

3. Development Variance Permit No. 00125 for 3189 Quadra Street

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

1. "That Committee recommends that Council authorize the issuance of Development Permit Application No. 00125 for 3189 Quadra Street, in accordance with:
 - a. Plans date stamped July 31, 2013;
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - Schedule C, Section 16.C.12 - Relaxation from 1 parking space for every 5 seats to 1 parking space for every 38 seats (8 parking stalls to 1);
 - c. The applicant provide a six space bike rack within the front yard of the property (subject to a security) in a location satisfactory to City staff;
 - d. The Development Permit lapsing two years from the date of this resolution.
2. That the issue of the residential occupancy of the building located at 3189 Quadra Street be referred to the Council for deliberation on a *Community Charter*, Section 57 filing."

Carried Unanimously

4. LAND USE MATTERS

4.1 Development Variance Permit No. 00125 for 3189 Quadra Street

Committee received a report dated February 5th, 2016 from the Sustainable Planning and Community Development Department regarding a proposal to legalize the removal of two parking spaces, which have been replaced with a patio space and pedestrian pathway, and further reduce the overall parking requirement from eight stalls to one stall for an existing 38-seat restaurant.

Action:

It was moved by Councillor Isitt, seconded by Councillor Alto that Committee recommends that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

1. "That Committee recommends that Council authorize the issuance of Development Permit Application No. 00125 for 3189 Quadra Street, in accordance with:
 - a. Plans date stamped July 31, 2013;
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
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 - d. The Development Permit lapsing two years from the date of this resolution.
2. That the issue of the residential occupancy of the building located at 3189 Quadra Street be referred to the Council for deliberation on a *Community Charter*, Section 57 filing."

Committee discussed:

- Desire to look at traffic calming for this area.

CARRIED UNANIMOUSLY 16/COTW



Committee of the Whole Report For the Meeting of February 18, 2016

To: Committee of the Whole **Date:** February 5, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit No. 00125 for 3189 Quadra Street

RECOMMENDATION

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

- "1. That Council authorize the issuance of Development Permit Application No. 00125 for 3189 Quadra Street, in accordance with:
 - a. Plans date stamped July 31, 2013;
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - Schedule C, Section 16.C.12 - Relaxation from 1 parking space for every 5 seats to 1 parking space for every 38 seats (8 parking stalls to 1);
 - c. The applicant provide a six space bike rack within the front yard of the property (subject to a security) in a location satisfactory to City staff;
 - d. The Development Permit lapsing two years from the date of this resolution."
2. That the issue of the residential occupancy of the building located at 3189 Quadra Street be referred to the Council for deliberation on a *Community Charter*, Section 57 filing."

LEGISLATIVE AUTHORITY

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 Variance Permit Application for the property located at 3189 Quadra Street. The proposal is to legalize the removal of two parking spaces, replace the parking stalls with a patio space and reduce the overall parking requirement from eight stalls to one stall for an existing 38-seat restaurant.

The following points were considered in assessing this Application:

- The subject property is within a Small Urban Village (Quadra at Tolmie). The *Official Community Plan* (OCP) encourages the walkability and multi-modal approach to transportation in villages as an alternative to vehicular use. In addition, the OCP encourages a complete range of commercial activities within villages.
- Generally, parking for a building should be accommodated on site and not impact adjacent streets. However, this is more achievable with new developments and often difficult to achieve with existing buildings as they are modified over time. There are no opportunities for providing additional parking on-site without converting the patio space back to parking stalls and, in this instance, the patio space provides a more attractive and active building frontage. A bike rack is offered to help mitigate the impact of the parking variance.

BACKGROUND

Description of Proposal

The proposal is to legalize the removal of two parking spaces, which have been replaced with a patio space and pedestrian pathway, and further reduce the overall parking requirement from eight stalls to one stall for an existing 38-seat restaurant.

Sustainability Features

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

Active Transportation Impacts

Staff have requested that a bike rack be located on or near the property. The bike rack on the sidewalk along the frontage of the property has been installed without City approval and will be relocated in accordance with City standards. The restaurant owner has agreed to this request.

Public Realm Improvements

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

Existing Site Development and Development Potential

The site is within the C-1 Zone, Limited Commercial District. There is no intent to redevelop the property at this time.

Relevant History

The building is a mixed-use building with commercial on the main floor and two floors of residential units on the two upper storeys. Over the years, there has been work done to the building without building permits creating a potentially unsafe situation for the residential units. In accordance with the Clean Hands Policy, the City required that this situation be corrected prior to proceeding with processing any land use applications for the property. The work to the residential floors has now been completed with the appropriate permits, in addition to some minor corrective work in the restaurant. While the illegal additions have been removed in accordance with the applicable codes, the issue of the occupancy of the residential portion remains. The permits to date have approved two suites (one per floor) in the residential portion

of the building, however, inspections by various City departments have revealed that the units operate as a boarding house. However, in order to allow the operator of the restaurant to proceed with this Application for the parking variance, it is recommended that the residential occupancy be dealt with as a separate process rather than in accordance with the Clean Hands Policy as it relates to illegal occupancy (details provided in the "Analysis" section of this report).

The main floor commercial was approved for a take-out restaurant with 10 seats in 2003. The approved plan is attached to this report. The approved parking plan for the restaurant shows three parking stalls in the front yard. Sometime after this date, the number of commercial parking stalls has been reduced to one and replaced by a patio area and a ramp (see letter from the owner) and the seating was increased from 10 seats to 38 seats. Approvals were not obtained to reduce the parking requirement or to increase the seating. This change has come to light from the business licensing process.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, a referral was sent to the Hillside-Quadra Neighbourhood Action Group on September 30, 2013, for a 30-day comment period. Due to the passage of time, the Application was referred again to the Hillside-Quadra Neighbourhood Action Group on December 18, 2015, for a 30-day comment period. At the time of writing this report no comments had been received from the Hillside-Quadra Neighbourhood Action Group.

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

Zoning Regulation Bylaw - Schedule C - Off-Street Parking Requirements

Number of Off-Street Parking Stalls

A 38-seat restaurant (30 inside and eight outside) requires 8 parking stalls to meet the parking ratio of 1 parking stall for 5 seats which is specified in Schedule C of the *Zoning Regulation Bylaw*. Only one stall is provided for the restaurant. In addition, the residential use has two assigned parking spaces in the rear yard, and do not form part of this parking analysis.

The letter from the building owner, dated July 31, 2013, outlines the history of the changes to the parking layout. It is difficult to determine with any certainty the date that the changes to the property occurred.

There are a number of considerations relevant to the analysis of this Application:

- The changes to the frontage (patio, seating and planters) are an improvement over assigning the entire front yard to vehicle parking.
- In terms of policy support for the parking variance, the *Official Community Plan* envisions urban villages as becoming progressively more complete so that over time residents can reach the goods and services needed to meet their daily needs within a 15-minute walk of their home. Full service restaurants are cited as a commercial element within urban villages.

- The OCP places accommodating single occupancy vehicles as the lowest priority in the hierarchy of Transportation and Mobility Priorities (Figure 10).
- Staff have requested more information to justify the parking variance, such as parking demand, shortfall and proposed mitigation measures. The building owner and the restaurant operator only wish to incur the expense to prepare a parking study by a transportation engineer, if Council requires this study. It is noted that mitigation measures on site are limited, and although a parking study would provide details about the magnitude of the additional parking demand on adjacent residential streets, the restaurant has been in operation for several years and there are few opportunities to further mitigate impacts.
- Quadra Street has time-limited parking and no parking during rush hours due to its arterial status. As such, parking demand will likely overflow on to neighbouring streets.
- This additional reduction of on-site parking will further exacerbate parking issues in the area and the "Resident Parking Only" has recently been extended onto the adjacent streets.

Permitted Use and Occupancy Issues

The approved use of the residential portion of the building is for two residential suites, however, City staff have confirmed that the use is a boarding house, which does not conform to the *Zoning Regulation Bylaw*. It would be prudent for the City to consider posting a notice on title under Section 57 of the *Community Charter*. This is a note on the certificate of title advising that there is a bylaw contravention relating to the safety of the building. With this in effect, it will separate the residential occupancy issue from the restaurant parking issue and the restaurant operator will be able to pursue appropriate approvals for bylaw compliance in relation to the parking requirements. The occupancy issues on the upper two floors would remain unresolved until the City undertakes enforcement or the owner voluntarily rectifies the situation. The Victoria Fire Department will continue on-going inspections of the residential portion until safety infractions are rectified.

CONCLUSIONS

While this is not an ideal situation, there is policy support for a parking reduction in urban villages, however, the lack of on-site parking will impact the neighbouring streets. The trade-off is providing more consumer choice in urban villages. The mitigation measures are limited with the exception of a bike rack. There are no opportunities for providing additional parking on-site without converting the patio space back to parking stalls, however, the patio space provides a more attractive and active building frontage. As such, the goals of the OCP for promoting growth, redevelopment and adaptive use of buildings outweigh the parking concerns.

The Clean Hands Policy has been applied to this property to deal with illegal exterior construction (now removed). Further Clean Hands issues persist with respect to the use (and potentially interior construction). However, to pursue adherence of this Policy would penalize the restaurant owner, who is seeking bylaw compliance. While there are on-going bylaw infractions with the residential portion of the building, the legalization of the restaurant operation can be dealt with independently and the infractions related to the residential portion of the building can be noted with a Section 57 filing on title and with on-going inspection of the premises by the Fire Department. At the Hearing for the filing of a Section 57 Notice on title, Council may wish to decide if further legal action is required. The restaurant owner, who was unaware of the bylaw infractions on the property at the time of leasing the space, is anxious to move forward with the parking variance application as compliance with the *Zoning Regulation Bylaw* is required to obtain a business license and subsequently a liquor primary license.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00125 for the property located at 3189 Quadra Street.

Respectfully submitted,



Lucina Baryluk
Senior Process Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Feb 10, 2016

List of Attachments

- Subject maps
- Approved plan dated February 3, 2003
- Existing situation
- Letter submitted by owner dated July 28, 2013
- Petition submitted by the restaurant operator date-stamped January 26, 2016.

MUNICIPALITY OF SAANICH

TOLMIE AV

993	3198	3193	1009	1015	1021	1023	
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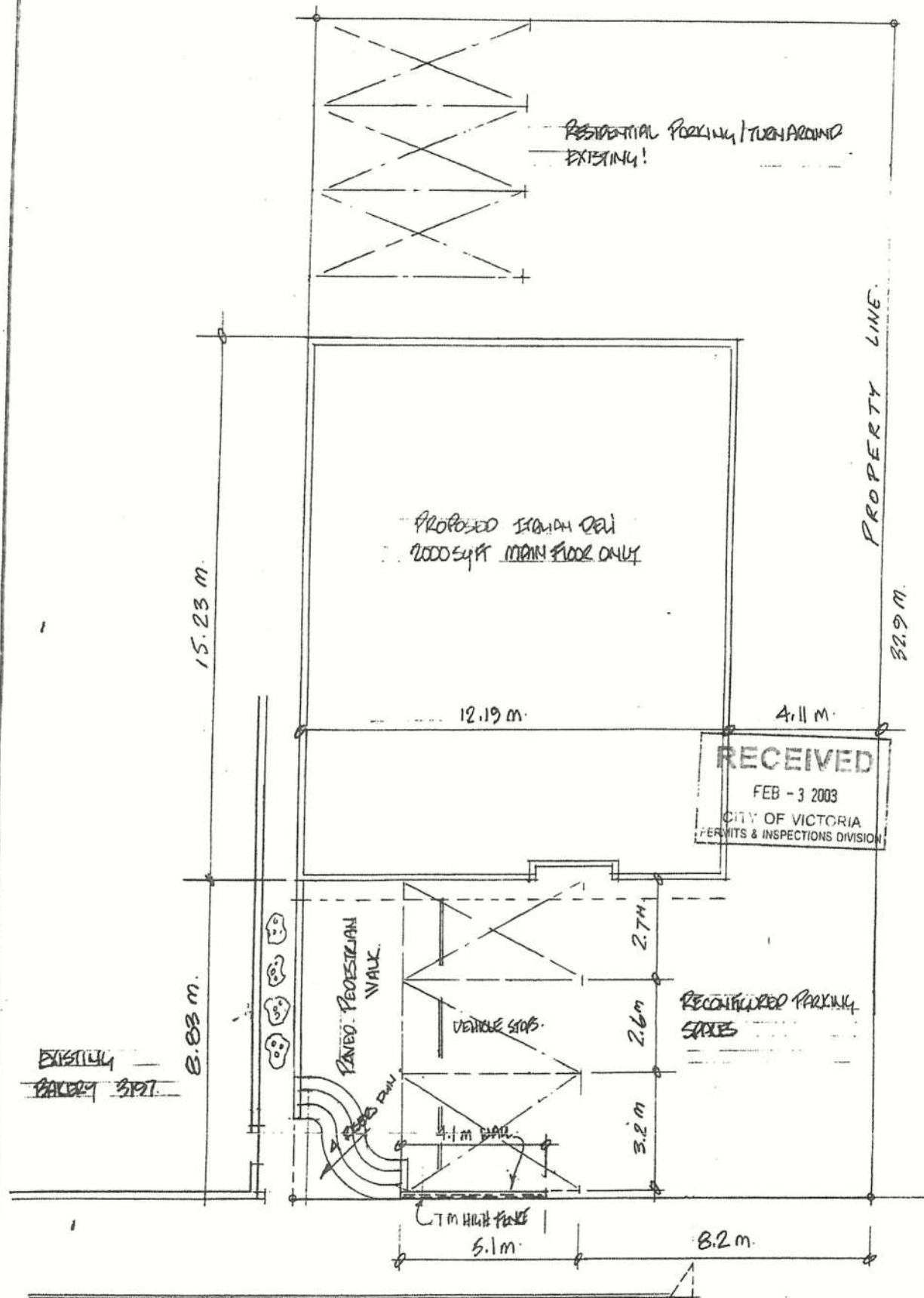
QUADRA ST

FIFTH ST

3189 Quadra Street
Development Variance Permit #00125







QUADRA STREET.

Approved
plan - 2003

July 28, 2013.



APPLICATION FOR VARIANCE PERMIT.

HISTORY OF SITE:

Sometime after Feb 2003, the previous tenant removed two (2) parking stalls so that Handicap access could be installed for his restaurant. This person assures me all the changes were made with City Hall inspection and approval. The Planning Dept. claim they have no record of this.

The Planning Dept. also claimed they had no record of the ventilation system being approved, that a Stop Work order had been placed on the property in 2009, but last week, after I, the Landlord had spent \$1200 with an engineer, the City "found" that the required plans had been submitted, the inspection had taken place, and that the then tenant was not in violation of the building standards.

The Application today is to "permit" the change from 6 to 4 parking spaces for this building that has existed like this since shortly after Feb 2003, has had a Business License every year, so as to accommodate a HANDICAP ACCESS to the restaurant. There is adequate street parking in the area, but most clientele currently supporting the restaurant are from the immediate neighbourhood, and therefore walk to the premises. The neighbouring Bakery on the corner has no parking provided for their clientele, and they have seats, a business license, and have been in operation like this for in excess of ten years..

The only issue here is that the Planning Dept. require a piece of paper in their files permitting the existing situation that has been in existence for over 10 years.

WE hereby request that this application be approved.

Thank you.

Peter Lee

Building owner

5

Received
City of Victoria
JAN 26 2016
Planning & Development Department
Development Services Division

VIETNAM HOUSE RESTAURANT

WE ACCEPT THE CURRENT PARKING OF THIS RESTAURANT

Name	Date	Address	Walk / Drive
Shakira Sephton	Aug 1 / 14	65 Government St. Victoria BC	Drive ^{*keep the panose!!}
Tashiina BUSWEN	Aug 1 / 14	1720 Christmas Avenue	Drive
Shannon Brouh	Aug. 5 / 14	3137 Yew St.	Walk
Elisabeth CRisci	Aug 5 2014	1011 Gosper Cresc.	Drive
Alyssa Warrington	Aug 8, 2014	116-3244 Quadra St	Drive
Laura Lessing/Leon	Aug 5 / 14	417 1342	Drive
Kelsey Heap	Aug 8 / 14	898 Vernon Ave	Drive
Andrea de Lange	Aug 9, 14	3176 Somerset St.	Walk
Calvin Butk	Aug 9, 14	4124 Tuxedo Drive.	Drive
Heidi Bergen	Aug 12 / 14	426 Vincent Ave	Drive
STEPHEN HILL	Aug 12 2014	426 Vincent Ave	DRIVE
COLIN HOWLETT	Aug 16 2014	999 DARWIN AVE	DRIVE
Steven Strybosch	Aug 16, 2014	1015 WOLLASTON ST.	DRIVE
Laura Strybosch	Aug 18 2014	1015 Wollaston St	Drive
MORGAN BLAIR	AUG 19 2014	2090 B Cadboro Bay Rd	DRIVE
Edmund Teh	AUG 26 2014	1818 Government St. Victoria BC	DRIVE
Kim Fuyt	AUG 26 2014	1050 Richardson St Victoria BC.	DRIVE
Jeff Andette	Aug 28 / 2014	231 Traverse Victoria BC	Drive.
John [unclear]	Aug 28 / 2013	130 Hampton Rd Victoria BC	Drive
Heather Prochnau	Aug 29 / 2014	Asquith St. Victoria B.C.	Walk
GEORGE ANDERSON	SEPT. 03 / 14	1037 SUMMIT AVE	DRIVE
TRACY Anderson	Sept 03 / 14	1037 Summit ave.	WALK/DRIVE
Steve Hobb	Sept 04 / 14	1242 Jackson st.	Walk/Drive
Kristina Cru.	Sept 5 / 14	1590 31wido Rd.	Drive.
Winola Zhu.	Sept 5 / 14	1426 Jamaica Rd	Drive.

WE ACCEPT THE CURRENT PARKING OF THIS RESTAURANT

[illegible]

VIETNAM HOUSE RESTAURANT

WE ACCEPT THE CURRENT PARKING OF THIS RESTAURANT

Name	Date	Address	Walk / Drive
Liz Anderson	June 24 th / 2014	3112 Jackson, Victoria BC	Walk
Catherine Hadwin	June 25/2014	306 - 1276 Johnson St. Victoria	Drive.
TRINITY MACRAE	June 27/2014	20-1120 Summit Ave Victoria BC	drive
Colleen Wan	June 28 / 2014	110-1025 Quenness Rd.	walk
KARLA KRANE	June 28 / 2014	768 Helvetia Crescent BC	drive
MARIE JOSE HALL	July 3 rd / 2014	54 Ciffey Rd Blakesdale out	drive
Shannon Marshall	July 2 / 2014	1215 Chapman St.	Drive / bus
Kevin Phan	July 2 / 2014	2225 Goldeneye Way	Drive
Lorraine Russell	July 4 / 2014	3140 Jackson St.	Walk
Nancy Mergen	July 5 / 14	1615 Belmont Ave	Drive
Lehran young	July 7 / 14	1458 Kingsview RD Duncan, BC	Drive.
Sam Hackett	July 7 / 14	979 Cloverdale Ave	walk.
Vino Ap	July 10 / 14	247 Woodburn Crt	Drive
Seren-Tipner	July 10 / 2014	1014 Bay St.	Drive.
Michelle Meier	July 10 / 14	934 Market St.	Walk.
SARAH HORNETT	July 22 / 14	3 Tolmie Ave	Walk
Jason Oscienny	July 22 nd / 2014	307-3501 Savannah Ave	Drive
DORIS M KENNAN	July 25 / 14	3161 Fifth St	walk / Drive
JOHN R SMITH	July 25 2014	3161 Fifth St.	walk
JULIEU NORMAND	July 25 2014	2652 Florence Way Rd	Drive
Shelene McNamee	July 31 2014	3230 Glasgow Ave.	walk / drive
Gleen Plunkett	July 31	3448 Rutledge	drive
TREVOR STORM	July 31	2130 Cambridge	drive.

VIETNAM HOUSE RESTAURANT

WE ACCEPT THE CURRENT PARKING OF THIS RESTAURANT

Name	Date	Address	Walk / Drive
Michael Walsh	June 7, 2014	#3-1418 Fernwood Road Victoria V8V4P7	Drive
Marion Martenari	June 7, 2014	2924 Orde St Victoria BC	Drive
Eri Umezawa	June 10, 2014	3099 Albany Street Victoria BC	Walk
Ellen Manning	June 11, 2014	1010 Fort Street, Vic, B.C.	Drive
Elizabeth Marsh	June 11, 2014	408 - 1399 Stanley Avenue, v.c BC	Bus
Sarah MacLeod	June 12, 2014	1147 Tolmie Ave Victoria BC V8X2H7	Walk.
Edwin Hodge	June 12, 2014	1147 Tolmie Ave Victoria BC V8X2H7	Walk
Jim Scott	June 12, 2014	842 WAVECREST PL. VICTORIA BC V8Y2S7.	Drive.
Andrea Moir	June 12, 2014	107-2511 Quadra St Victoria BC V8T4E1	Drive/Walk.
Anne Jackson	June 13, 2014	1294 Geris Pl Victoria BC V8Z7K7	Drive
Jesse Hendrickson	June 14, 2014	3277 Quadra St, Victoria BC	Drive
Caitlin McGoey	June 14, 2014	3277 Quadra St, Victoria BC	Drive/Walk
Rogail McNeill	June 17, 2014	1123A Vista Heights, Victoria	Drive
Julien Normand	June 17, 2014	2652 Florence Lake Rd, Vic	Drive/Walk
ELIZABETH DULLEY	JUNE 19, 2014	2317 QUADRA STREET VICTORIA BC	WALK
Carlos Cortes	JUNE 20, 2014	504 SALTON Dr Victoria BC.	Drive
REINHOLD KLEIBL	JUNE 20, 2014	542 HAWTHORNE DR. QUALICUM BEACH BC	DRIVE
Rodan White	June 20, 2014	3028 QUADRA ST. VICTORIA BC	Drive/Walk.
Cameron White	June 20, 2014	3028 Quadra St Victoria	Drive/Walk
Wendy Bryan	June 20, 2014	2929 the Rise Victoria	Drive
Erin Gnyp	11	2529 Wark St Victoria	Drive
Adam Mark	June 21, 2014	2-6345 Fraser Place	Drive
mane Draper	JUNE 21, 2014	1025 INVERNESS RD	WALK
JAMES COLLBOURN	June 21, 2014	3880 Synod	Drive
Jane Leece	June 21, 2014	3880 Synod Rd Victoria, B.C.	Drive

VIETNAM HOUSE RESTAURANT

WE ACCEPT THE CURRENT PARKING OF THIS RESTAURANT

Name	Date	Address	Walk / Drive
Shaunna Koch	Mar 5/15	4218 Belvedere Rd	both walk & drive
Alycia Warrington	"	3501 Savannah Ave	both
Katie Lejeune	"	1025 Pakington Street	both
MIKE MANALO	MARCH 6/15	3400 QUADRA ST.	BOTH
Kathy Ford	March 7/15	7277 VEYANESS RD	DRIVE
Peter Wang	Mar 7/15	#117-151 St. Andrews St.	Drive
Ron & June Thibault	Mar. 8/15	#4-981 Fir Tree Glen, Victoria	DRIVE
Thanh PHAN	March 8/15	879 Esquimalt, Victoria.	both
Steve Wilson	March 28/15	860 Villance St. Victoria	WALK
Marshall Gustafson	" " "	8006 Gabriola Cr Saanichton	Drive
Ryan Samayawansa	Apr. 4. 2015	1604 Hawthorne St.	Drive.
Hodgins	Apr 7 2015	3460 Quadra	Both.
Alison Haynes	Apr. 7/15	2B-921 Green St.	Drive
Hinda Jones	April 22, 2015	351 Simco St.	Drive
Melanie Santos	April 23, 2015	381 Obed Avenue	Both w/d.
Alex GRATHAM	APRIL 23 2015	381 OBED AVE.	BOTH
VICTORIA MERRIN	APRIL 23/15	3277 QUADRA ST	BOTH
Amel Karen Basi	APRIL 23/15	3189 Quilley	Both
	April 23, 15	984 Tolmie Ave	WALK WALK
RIEL ALORCO	APRIL 25/15	894 UERNON AVE	DRIVE.
Malcel Ayotte	May 10/15	930 Yates ST	Drive
Sandra Racroix	May 10/2015	1311 Hillside Ave	drive
hee-Ann Johnson	May 16 2015	103-3230 Glasgow Ave	both
Linda Wall	May 16/2015	1048 1206 Montrose Ave	walk

VIETNAM RESTAURANT

We accept the current parking of this restaurant.

Name	Date	Address	Walk / Drive
Taryn Lees	28 May 2014	3116 Quadra Ave.	Walk
Joy Kruger	May 28 2014	201-630 Speed Ave	Drive
Ron Rosvold	May 28 2014	3577 McINNIS RISE	Drive
Andrew Laroche	May 28 2014	844 Reed St.	Walk
Eric Norberg	MAY 28/14	1133 CAMROSE CRES	Walk
Riley Rebit	May 28/14	1135 Camrose Cres	Drive/walk
Curtis Schesberger	May 28 2014	2524 Twinview Place	Walk/Drive/Bike
Jim + KIRSTEN	May 29, 2014	10372 BOWER BANK	
STELLY ASSENHEIMER	MAY 29/14	1231 BATES RD.	DRIVE.
DHILTON	29 May 2014	707 SUFFOLK ST.	DRIVE + WALK

VIETNAM RESTAURANT

We accept the current parking of this restaurant.

Name	Date	Address	Walk / Drive
Wade Smith	May 27	1171 pembroke St.	Drive
Darci Nyal	May 27	1171 pembroke St.	Drive
Halley Mathisen	May 29	950 St Charles St	Walk
Jason Marsi	May 29	1009 Tolmie	walk
Kelsea Keating	May 29	1009 Tolmie	Walk
Halley Mathisen			
Rick Rebitt		1135 Camrose Cres	walk / Drive
Dylan Beates	May 30	130 Hampton Rd	Walk / Drive
Kyle Ford	May 30	7277 Vengness Rd, Sanichton	drive
ROBERT MABEL	MAY 30	3281 LINWOOD AVE #5	DRIVE

VIETNAM RESTAURANT

We accept the current parking of this restaurant.

Name	Date	Address	Walk / Drive
ALBERTO SAUPE	MAY/23 RD /2014	2-415 SUPERIOR ST.	DRIVE
ALMA VADEZ	MAY 23 RD /2014	3136 QUADRA ST.	WALK.
Nadine Haskell	May 23, 2014	3028 Quadra St.	Walk
Graeme Lapoie	May 23, 2014	3501 Savannah Ave.	Walk
Steve Strybosch	May 23, 2014	1015 WOLLASTON ST.	Drive
Laura Strybosch	May 23/2014	1015 Wollaston St	Drive
Lia Robbins	May 23/2014	3111 Glasgow Street	Both
Diana Jackson	May 23/14	1294 Geric Place	Drive
Arne Jackson	May 23/14	1294 Geric Place	Drive

VIETNAM RESTAURANT

We accept the current parking of this restaurant.

Name	Date	Address	Walk / Drive
Jimmy Hwang	May 24	#224 3868 Shelbourne Street	Walk
Ryan Samagieva	May 24	2604 Hawthorne St.	Drive.
Catherine Nguyen	May 24	920 Rankin RD	Walk
Sara Patterson	May 25	803-620 Toronto st / V8V1P7 Drive	
Catherine Bowles	May 25	1400 FAIRFIELD RD ^{VICTORIA}	DRIVE
George Kline	"	4250 EAST RIDGE CRES	DRIVE
Gregory Tenorcioglu	"	3028 Quadra Street.	Drive/Walk
Ellen Smith	"	3234 Quadra St.	Walk
DORIS LEWIS	May 28	886 KINDERSLEY RD	WALK
Cathy Chamberlain	May 28	2720 COOPER RD	Drive
Rob Stewart		21047 SAN MARINO	DRIVE

VIETNAM RESTAURANT

We accept the current parking of this restaurant.

Name	Date	Address	Walk / Drive
Charleen Workman	May 24	1010 Ellery St	Drive
Ruk Beachamp	MAY 24	3244 BUNDRA ST.	DRIVE
Angela Leong	24 May	834 Princess Avenue	WALK Drive
WAYNE RUIK	May 24	126 HALLOWELL RD.	DRIVE
Jasmine Hsu	May 24	126 Hallowell Rd	Drive.
Matthew Heint		3426 Cook St.	WALK
Thomas Guerrero		3104 Quaker St.	Walk
David Richardson		3206 Alder.	Drive
Marianne Brimmell		971 Bank St	Drive
Julien Normand		3198 Blanchard	Drive

VIETNAM RESTAURANT

We accept the current parking of this restaurant.

Name	Date	Address	Walk / Drive
Mark Robertson	23 MAY	4065 Licorice Ln	Drive.
CLIVE TOLHLEY	23 MAY	1224 DUNE ST.	DRIVE
GARRY AASEN	23 MAY	3250 LINWOOD AVE	WALK.
Kathy Aasen	2019-05-23	3250 Linwood Ave	WALK
KIEN FRANCIS		3657 DARTMOUTH PL.	WALK.
Adam Drake	' '	21 Gorges Rd F	Drive
Ken Louie	23 MAY	789 Ironwood Pl	Drive.
Alexa Lyman	23 May 2140	Cadboro bay road	Drive.
Paul Cao		210 Regina Ave	Drive
Katelyn Cao	"	"	Drive