenue.

During those discussions it was decided that Ben and Terra would have an open house at their current location to discuss moving their business to 1105 Caledonia Avenue. They agreed to circulate a letter outlining their plan and focus their efforts on the residents in the 1100 block of Caledonia Avenue.

I attended their 7:30 pm open house on October 22, 2017. At the meeting detailed plans were discussed describing the changes they would like to make to the building and lot. The turnout was modest and no concerns were expressed by those at the meeting. Since their open house, residents not available to attend have contacted them directly to discuss their proposed move.

Although most of their current staff live in the neighborhood and bike to work, Ben and Terra discussed how their Staff Bike to Work Incentive Plan will reduce the need for parking by staff. The Plan will include 10 covered bike racks, a bike loan program and guaranteed ride home if ill or bad weather – they currently have a staff account with Victoria Taxi. Additionally they will nurture a no drive policy by offering BC Transit Benefits.

At the meeting, and in the letter circulated in the neighbourhood, it was stated that the business will not stay open late and does not plan to ever serve alcohol and no changes to the residential parking on Caledonia Avenue are being requested..

Sincerely,

David Maxwell
Chair - Land Use Committee
Fernwood Community Association

Cc Sustainable Planning and Community Development
Development Services Division
City of Victoria

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue


Your Worship and Council:

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I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,



Signature

Name: Rev. Yuriy Vyshnevskyy

Address: 1112 Caledonia Ave, Victoria (St. Nicholas)

Date: 23 Oct, 2017

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue

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Sincerely,


Signature

Name: Cody McEvoy

Address: #3-1460 Taunton Ave.

Date: Oct. 21 / 2017

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

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Sincerely,



Signature

Name:

Rod Day

Address:

1839 Cook St

Date:

Oct 23, 2012

The True Place

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue

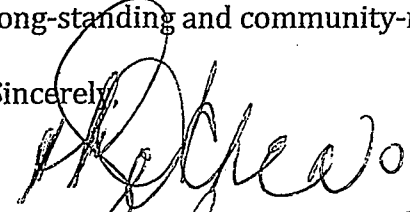
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Sincerely,


Signature

Name: Marianne Belcher

Address: 1105 Caledonia Ave.

Date: October 22/17