

3. CONSENT AGENDA

3.3 Development Permit with Variances No. 00017 for 2009 Fernwood Road

Committee received a report dated November 3, 2016, from the Director of Sustainable Planning and Community Development regarding an application to retain and upgrade an existing two-storey building.

- Motion:** It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
- "That Council authorize the issuance of Development Permit with Variance Application No. 00017 for 2009 Fernwood Road, in accordance with:
1. Plans date stamped October 25, 2016.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following Variance:
 - i. reduce the required number of parking spaces from eight to five.
 3. A car share agreement between the owner and a local car share company to secure one car share membership for each residential dwelling unit and the collection of membership fees to the satisfaction of the Director of Sustainable Planning and Community Development.
 4. Four Class 1 (secure and enclosed) and ten Class 2 (outside) bicycle parking spaces are provided onsite in accordance with the Plans date stamped October 25, 2016.
 5. End-of-trip bicycle facilities, including showers, lockers and change-room facilities are provided in the building in accordance with the plans date stamped October 25, 2016.
 6. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 16/COTW

REPORTS OF COMMITTEES

1. Committee of the Whole – November 17, 2016

2. Development Permit with Variances No. 00017 for 2009 Fernwood Road

Motion:

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Carried Unanimously



Committee of the Whole Report

For the Meeting of November 17, 2016

To: Committee of the Whole **Date:** November 3, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variance No. 00017 for 2009 Fernwood Road

RECOMMENDATION

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

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1. Plans date stamped October 25, 2016.
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6. 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*. 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.

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 2009 Fernwood Road. The proposal is to retain and upgrade an existing two-storey building consisting of ground floor commercial space and two residential dwelling units above. The variance is related to parking.

The following points were considered in assessing this application:

- the proposal is consistent with the *Official Community Plan* (OCP) and the design guidelines contained in Development Permit Area 6B (HC): Small Urban Villages Heritage
- the proposal is consistent with the *Fernwood Neighbourhood Plan* with respect to increasing the commercial vitality and establishing a mix of residential and commercial uses in Fernwood Village
- the parking variance to reduce the required number of parking spaces from eight to five is supportable. To offset the parking shortfall, substantial Class 1 (secure and enclosed) and Class 2 (visitor) bicycle parking, end-of-trip facilities (showers, lockers and change rooms), and car share memberships for the residential units would be provided.

BACKGROUND

Description of Proposal

The proposal is to retain and upgrade an existing two-storey building consisting of ground floor commercial space and two residential dwelling units above. Specific details include:

- ground floor commercial (office) space and a 20-seat pizzeria restaurant
- two one-bedroom units of rental housing on the upper floor
- retaining the existing wood siding and repainting the exterior of the building
- introducing new lighting, awning and signage
- introducing end-of-trip facilities (shower, lockers and change-room) in the ground floor commercial units
- covered outdoor patio area with benches, planter boxes and bicycle amenities (bicycle repair station and electric charging station) on the south side of the building
- replacing asphalt with permeable pavers for the patio area
- introducing some soft landscaping along the south property line.

The proposed variance is related to:

- reducing the required number of parking spaces from eight to five.

Sustainability Features

As indicated in the applicant's letter dated September 7, 2016 the sustainability features associated with this application include retaining and reusing the existing building, adding permeable surface treatments and introducing water conservation measures.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- four Class 1 (secure and enclosed) and ten Class 2 (outside) bicycle parking spaces
- end-of-trip facilities, including showers, lockers and change-room facilities
- bicycle repair station
- electric bicycle charging station.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variance Application.

Existing Site Development and Development Potential

The site is presently a two-storey office building.

Under the current C-1 Zone, Limited Commercial District, the property could be developed at a density of 1.4:1 Floor Space Ratio (FSR) with the uses proposed; however, it could also be developed into a multiple-dwelling, commercial or mixed-use building up to approximately three or four storeys.

Data Table

The following data table compares the proposal with the existing C-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify legal non-conformities.

Zoning Criteria	Proposal	Zone Standard C-1 Zone
Site area (m ²) - minimum	562.00	n/a
Density (Floor Space Ratio) - maximum	0.60:1	1.40:1
Total floor area (m ²) - maximum	336.50	786.80
Height (m) - maximum	6.29	12.00
Setbacks (m) - minimum		
Front (Fernwood Road)	0.00**	6.00
Rear	13.20	6.00
Side (north)	2.60	3.00
Side (south)	0.00 for covered trellis/ 2.72 to building	0.00
Parking – minimum	5*	8
Bicycle parking stalls (minimum)	Class 1 (secure and enclosed) – 4 Class 2 (bicycle racks) - 10	N/A

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on September 20, 2016 the application was referred for a 30-day comment period to the Fernwood CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 6B (HC): Small Urban Villages Heritage. This proposal achieves the objectives outlined in DPA 6B (HC) in several ways with respect to revitalizing an area of commercial use through exterior alterations and interior improvements that are sensitive to the heritage setting of Fernwood Village.

The proposed upgrades are consistent with the *Design Guidelines for Buildings, Signs and Awnings*. The proposed exterior changes include retaining and repainting the existing wood siding, adding exterior lighting, installing a new awning and signage. A new entrance and window on the north side of the building would also be installed. The existing site predominantly consists of asphalt surface with no soft landscaping. The applicant is proposing to construct a covered patio area on the north side of the site, add permeable surface treatment, planter boxes, hanging baskets and outdoor seating. Some landscaping would be installed along a portion of the south property line outside of an existing easement area. An existing fence would be retained along the east property line.

The proposed entrance to the two residential units on the upper floor is located on the west side of the building (rear). A canopy and lighting would be installed to demarcate the residential entryway.

The existing building was constructed in 1912. The building may possess some heritage value and there could be some benefits to adding this building to the City's Heritage Register. Staff discussed this opportunity with the applicant; however, for various reasons, the applicant was not interested in pursuing heritage registration or designation at this time.

Fernwood Neighbourhood Plan

Enhancing the commercial vitality of Fernwood Village by adding new services for the community and promoting mixed-use development (residences above commercial space) is encouraged in the *Fernwood Neighbourhood Plan*. The Plan further supports the preservation and enhancement of the heritage qualities of the neighbourhood. This proposal to retain and upgrade the existing building and converting it to a mixed-use building achieves the goals and objectives of the *Fernwood Neighbourhood Plan*.

Regulatory Considerations

Parking Variance

The applicant is proposing to reduce the required number of parking spaces from eight to five. The applicant engaged WATT Consulting Group to complete a parking study for the development proposal. The consultants concluded that the parking demand for the proposed development can be accommodated on-site with minimal impact on surrounding on-street parking provided that the site parking is managed appropriately. They recommend that the five parking spaces be allocated as follows:

- four spaces assigned to the restaurant, which is consistent with Schedule C: Off-Street Parking of the *Zoning Regulation Bylaw*
- one space be shared between the office tenants and residents.

To offset the parking shortfall, WATT Consulting Group recommends that the applicant provide car-share memberships for the two residential units, increase the bicycle parking supply, and provide end-of-trip facilities, such as showers and change-room facilities for employees. The applicant has agreed to provide all of these Transportation Demand Management (TDM) measures as part of the development proposal which would be secured as a condition of the Development Permit if approved by Council. Given the results of the parking study and the TDM measures being proposed, staff recommend that Council consider supporting the parking variance.

CONCLUSIONS

This proposal to retain and upgrade the existing building is consistent with the policies and objectives of the OCP and DPA 6B(HC) and the design guidelines for buildings, signs and awnings. Converting the building from office space to a residential mixed-use building with active commercial uses at the street level would enhance the commercial vitality of the Fernwood Village and preserve the special character of the neighbourhood. The variance associated with parking is supportable. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline DPV Application No. 00017 for the property located at 2009 Fernwood Road.

Respectfully submitted,



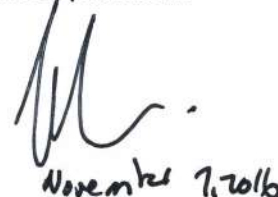
Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


November 7, 2016

List of Attachments

- Zoning Map
- Aerial Map
- Letter from applicant dated September 7, 2016
- Green Building Features dated October 24, 2016
- Parking study dated October 14, 2016
- Plans dated October 25, 2016.



2009 Fernwood Road
Development Permit with Variance #00017





September 7, 2016



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

Re: 2009 Fernwood Road Development Permit with Parking Variances

Fernwood Inn Investments Ltd. (FII) is a local, community-minded investment group that came into existence in 2007 for the purpose of purchasing and operating The Fernwood Inn, located at 1302 Gladstone Avenue. Since investing in Fernwood Square nearly ten years ago, we have seen our small urban village grow into the vibrant hub that it is today. In concert with like-minded business, community groups and with the support of our neighbours, FII was on the leading edge of transforming Fernwood Square from a place to be avoided to one to which people flock: a point of immense pride for us.

A vibrant and enticing urban village cannot thrive without renewal. With that in mind, we are proud to present to you the following proposal, for your consideration.

Description of Proposal

Our proposal seeks to obtain a development permit with parking variances for the existing two-storey building and property located at 2009 Fernwood Road. The subject property is located on the northern border of designated development permit area DPA 6B (HC): Small Urban Villages Heritage. Most recently the headquarters of the M'akola Housing Society, FII has entered into an agreement to purchase this property, subject to successfully obtaining a development permit with parking variances. We require these in order to realize our plans for the site, currently zoned C-1: Limited Commercial District.

We propose to transform the existing office space – comprising the entire interior square footage – into a mixed-use project on the northern edge of Fernwood Square. Our proposed uses include:

1. Two one-bedroom units of rental housing on the second floor;
2. A commercial office space in the eastern section of the main floor, away from Fernwood Road; and
3. A 20-seat pizzeria, featuring ice cream and a small takeout window in the western section of the main floor, fronting Fernwood Road.

.../2

The proposed uses for the mixed-use building are consistent with the existing C-1 zoning and are complementary to other area businesses and residences. This combination of uses requires us to provide eight parking spaces. However, the spatial limitations of the property limit us to only being able to provide five spaces.

In addition, we require a development permit to make minor exterior alterations to the business, including a new entry door and takeout/pass-through window for the pizzeria on the South elevation and a new building ingress for the residential rental units at the back of the building.

We feel that the benefits of the projects and amenities that we propose to provide make our request not only palatable, but also advantageous to Fernwood Square users, businesses and residents.

Project Benefits and Amenities

Our proposal would create additional neighbourhood-oriented commercial space on the main level, complementing activities and uses supported in Fernwood Square.

Revitalizing a tired, single-use office space with limited appeal and functionality increases both density and vibrancy; and presents what we feel is the highest and best use of this property. As outlined in the City of Victoria's OCP, our proposed uses are supportive of Fernwood Strategic Direction 21.84: "Consider expanding Fernwood Village to provide capacity for a broader range of businesses and community services within walking distance," and are aligned with DPA 6B (HC) designation objectives (a) "to accommodate 10% of Victoria's anticipated residential growth in Small Urban Villages [...] to encourage and support future and existing commercial and community services"; (b) to revitalize an area of commercial use through infill [...] including exterior alterations and interior improvements that could alter the exterior of a building"; and (d) "to enhance the area through infill and bldg. additions with a high quality of architecture, landscape and urban design that responds to its heritage setting through sensitive and innovative interventions".

Market research that we have conducted suggests that a small pizzeria and ice cream shop focusing on quick service, takeout and limited delivery via electric-assist cargo bike would be a popular addition to Fernwood, addressing an underserved market. We have also been approached by small businesses who have indicated an interest in leasing out the office space. Finally, it goes without saying that any proposal that adds units to the rental housing stock in this city is beneficial. In renting our ten rental units at The Fernwood Inn, we have made it a habit to ask our current tenants to "help find your new neighbour", which adds to the sense of community and neighbourhood feel that we are trying to cultivate. We plan to do the same here.

The suite of amenities that we propose directly addresses the development permit with parking variances that we seek. Part of the success of The Fernwood Inn is directly related to how well we embrace Victoria's cycling culture. Many of our owners and customers alike are avid cyclists. From a business perspective, we feel that adopting the tenets of this council's Biketoria infrastructure initiative presents an opportunity to anticipate and support Victoria's move towards multi-modal transportation. We were right to take a chance on Fernwood Square back in 2007 and feel equally confident in being on the leading edge of this change, as well.



To that end, our proposal incorporates cycling-friendly infrastructure and amenities for customers, residents, staff and the neighbourhood as a whole. We have engaged WATT Consulting to carry out a Parking review for this area. We plan to provide four (4) Class A and ten (10) Class B bicycle parking in excess of as required; a ride-up order window on the exterior of the pizzeria; an electric bicycle charging outlet; a repair station with a pump and tools for all cyclists; an exterior water refill station for water bottles with tap for dog bowls; end-of-trip change and shower facilities for staff; and for those times when a vehicle is necessary, two carshare co-op memberships for our rental units, in perpetuity. Indeed, even the proposed theme of the pizzeria incorporates aspects of our cycling culture (i.e. local delivery via cargo bike). Other Green Building Features of this proposal include: retaining the existing building structure and envelope; a plan for disposal of building materials and landfill diversion of construction/demolition debris; water conservation measures such as low-flow rate faucets and shower heads and dual flush toilets; permeable paving for restaurant patio seating areas; no loss in number of trees and landscaping using low native groundcover and adapted vegetation.

Conclusion

Fernwood Inn Investments Ltd. has been an integral part of Fernwood Square for nearly ten years and plans to be for many years to come. Our proposal adds to the variety of businesses and residences, reinforcing our small urban village as an attractive choice to live, work, eat, ride and play.

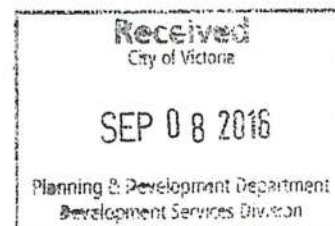
Without this development permit and parking variance(s), our ability to make this site financially viable is severely hampered and would require a serious re-evaluation of investing in this property. We hope that you share in our vision for this site and support the opportunities, benefits and amenities that it will provide.

We ask that you please consider our application and grant us this development permit and parking variances.

Sincerely,



Michael Colwill, Managing Partner
Fernwood Inn Investments Ltd.



2009 Fernwood Road - List of Changes to DPV drawings (Oct. 24, 2016):

A0.0 Cover Page, Site Plan, Zoning: No changes to drawing.

A0.1 Site Plan Existing: No changes to drawing.

A0.2 Site Plan Proposed:

- Location of bike repair station and electric bike charging indicated.
- Location of proposed canopy over restaurant front entry indicated.
- Canopy over rental suites entry indicated.
- Proposed Hanging baskets with annuals between posts indicated (as discussed with Leanne Taylor).
- No asphalt resurfacing work happening in this area. Note indicates no heavy machinery nor storage of materials allowed near existing cedar's root area (as discussed with Jane Waters).
- New permeable pavers indicated to provide access to parking stall #5.
- Existing Fence along eastern property line to be retained (as discussed with Leanne Taylor).
- New permeable pavers to be installed at southeast corner of property (as discussed with Leanne Taylor) and removable planters if allowed by adjacent property owner.
- Project information table: minimum unit floor area increased to include the new den space.

A1.0 Floor Plans Existing: No changes to drawing.

A1.1 Floor Plans Proposed:

Main Floor:

- Secure (Class 1) bicycle parking revised to provide two spaces at all times for residential (as discussed with Leanne Taylor).
- Garbage/Recycling area provided indoors for restaurant (as discussed with Leanne Taylor).
- Garbage/Recycling area provided in laundry room for rental suites and office space (as discussed with Leanne Taylor).

Second Floor:

- Den space added to smaller rental suite adjacent to kitchen.
- Floor area for smaller suite updated to include Den space.



A2.1 Proposed Elevations

West Elevation: Trellis revised to include hanging baskets.

South Elevation: hanging baskets, electric bike charging, bike repair station, mechanical vent caps indicated.

North Elevation: mechanical vent caps and exterior downcast lighting indicated.

East Elevation: Canopy over rental suites entry and exterior downcast lighting indicated.

Materials schedule updated per above changes and to include clear glass to exterior windows.

Proposed Exterior Finishes (by Interior Designer)

- Revision to exterior siding paint note.

Landscape Concept Drawing (by Landscape Architect)

Site Plan:

- Revision to indicate no heavy machinery nor storage of materials allowed in Cedar root area.
- Revision to wood trellis note to include glass canopy and hanging baskets.
- Revision to permeable pavers note on southeast corner indicated.

Detail Plan:

- Revision to electric bike charging indicated.
- Revision to bike repair station indicated.

Recommended Nursery stock:

- Revisions to Large Shrubs and Perennials & Ferns indicated.



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Fernwood Inn Investments Ltd.
By email: mcolwill@hotmail.com

October 14 2016
Our File: 2022.B01

Attention: Michael Colwill, Managing Partner

RE: PARKING REVIEW, 2009 FERNWOOD ROAD

The following is a review of parking conditions associated with the 2009 Fernwood Road development proposal. This review considers the adequacy of the proposed parking supply, as well as parking management and transportation demand management (TDM) approaches to mitigate any parking issues.

1.0 OVERVIEW

1.1 LOCATION

The subject site is 2009 Fernwood Road, immediately north of the Fernwood Inn site. It is within an area identified in the Official Community Plan (OCP) as a "Small Urban Village" (Fernwood Village) that will include low-rise multi-residential and mixed-use commercial uses. The site is approximately 1.5-km from downtown Victoria and can be walked in approximately 15 to 20 minutes. Public transit is available via the no.22 Vic General / Hillside Mall route which stops immediately adjacent the site, and via numerous routes on Bay Street approximately 400m to the north and Pandora Avenue, Johnson Street, Yates Street and Fort Street approximately 400m to 800m south of the site.

1.2 LAND USE

The proposal includes a 20-seat restaurant, a small office space, and two apartment units. Land use is summarized in **Table 1**. The restaurant will be the primary use fronting Fernwood Road and will be a casual sit-down and take-away pizza restaurant focused on serving the Fernwood neighbourhood. Delivery will be offered within the neighbourhood using an electric-assist cargo bicycle.

Land Use	Description	Quantity
Restaurant	Features pizzas made on-site served to customers via on-site seating, take-away or delivery	1,170 sqft 20 seats
Office	General office space provided as a single unit (i.e., no division of space); target occupant is unknown	700 sqft 65m ²
Multi-Family Residential	Two small rental apartment units in the building's top storey	2 units (approx. 410 + 640 sqft)

The proposal includes five spaces located at the rear of the property.

The site parking requirement is based on minimum parking supply rates contained in the City's Zoning bylaw, Schedule C. The total requirement is for eight spaces, three more than proposed. See **Table 2**.

Land Use	Quantity	Required Supply Rate	Total Requirement
Restaurant	20 seats	1 space per 5 seats	4
Office	65m ²	1 space per 65m ²	1
Residential	2 units	1.4 spaces per unit	3
TOTAL			8 spaces

Four parking spaces should be assigned for the restaurant use at all times in order to meet the City's requirement. The remaining parking space (one) should be shared between residents and the office space to reduce spillover impacts, as follows:

- Office employees should have reserved access between 8:30am and 5:00pm on Monday through Friday. This is consistent with the site's Office parking requirement, but will prevent the space remaining unoccupied outside office hours.

- Residents should have access to the parking space on weekday evenings and weekends (i.e, outside reserved office hours). The property managed should rent the space to residents on a monthly basis and communicate the time limitations.

The recommended parking management strategy meets the City's required parking supplies for the Restaurant use and Office use during typical business hours.

The proposed Residential parking supply is two spaces less than the City's requirement. Recent research for the update to the City's Off-Street Parking Regulations ("Schedule C") found that market rental apartment sites average 0.49 owned vehicles per unit¹. This suggests that one vehicle will be owned among occupants of the two residential units. Resident parking demand is generally lower during the weekday daytime period² and, although not guaranteed, it is possible that no residents would park a vehicle during the weekday daytime.

4.0 PRECEDENT SITE

The 1310 Gladstone Avenue project includes two parking spaces and approximately 5,790 sqft that may accommodate retail, restaurant, office or residential uses³. This results in a parking supply rate of approximately one space per 2,800 sqft, compared to the subject site rate of approximately one space per 600 sqft.

5.0 ON-STREET PARKING CONDITIONS

On-street parking conditions were reviewed nearby the site (Fernwood Road, Gladstone Avenue) in the event that residents seek parking during the weekday daytime or more than one resident vehicle is owned. Conditions were observed over six periods – Friday, July 29 @ 5:30pm; Friday, August 05 @ 8:30pm; Saturday, August 06 @ 10:30am; Saturday, August 06 @ 7:30pm; Sunday, August 07 @ 11:30am; Sunday, August 07 @ 8:30pm. Only those spaces that could potentially accommodate site residents, employees or customers were considered (i.e., no residential parking only spaces).

Results found that the Saturday evening observation exhibited the highest on-street parking utilization, when 22 of 26 available spaces were occupied, an occupancy rate of 85%

¹ Vehicle ownership rate is based on Insurance Corporation of BC ("ICBC") records of 34 market rental apartment sites in the City of Victoria, from 2013 to 2016.

² The Urban Land Institute (ULI), *Shared Parking* manual estimates that resident parking demand during weekday daytime periods is 30 to 40% lower during weekday daytime periods as compared to peak periods (evening, weekend) of peak

³ Understanding of the 1310 Gladstone Avenue development specifications is based on conversations with City staff and floor plans on the project website - <http://fernwoodnrg.ca/1310-gladstone-proposal>

(excluding resident only spaces). Refer to the Appendix for a detailed summary of observations. This suggests that, although not observed at maximum capacity, on-street parking is well utilized and any unmet parking demand from the site may have difficulty accessing available parking nearby.

6.0 DEMAND MANAGEMENT

Transportation demand management (TDM) refers to targeted programs to influence individual travel behaviour, most commonly applied to reduce single-occupant vehicle travel and support reduced parking demand. The following TDM options will be pursued at the subject site to support non-vehicular travel.

1. Carshare Membership⁴

Modo carshare memberships will be provided for each residential unit (two). Memberships will be tied to the unit (not to the individual) and will permit residents to use Modo vehicles at the reduced member rate (rather than the full non-member rate). The nearest Modo vehicle is stationed at the Fernwood Community Centre (1240 Gladstone Avenue), approximately 250m from the subject site (3-mins walk).

2. Bicycle Parking

A series of Class 2 racks will be provided at the south side of the building, and indoor Class 1 spaces provided on the ground floor for residents (at the rear of the building).

3. Shower / Change Facilities

Restaurant and office employees will have access to a shower, lockers and change area as a "trip end" facility to support employees who bicycle or walk to the site.

4. Electric Bicycle Charging

The Class 2 bicycle parking at the south side of the building will include a 120v outlet available to customers, employees and visitors parking an electric bicycle.

5. Bike Repair Station⁵

The Class 2 bicycle parking at the south side of the building will have a bicycle repair stand with a pump, tire levers and hex wrenches for basic bicycle repairs.

⁴ More information on the Modo carshare service and a map showing vehicle locations is available at: <http://modo.coop/map>

⁵ Refer to the following websites for the examples of bicycle repair stations:
www.dero.com/product/fixit/
www.bikefixtation.com/products
www.urbanracks.com/repair.html

7.0 SUMMARY

Parking demand associated with the 2009 Fernwood Road redevelopment can be accommodated on-site within minimal impact on surrounding on-street parking provided that site parking is managed appropriately. The site will contain five parking spaces. Four spaces should be assigned for the Restaurant use, consistent with the City's requirement. The remaining space should be shared between the Office use (weekday, 8:30am – 5:00pm) and residents (all other times). Under this management scenario parking supply meets the City's requirement for the Restaurant and Office (weekday daytime only) land uses, and is consistent with expected resident parking demand.

Transportation demand management (TDM) options should be provided to support reduced parking demand. Carshare memberships for residents, increased bicycle parking supply, and shower / change facilities for employees are expected to have the greatest benefit.

Further, the proposed parking supply ratio exceeds what was approved for the 1310 Gladstone Avenue site and is generally inline with the City's directions to support density and mixed land uses in Small Urban Villages.

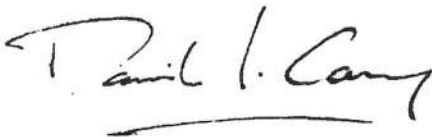
7.1 RECOMMENDATIONS

1. On-site parking should be assigned so that four spaces are available to the Restaurant (per Schedule C) and one space is shared between the Office (weekdays, 8:30am – 5:00pm) and Residential uses (all other times).
2. Identified TDM measures should be pursued to support reduced parking demand - carshare memberships, bicycle parking, shower / change facilities, electric bicycle charging, bicycle repair station.

Please direct questions related to the review to the undersigned.

Sincerely,

Watt Consulting Group



Daniel Casey, MCIP, RPP, MPlan
Senior Transportation Planner

APPENDIX SUMMARY OF ON-STREET PARKING OBSERVATIONS

	Restriction	Parking Supply	Observed Vehicles					
			Fri. July 29 @ 5:30pm	Fri. Aug 5 @ 8:30pm	Sat. Aug 6 @ 10:30am	Sat. Aug 6 @ 7:30pm	Sun. Aug 7 @ 11:30am	Sun. Aug 7 @ 8:30pm
Fernwood Road East side, north of Gladstone	2hr max 8am – 5pm	1	1	1	1	0	2	2
Fernwood Road East side, south of Gladstone	2hr max 8am – 5pm	3	3	2	2	2	2	3
Gladstone Avenue North side, west of Fernwood	2hr max 8am – 5pm	10	6	8	6	9	4	5
Gladstone Avenue South side, west of Fernwood	2hr max 8am – 5pm	12	9	10	10	11	7	6
		26	19 (17 vacant)	21 (5 vacant)	19 (7 vacant)	22 (4 vacant)	15 (11 vacant)	16 (10 vacant)



DRAWING LIST:

ARCHITECTURAL

- 001 COVER PAGE - CONTEXT ZONING
001 SITE PLAN - EXISTING
002 SITE PLAN - PROPOSED
010 FLOOR PLANS - EXISTING
011 FLOOR PLANS - PROPOSED
021 PROPOSED ELEVATIONS

INTERIOR DESIGN

D.1.18 PROPOSED EXTENSION FINISHES

LANDSLAKE ARCHITECT

LANDSCAPE CONCEPT PLAN

DEVELOPMENT PERMIT WITH VARIANCE APPLICATION

RESEARCH AND
DEVELOPMENT

PROJECT CONTACT LIST

APPLICANT / OWNER'S AGENT
FERNWOOD INN INVESTMENTS LTD.

Upham L. Co. General Manager
1712 E. 1st Avenue
Denver, CO 80202
Tel. 303/733-1111
Fax 303/733-1111

ARCHITECT

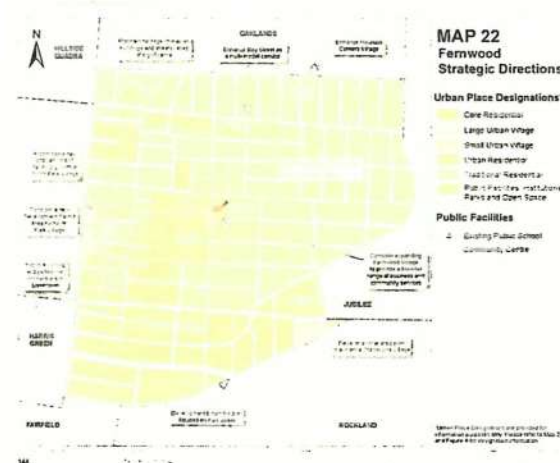
EDGE ARCHITECTURE INC.
Clanton Lathrop North East ABC LEED AP
P.O. Box 10014, RPO James Bay
Vancouver, B.C. V6W 4G4
+1 604 681 2996
E gaston.lathrop@edge.com

INTERIOR DESIGN

INTERIOR DESIGN
 Edgwood & Co. Interior Design
 Unique and Modern
 1842 Portage Avenue
 Detroit, MI
 313-963-1123
 Edgwood Interiors Inc.

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT
L10P1 under a new Northport
Chesterhouse Farmstead
18-Ven Duff in Road
Jenny + P.C.
+ 245 YARDING
E-mail: jenny@jenny.com



GASTÓN CASTAÑO
ARCHITECT AIBC
P O BOX 39013
RPO JAMES BAY
VICTORIA, BC
250-858-6956

KEY DATES		
NO	DATE	FOR
1	Aug 31, 2016	Pre submission meeting
2	Sep 8, 2016	Development Permit
3	Oct 24, 2016	Review per Planning Review

CONSULTANT	
------------	--

THIS DRAWING IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM EDGE ARCHITECTURE. THIS DRAWING MUST BE RETURNED TO EDGE ARCHITECTURE AT COMPLETION OF WORK OR UPON REQUEST. THIS DRAWING SHALL NOT BE USED FOR ANY CONSTRUCTION WORK UNTIL MARKED "ISSUED FOR CONSTRUCTION". THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO EDGE ARCHITECTURE. DO NOT SCALE THE DRAWINGS.

CLIENT

2009 Fernwood Tenant Improvements

PROJECT NAME	
--------------	--

2009 Fernwood Ave.
VICTORIA, BC

DRAWING TITLE

COVER PAGE, SITE PLAN
ZONING

DATE _____

OCTOBER 24, 2016

SCALE

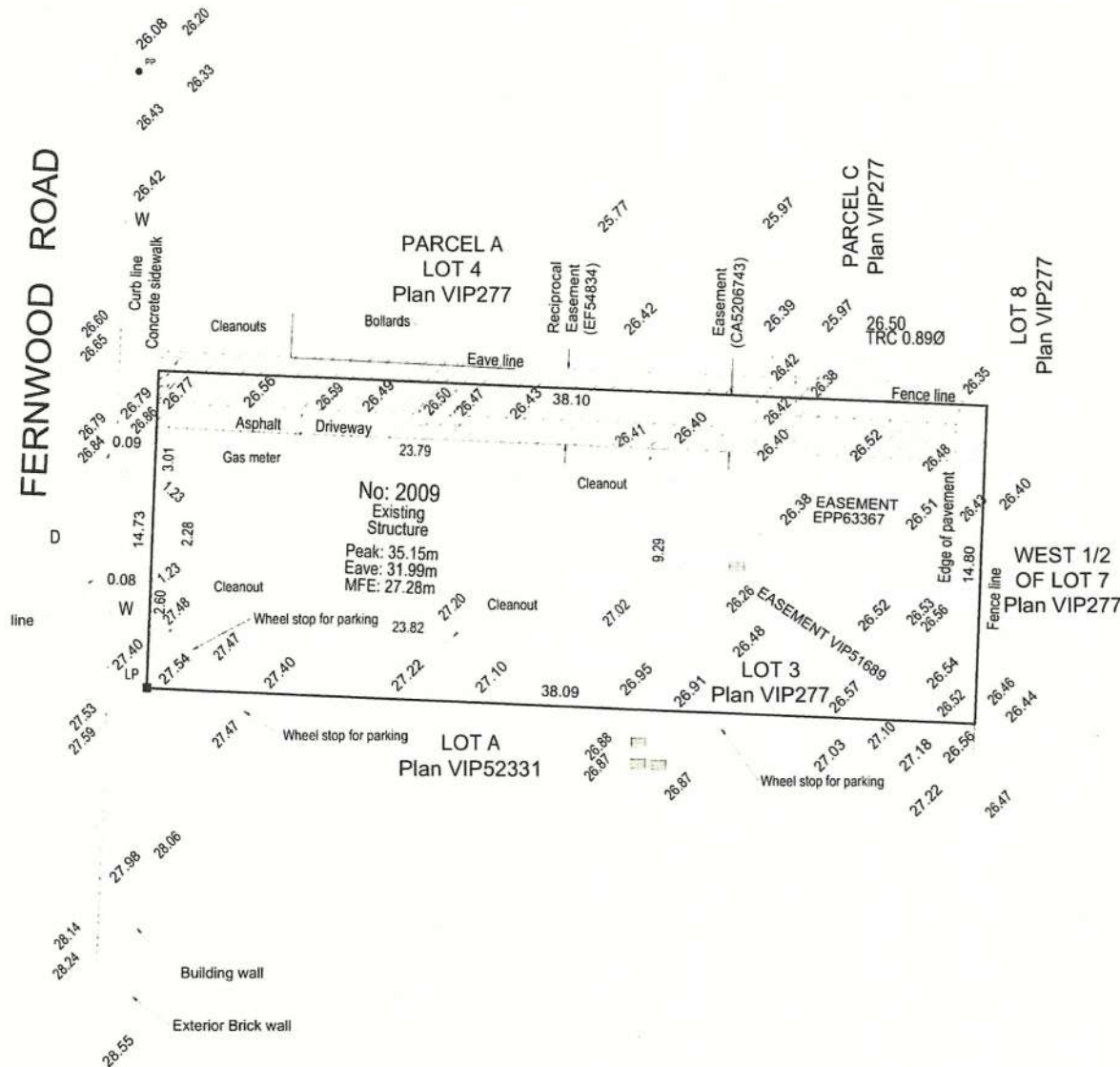
AS NOTED

DRAFTING NO.

A0.0

RECEIVED
 OCT 25 2016
 NATIONAL ARCHIVES
 COLLEGE PARK, MARYLAND

FERNWOOD ROAD



**B.C. LAND SURVEYOR'S
TOPOGRAPHIC SURVEY OF:
LOT 3 SECTION 75 VICTORIA DISTRICT PLAN
277**

009-192-115

SITE AREA

56.2 m²

009-192-115
2009 FERNWOOD ROAD
VICTORIA, BC

Scale
C:1

1. The purpose of this survey is to show the location and boundaries of the subject property and to show the location and boundaries of the easements and other interests in the subject property.

2. The survey was conducted in accordance with the requirements of the British Columbia Land Survey Act and the regulations made thereunder.

3. The survey was conducted by a qualified land surveyor and the results are true and correct.

4. The survey was conducted on the day of the survey and the results are true and correct.

5. The survey was conducted in accordance with the requirements of the British Columbia Land Survey Act and the regulations made thereunder.

6. The survey was conducted by a qualified land surveyor and the results are true and correct.

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9. The survey was conducted by a qualified land surveyor and the results are true and correct.

10. The survey was conducted on the day of the survey and the results are true and correct.



LEGEND

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- 10. The survey was conducted on the day of the survey and the results are true and correct.

PLAN LOT 3 VICTORIA DISTRICT PLAN 277



CERTIFIED CORRECT

10/24/2016

10/24/2016

10/24/2016

10/24/2016

10/24/2016

10/24/2016

10/24/2016

10/24/2016

10/24/2016

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10/24/2016

10/24/2016

10/24/2016

GASTÓN CASTAÑO
ARCHITECT ABC
P.O. BOX 38013
RPO JAMES BAY
VICTORIA, BC
250-858-6956

ISSUES REVIEWED

NO	DATE	FOR
1	Aug 31, 2016	Pre-approval meeting
2	Sep 8, 2016	Review of site plan
3	Oct 24, 2016	Final approval meeting

CONSULTANT

THIS DRAWING IS A COPYRIGHT DRAWING AND NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM EDGE ARCHITECTURE. THIS DRAWING MUST BE RETURNED TO EDGE ARCHITECTURE AT COMPLETION OF WORK OR UPON REQUEST. THIS DRAWING SHALL NOT BE USED FOR ANY CONSTRUCTION WORK UNTIL MARKED "ISSUED FOR CONSTRUCTION". THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO EDGE ARCHITECTURE. DO NOT SCALE THE DRAWINGS.

CLIENT

2009 Fernwood
Tenant Improvements

PROJECT NAME

2009 Fernwood Ave.
VICTORIA, BC

DRAWING TITLE

SITE PLAN
EXISTING

DATE

OCTOBER 24, 2016

SCALE

AS NOTED

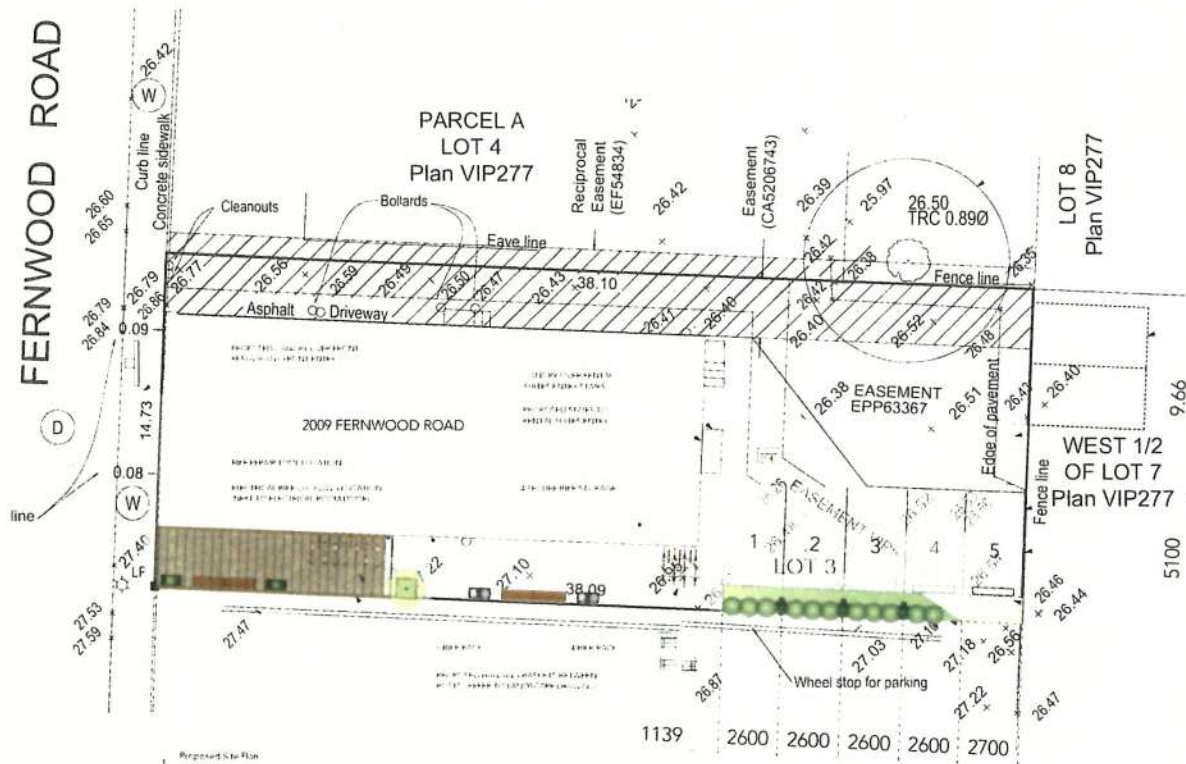
DRAWING NO.

A0.1

OCT 25 2016

Planning Department
Building Department

FERNWOOD ROAD



PROJECT INFORMATION TABLE	
Project Name	2009 Fernwood Ave. Tenant Improvements
Client	2009 Fernwood Ave. Tenant Improvements
Project Location	2009 Fernwood Ave. Victoria, BC
Project Description	2009 Fernwood Ave. Tenant Improvements
Project Status	2009 Fernwood Ave. Tenant Improvements
Project Manager	2009 Fernwood Ave. Tenant Improvements
Project Engineer	2009 Fernwood Ave. Tenant Improvements
Project Designer	2009 Fernwood Ave. Tenant Improvements
Project Checker	2009 Fernwood Ave. Tenant Improvements
Project Approver	2009 Fernwood Ave. Tenant Improvements
Project Date	2009 Fernwood Ave. Tenant Improvements
Project Scale	2009 Fernwood Ave. Tenant Improvements
Project Notes	2009 Fernwood Ave. Tenant Improvements

GASTON CASTANO
ARCHITECT ABC
P.O. BOX 39013
RFO JAMES BAY
VICTORIA, BC
250-858-6956

NO	DATE	FOR
1	Aug 31, 2016	Preparation of working
2	Sep 8, 2016	Design and Plan
3	Oct 24, 2016	Approved and Planning Review

CONSULTANT

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CLIENT
2009 Fernwood
Tenant Improvements

PROJECT NAME
2009 Fernwood Ave.
VICTORIA, BC

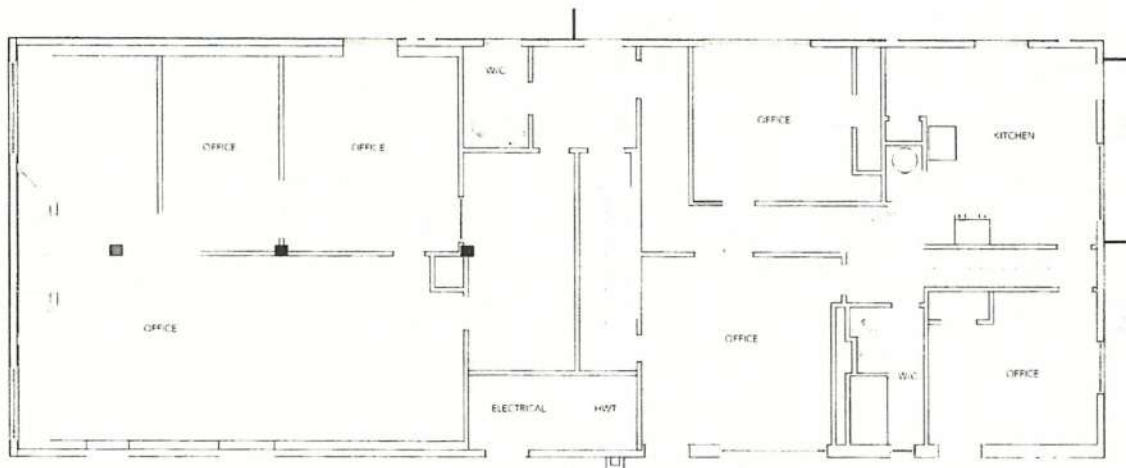
DRAWING TITLE
SITE PLAN
PROPOSED

DATE
OCTOBER 24, 2016

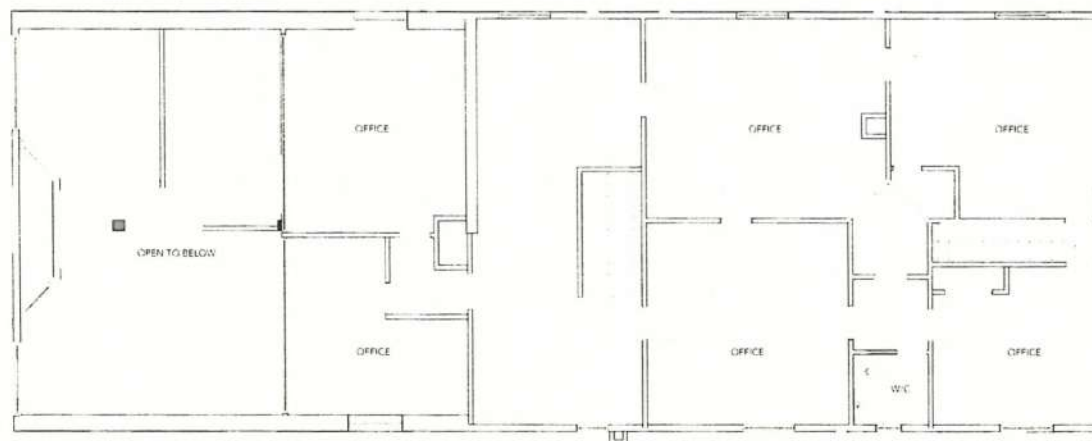
SCALE
AS NOTED

DRAWING NO
A0.2

OCT 25 2016
Approved and Planning Review
Architect's Seal and Stamp



1 Main Floor Plan Existing
1:1/1/1



2 Second Floor Plan Existing
1:1/1/1

GASTON CASTAÑO
ARCHITECT AIBC
P.O. BOX 39013
RFO JAMES BAY
VICTORIA, BC
250-858-6956

Revised Drawing

NO	DATE	FOR
1	Aug 31, 2016	Pre-submission meeting
2	Sep 8, 2016	Review with Client
3	Oct 24, 2016	Forward with Permit Application

CONSULTANT

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CLIENT
2009 Fernwood
Tenant Improvements

PROJECT NAME
2009 Fernwood Ave.
VICTORIA, BC

DRAWING TITLE
FLOOR PLANS
EXISTING

DATE
OCTOBER 24, 2016

SCALE
AS NOTED

DRAWING NO.
A1.0

Stamp: OCT 25 2016
Stamp: Planning & Development
Stamp: Development Services



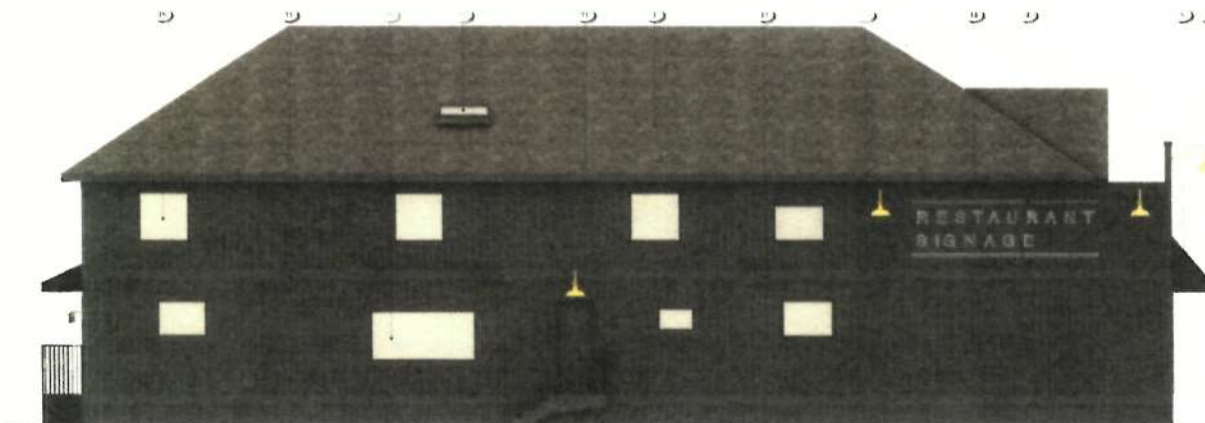
1 West Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

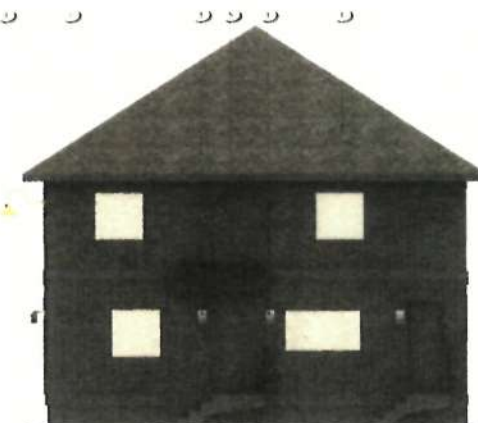
SEE OTHER SHEETS, REFER
TO UTILITY LOCATIONS

ELECTRIC BICYCLE REPAIR
STATION LOCATION

ELECTRICAL ROOM
DOOR BEYOND
BIKE REPAIR STATION
LOCATION



3 North Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"

MATERIALS SCHEDULE

- | | |
|--------------------------------------|--------------------------------------|
| 1. EXTERIOR WALLS - BRICK | 11. INTERIOR WALLS - BRICK |
| 2. EXTERIOR ROOF - GABLE - SHINGLES | 12. EXTERIOR ROOF - GABLE - SHINGLES |
| 3. EXTERIOR ROOF - GABLE - SHINGLES | 13. EXTERIOR ROOF - GABLE - SHINGLES |
| 4. EXTERIOR ROOF - GABLE - SHINGLES | 14. EXTERIOR ROOF - GABLE - SHINGLES |
| 5. EXTERIOR ROOF - GABLE - SHINGLES | 15. EXTERIOR ROOF - GABLE - SHINGLES |
| 6. EXTERIOR ROOF - GABLE - SHINGLES | 16. EXTERIOR ROOF - GABLE - SHINGLES |
| 7. EXTERIOR ROOF - GABLE - SHINGLES | 17. EXTERIOR ROOF - GABLE - SHINGLES |
| 8. EXTERIOR ROOF - GABLE - SHINGLES | 18. EXTERIOR ROOF - GABLE - SHINGLES |
| 9. EXTERIOR ROOF - GABLE - SHINGLES | 19. EXTERIOR ROOF - GABLE - SHINGLES |
| 10. EXTERIOR ROOF - GABLE - SHINGLES | 20. EXTERIOR ROOF - GABLE - SHINGLES |

GASTON CASTARO
ARCHITECT ABC
P.O. BOX 39013
RFO JAMES BAY
VICTORIA, BC
250-858-6956

ISSUES/REVISIONS

NO.	DATE	FOR
1	Aug 31, 2016	Pre-submission meeting
2	Sep 8, 2016	Submission #10000
3	Oct 24, 2016	Revised per Planning Review

CONSULTANT

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CLIENT

2009 Fernwood
Tenant Improvements

PROJECT NAME

2009 Fernwood Ave.
VICTORIA, BC

DRAWING TITLE

PROPOSED
ELEVATIONS

DATE

OCTOBER 24, 2016

SCALE

AS NOTED

DRAWING NO.

A2.1

OCT 25 2016

Planning Review
Revised per Planning Review



using yellow with exterior light fixtures, new logo/signage using south facing facade



placing vinyl decals on windows for additional front facade signage



using a front canopy sign with primary signage above and secondary information on the lower part of canopy



using new logo/signage on south facing facade



creating cedar panel privacy



using greenery through planter boxes



repainting exterior, new siding in basement floor, whitewash May 15th

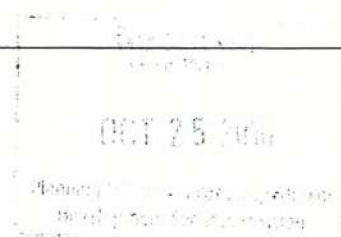
PROPOSED EXTERIOR FINISHES

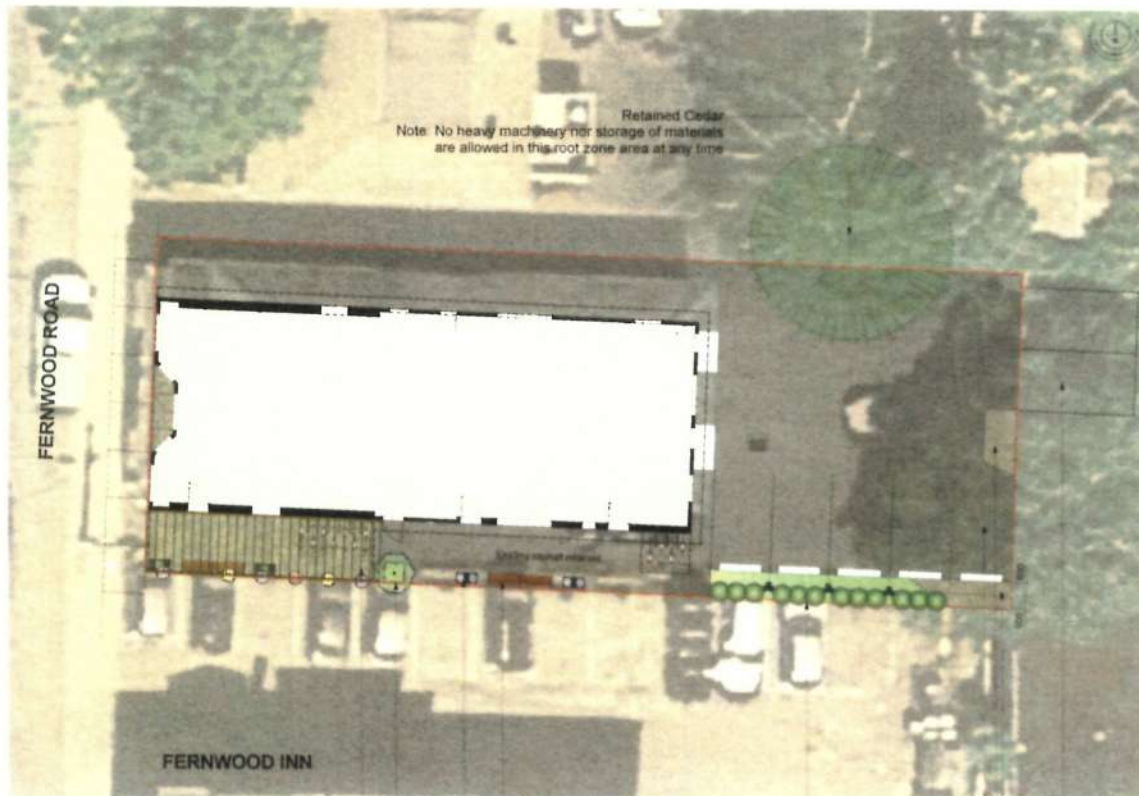
DATE PREPARED: 10/20/2016

FERNWOOD COMMUNITY ASSOCIATION PRESENTATION

bridgegood & co

OCTOBER 20, 2016





Decorative permeable pavers & overhead wood trellis with glass canopy delineate the restaurant patio seating area. Hanging planters attached to the trellis feature a colorful array of annuals.

Large Corten steel planter (3'x3'x3') with tree form evergreen Portuguese Laurel and seasonal flowers

Corten steel planters along the south edge of the pedestrian walkway feature adaptive shrubs and grasses

2800mm (9') benches along the south edge of the property line provide additional seating

Planting bed at the southeast corner of the property features a vegetative screen of evergreen shrubs and grasses, and low native groundcovers underneath the car overhang area

Five (5) new parking stalls at rear of building
Permeable pavers

Permeable pavers and removable planters if allowed by adjacent property owner (1310 Gladstone)

Location of future parking stalls by adjacent property owner (1310 Gladstone)

Site Plan

1:100

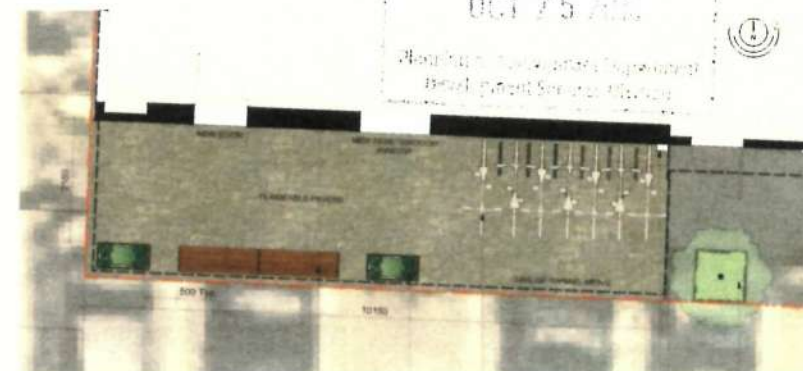
Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 1	Quercus laevis	White Oak	10' DBH
Large Shrubs	Botanical Name	Common Name	Size
Total: 12	Thalictrum aquilegifolium	Black Cohosh	6' DBH
Small Shrubs	Botanical Name	Common Name	Size
Total: 4	Salix caprea	Willow	4' DBH

Perennials and Ferns

Perennials and Ferns			
Total: 30	Botanical Name	Common Name	Size
	<i>Aspidistra</i>	Aspidistra Fern or Grass	4' DBH
Annuals			
Total: 65	Botanical Name	Common Name	Size

Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



2800mm (9') benches along the south edge of the patio provide seating and outdoor dining opportunities

Corten steel planters along the south edge of the patio feature culinary herbs for use in the pizza kitchen

Parking for six (6) bicycles and one (1) pizza delivery pedicab

Wall-mounted electric bike charging station

900mm (3') ht. corten steel screen prevents bicycles from overflowing the parking area and impeding entry to the electrical closet

Corten steel planters along the south edge of the property feature tree form Portuguese Laurel, ornamental grasses, low flowering shrubs and seasonal flowers. They help delineate the pedestrian corridor while still leaving room for lateral movement

Wall-mounted bike repair station

Detail Plan

1:40

Reference Images



Hanging Basket with Annuals



Corten Steel Planter



Corten Steel & Cedar Bench

2009 Fernwood Road | Landscape Concept



LADR LANDSCAPE ARCHITECTS

Project No. 1835 Aug 30-16

28-450 Lagoon Rd. Victoria, B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0706

Rev. Oct 24-16

FORT PROPERTIES

1953

October 25, 2016

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

Attn: Leanne Taylor, City Planner
Attn: Mayor and Council

Re: 2009 Fernwood Road, Development Permit Application

Dear Planning Department, Mayor and Council

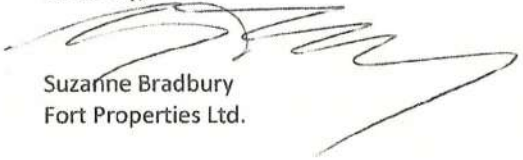
We are writing to support the Development Permit and parking variance application for 2009 Fernwood Road. We would like to see this vacant office space converted to more vibrant restaurant and housing uses for the village of Fernwood.

In our opinion, the plans currently under review represent a marked improvement for Fernwood in terms of overall neighbourhood amenities and vitality. This plan would provide Fernwood with two more much-needed housing units, create an affordable office space for a start-up or other commercial venture, provide up to 12 new full time jobs, contribute to neighbourhood amenities via a fast "real" food restaurant option, and will increase available cycling facilities. Stylistically, the plans demonstrate a tasteful design which will enhance the Fernwood Village's character far beyond what this underutilized building now offers.

The developers of this project are exceptional representatives of our local entrepreneurial community, and they have an excellent track record in this neighbourhood. They have demonstrated their sensitivity, commitment and respect for the Fernwood community repeatedly over the last decade as early investors in the Fernwood corners and as the continual operators of the Fernwood Inn - a neighbourhood gathering place. The developers have also incurred many costs, studies, and reviews in order to bring this particular plan to this stage in the development process. We respectfully request that management carefully reflect before placing any additional hurdles, financial or otherwise, in front of this project since such challenges can often impede an entrepreneur's ability to finally execute on their plans.

The variances requested in this DP Application will bring this underutilized Fernwood building in line with the City of Victoria's strategic vision for an urban core characterized by vibrant urban villages, enlivened spaces, and excellence in home grown entrepreneurship.

Sincerely,



Suzanne Bradbury
Fort Properties Ltd.

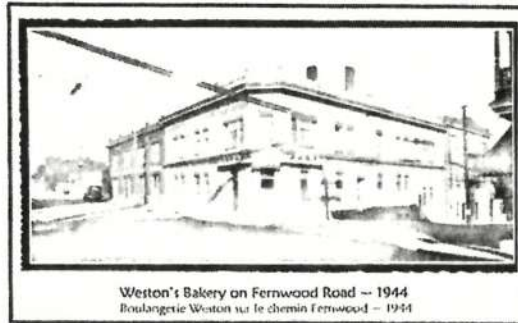
FORT PROPERTIES LTD.

814 BROUGHTON STREET, VICTORIA BC, V8W 1E4

fortproperties.ca 250.383.7412 hello@fortproperties.ca

Formerly operating as Fort Realty Ltd.

FERNWOOD VILLAGE APARTMENTS



*Ron Spence
1284C5 Gladstone Ave.
Victoria, B.C.
V8T 1G6*

The Mayor and Council
City of Victoria
Victoria, B.C.
Centennial Square

Dear Sirs:

I have owned my building for some 42 years and the Colwill family has owned the Fernwood Inn for a decade.

They have been excellent neighbours and have contributed much to the community.

My family will be inheriting my building and the Colwill family will continue to work as a family in our neighbourhood.

I am very happy to hear that they have a plan to consolidate their holdings on the Fernwood corner. They have some immediate plans and will continue to evolve as the decades move along.

I support their Delegated Development Permit application - necessary because they are located in a heritage area - for 2009 Fernwood Rd.

I also support a parking variance of five to eight stalls. To help offset the potential increase in parking they will be providing extra bike storage and car share memberships for their residential tenants.

Anything that they plan will be an asset for the community.

Warmest regards, Ron Spence



A GREAT PLACE TO SEE GREAT THEATRE

Mayor & Council
City of Victoria
1 Centennial Square
Victoria
V8W 1P6

November 16, 2016

Dear Mayor and Councilors

On behalf of the Belfry Theatre I am writing in support of the Fernwood Inn's plans for the renovation and development of the building at 2009 Fernwood Road. As part of the small urban village area of Fernwood, we are encouraged to see a project that will bring both economic activity and additional housing into the neighborhood.

We encourage the full council to support this project which will add to the vibrancy, and livability of our neighborhood and all city residents who come to this special corner of the city.

Sincerely

A handwritten signature in black ink, appearing to read "Ivan Habel", with a stylized flourish at the end.

Ivan Habel
Executive Director
Belfry Theatre

September 1, 2016

City of Victoria Mayor and Council
c/o Leanne Taylor, Senior Planner
Development Services Division
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



Re: 2009 Fernwood Road Development Permit with Variance Application

Dear Mayor and Council:

I am writing to indicate my support for my neighbours, Fernwood Inn Investments Ltd., in their pursuit of a Development Permit with parking variance(s) for 2009 Fernwood Road. Fernwood Inn General Manager, Michael Colwill, recently approached me with his group's plans for the building and property and to solicit my feedback and concerns.

As an area business owner, I am very excited at the prospect of bringing additional businesses to Fernwood Square, as well as much needed rental housing. I understand that in order to realize these plans, a minor parking variance is required. I am all for this. It would be a shame if this vibrant proposal were to fail because of parking, especially with the City's push for multi-modal transportation. I really like the bike-friendly aspects of this proposal.

I look forward to seeing this project move forward and I fully support them being granted this minor parking variance.

Sincerely,

PRINT NAME GRAHAM MECKLING

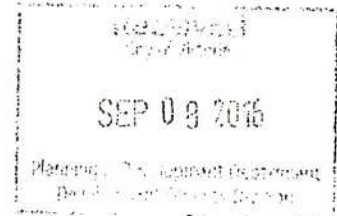
PRINT NAME OF BUSINESS STAGE WINE BAR

PRINT ADDRESS 1307 GLADSTONE AVE

A handwritten signature in black ink, appearing to read "Graham Meckling", written over a horizontal line.

September 1, 2016

City of Victoria Mayor and Council
c/o Leanne Taylor, Senior Planner
Development Services Division
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



Re: 2009 Fernwood Road Development Permit with Variance Application

Dear Mayor and Council:

I am writing to indicate my support for my neighbours, Fernwood Inn Investments Ltd., in their pursuit of a Development Permit with parking variance(s) for 2009 Fernwood Road. Fernwood Inn General Manager, Michael Colwill, recently approached me with his group's plans for the building and property and to solicit my feedback and concerns.

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I look forward to seeing this project move forward and I fully support them being granted this minor parking variance.

Sincerely,

PRINT NAME *LEON ZETLER*

PRINT NAME OF BUSINESS *AUBERGINE SPECIALTY FOODS*

PRINT ADDRESS

*1308 CLADSTONE AVE
VICTORIA BC
V8K 1S1*



September 2, 2016

City of Victoria Mayor and Council
c/o Leanne Taylor, Senior Planner
Development Services Division
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



Re: 2009 Fernwood Road Development Permit with Variance Application

Dear Mayor and Council:

I am writing to indicate my support for my neighbours, Fernwood Inn Investments Ltd., in their pursuit of a Development Permit with parking variance(s) for 2009 Fernwood Road. Fernwood Inn General Manager, Michael Colwill, recently approached me with his group's plans for the building and property and to solicit my feedback and concerns.

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I look forward to seeing this project move forward and I fully support them being granted this minor parking variance.

Sincerely,

PRINT NAME

BRETT BUNTAIN

PRINT NAME OF BUSINESS

PICOT

PRINT ADDRESS

2000 FERNWOOD RD
V8T 2Y9

September 2, 2016

City of Victoria Mayor and Council
c/o Leanne Taylor, Senior Planner
Development Services Division
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



Re: 2009 Fernwood Road Development Permit with Variance Application

Dear Mayor and Council:

I am writing to indicate my support for my neighbours, Fernwood Inn Investments Ltd., in their pursuit of a Development Permit with parking variance(s) for 2009 Fernwood Road. Fernwood Inn General Manager, Michael Colwill, recently approached me with his group's plans for the building and property and to solicit my feedback and concerns.

As an area business owner, I am very excited at the prospect of bringing additional businesses to Fernwood Square, as well as much needed rental housing. I understand that in order to realize these plans, a minor parking variance is required. I am all for this. It would be a shame if this vibrant proposal were to fail because of parking, especially with the City's push for multi-modal transportation. I really like the bike-friendly aspects of this proposal.

I look forward to seeing this project move forward and I fully support them being granted this minor parking variance.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Barbara Williams'.

PRINT NAME

Barbara Williams

PRINT NAME OF BUSINESS

Williams Audiologics

PRINT ADDRESS

1335 Pembroke St.
Victoria V8R 1V2

September 2, 2016

City of Victoria Mayor and Council
c/o Leanne Taylor, Senior Planner
Development Services Division
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



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Sincerely,

PRINT NAME CHARLE S. (STEVE) ASHTON

PRINT NAME OF BUSINESS FREEDOM KELTS

PRINT ADDRESS 1919 FERNWOOD RD.
VICTORIA BC V8T 2S6

A handwritten signature in black ink, appearing to read 'Steve Ashton', written over a horizontal line.