



City of Victoria
Development Services
1 Centennial Square
Victoria BC V8W 1P6

November 5, 2018

Attention: Mr. Mayor and Council

**RE: Development Permit Application & Request for Two Variances
BRG Craffhouse Restaurant
Unit 100 – 184 Wilson Street
Victoria BC**

Description:

This letter summarizes a Development Permit Application and request for two Variances related to previously approved and upcoming tenant improvements to an existing commercial building at Unit 100 – 184 Wilson Street. Specifically, this application is for the approval to construct a new open-air covered patio amenity immediately adjacent an existing commercial building (Browns Craffhouse Restaurant) and for the inclusion of 3 new window awnings to match some adjacent and previously approved under separate permits. Due to the location of the existing building, both the proposed new covered patio and the 3 proposed window canopies project into a required three meter landscape setback from the existing Property Lines on the North and East sides.

Project Benefits and Amenities:

As a new Restaurant, Browns Craffhouse, at the corner of Bay and Tyee, within the Westside Village shopping complex, has the potential to become a highly visible and vibrant focal point for its surrounding community - a safe and welcoming meeting place and a catalyst to contribute to additional economic development in the area.

A valuable component to its restaurant's success, the proposed patio is critical to this effort. In keeping with the intent of your overall Official Community Plan and the Westside Village Neighborhood Plan, the patio's inclusion will increase the restaurant's presence, enhance visual interest and social interaction and help animate this intersection and the development in general. In doing so it will also contribute to overall efforts recognizing the complex as the center of, and strengthen its heart as Victoria West's 'Large Urban Village'.

Neighborhood:

The proposed patio has been sited on the North West side of the existing building intentionally. Here it is brought closest to and is most visible for the neighborhood's residents and visitors alike as they pass by on foot, on bicycles, with transit or in automobiles. Previously, the North elevation of the existing building was primarily an unconsidered 'back side' but this proposed patio area serves as an inviting and comfortable 'extension' adjacent to its new restaurant. The inclusion of a roof cover to this open-air patio

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allows it to better express the restaurant as a welcoming ‘meeting place’ at the heart of this community ‘year-round’ – not limited to just a few months of ‘fair weather’ animation through the summer. The neighborhood will benefit from the socializing, interaction and sense of community gathering it will extend from the restaurant proper.

Design and Development Permit Guidelines:

The proposed covered patio area, as a critical amenity to its adjacent restaurant use supports, respects and addresses the intent of the major concepts and initiatives of its relevant Design and Development Permit Guidelines as follows:

Layout – As referenced with importance in both the Official Community Plan and the Victoria West Neighborhood Plan – the concepts of ‘animation of the public realm’, ‘ground oriented commercial and community services to reinforce sidewalks’, creating ‘places’ or ‘key destinations’ and ‘encouraging a neighborhood social life’ are all recognized as valuable in developing Westside Center as the heart of its community and a ‘large urban village’. ‘Full service pubs’ and ‘sidewalk cafes’ were also listed as desirable elements within such a context.

Upon examination of the existing site there were only two areas which could currently accommodate a patio of the size the client was considering – an area on the West side which was previously a drive through lane for a bank ATM access and a reasonably open and unaddressed area to the North side of the building.

In keeping with the overall vision and design goals the patio was positioned to be ‘most prominent’ on the building’s North side. Although it does project into the existing three meter landscape setback we believe this to be the strongest position within context. At this point the sidewalk at Bay Street does not follow immediately along the adjacent property line but diverts northward slightly allowing for a greater sense of space. Existing Informal paths through landscaping and over the lawn showed regular pedestrian circulation from the sidewalk along Bay between the buildings and drive through aisle to the East. Under a separate DDP which has been approved this East side has been developed to improve both pedestrian and bicycle circulation from the adjacent sidewalk into the development. A series of new walkways, landscaping and bicycle racks were designed in accordance with a new approach and main entry to the Browns Craffthouse restaurant. These design decisions, although under separate approved permits recognized and are intended to work jointly towards achieving the same driving principles mandated in the OCP and Neighborhood Plan and goals that the proposed patio does.

In summary, the positioning driving this application and request for variance are presented for a proposed patio location where it will work most successfully to: function as required operationally with the Restaurant layout within the adjacent building; create a visually interesting ‘extension’ to most effectively promote a sense of ‘place’ and animate the previously unconsidered North building side at the prominent intersection of Bay and Tyee; bring the store frontage and commercial activity closer to the sidewalks and passers-by; and to work jointly with previously approved site improvements to protect and enhance existing pedestrian circulation in and out of the North East side at Westside Village.

Scale and Appearance – The Official Community Plan and the Victoria West Neighborhood Plan within their language around the goals to develop Urban Villages and connect neighborhoods by strengthening the village ‘hearts’ recognize the importance of scale in successful place making. Although this application

is very minor in its relative scope it too recognizes the importance of scale to contribute to these overall goals.

The proposed patio addition is approximately 10' feet wide by 50' feet long with proportions just large enough to efficiently accommodate 35 - 40 patrons. Its geometry minimizes its Northward projection and utilizes the length of the existing building façade as a backdrop for the positive animation it will provide the neighborhood and the intersection.

The covered patio has been designed as an independent, simple and economical steel framed structure with a corrugated metal roof (to match that of a previously approved new main entry element for the restaurant). The patio is bordered by a low wall (two foot high concrete upstand with two foot glazing panels atop). Care has been taken while addressing the functional and operational design requirements of an open-air outdoor restaurant space to do so in a manner that considers its context and Planning Goals. A simplicity of materials and a minimal built form result in a visually 'light structure' which is very open and available to its community and passers-by. Welcoming stature, understandable, functional and familiar construction and an intentional 'openness' all contribute to the proposed patio's ability to act as an extension of and a stage for the restaurant - to assist in expressing community interaction and neighborhood socialization at this key location.

Landscaping – As mentioned previously in this letter this Development Permit application is intended to act jointly with a previously approved Delegated Development Permit and Building Permit for tenant improvements at this address. A landscape plan is provided with this application solely for the purpose of recognizing the removal on one small oak tree existing in the proximity of the proposed new patio. Proposed new landscaping on the site was submitted and approved under a separate DDP – that landscaping is shown for reference on the included landscape plan. Along with the functional and operational aspects of serving food in open-air spaces and in keeping with the planning and design goals – an intent for simplicity, good visibility and safety have been considered.

Transportation:

It is our understanding, through discussions and previous meetings with City Planning, their review of the existing parking conditions across the property and conditions of a related Delegated Development Permit which has recently been approved, that the vehicular parking standards of Schedule C have been met.

Prior to this application, the building at this address generated a requirement for 15 parking stalls (1 stall / 20 sq m). With a change of use to restaurant the required number of stalls for the same area became 12 (1 stall / 25 sq m). The proposed patio under this Development Permit application adds an additional 50 sq m of restaurant use, generating an additional 2 stalls – no increase to what was previously required or to what is available on the site.

As added information, that DDP also included 12 short term and 1 long term bicycle stalls and recognized an improvement to pedestrian and bicycle access from the adjacent sidewalks onto the property in general.

Heritage:

There are no buildings of Heritage status on the property.

Green Building Features:

Due to its very limited scope (an outdoor, open-air, covered patio) no Green Building Features have been incorporated for this proposal.

Infrastructure:

Due to its very limited scope (an outdoor, open-air, covered patio) no Infrastructure considerations have been incorporated for this proposal.

To this point this letter has described the proposed open-air covered patio structure: the rationale for its inclusion, design and siting to the benefit of the overall intentions of the Official Community Plan and the Victoria West Neighborhood Plan.

This application also requests a variance for the inclusion (re-instatement) of three new window awnings above three existing windows at the North and East building corners. The existing building had above each of its windows a window awning – to assist in water shedding above the storefront windows. Under a separately approved Delegated Development Permit all of the existing window awnings were to be removed and replaced with new ones to same locations. At that time it was recognized that the three mentioned here extended within the three meter landscape setback. This application simply requests variance to re-instate these three awnings to same form and character as those adjacent and approved. These window awnings are of aluminum frame and corrugated metal, are approximately eleven feet above the ground (just above the window heads) and extend approximately three feet out from the building façade. Their re-instatement at the locations of the previous awnings will have no negative or unsafe effect but their inclusion will maintain a cohesive and continuous appearance for the newly renovated Restaurant.

Thank you.

Gustavson Wylie Architects Inc.

Per: Ron Baron
Architect AIBC