

Vessel Liquor Store
1609 Fort Street
Victoria, BC, V8R 1H8

June 2, 2021

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

Attention: Chelsea Medd, Area Planner

Re: Development Permit with Variance – Response to Application Review Summary – DPV No. 00170

The following letter and attachments are in response to the May 11th Application Review Summary letter related to the above noted Development Permit with Variance for the expansion of the Vessel Liquor Store at 1609 Fort Street.

Excerpts from the letter are included and addressed either in the body of this letter and/or in the attachments as noted.

Attachment #1 – Bubbled set of plans showing the changes that have been made to the previously submitted plans. The list and details for the bubbled changes are as follows:

- Bubble #1 – on page A1 – Details of the additional landscaping to enhance the entry and frontage/raised concrete area adjacent to Fort Street.
- Bubble #2 – on page A1 – there was a correction made to the parking requirement table. The previous version showed 20 required and 17 provided. This was backwards and it is now corrected to read 17 required and 20 provided.
- Bubble #3 – on page A6 – This is the potential location to add visual interest by developing new signage on the building as requested. More detail is provided below in the specifics for each comment.

Attachment #2 – Un-bubbled (clean) set of plans that include the changes noted in the bubbled set above.

Conditions to be Met Prior to Committee of the Whole

The following are excerpts from the Application Review Summary and the response of each of the items.

The Liquor Retail Store Rezoning Policy is advisory for this application; however it is highly recommended to follow as closely as possible:

- *Please provide a petition of residents and owners of neighbouring lots. Please see policy for more information.*

Attachment #3 - Pursuant to the direction of the City, a petition was circulated via hand delivery on May 28th to the adjacent businesses and residents as per the relevant policy. Attachment #3 includes a sample of the petition that was circulated to the residents, a map and list of the properties that were included and copies of responses that have been received to date. I will provide an additional update to the circulation prior to the meeting of the Committee of the Whole.

- *To provide a letter of preliminary approval from Province of BC.*

Plan Approval in Principle letter from Province of BC's Liquor & Cannabis Regulation Branch will be provided before Committee of the Whole.

Now that there is an interior store layout change, there could be an opportunity to animate the Fort Street frontage further.

- *Consider enhancing the entry and frontage/raised concrete area with landscaping.*
- *Consider adding visual interest by having a sign on the corner of the building, perhaps even a wall mounted sign that is perpendicular to the building. Please also review the Sign Bylaw for relevant regulations.*

Attachment #1 - The site plan on drawing A1 shows the expanded/enhanced landscaping (noted as Bubble #1) that will be developed as part of this permit. This will add visual appeal to the Fort Street interface and will soften the edge to the property.

Attachment #1 - The south elevation on drawing A6 shows some potential locations for adding signage to the building to add "visual interest". It does not read well on the flat elevation plans, but it is not practical to put signage diagonally on the corner of the building as the diagonal edge is only up to the first sign band and then it is a corner deck that protrudes over the diagonal portion of the building. The areas for the proposed signage will read better from Fort Street which is the frontage that will benefit from additional animation. Any signage that is contemplated will be reviewed against the Sign Bylaw regulations.

Letter to Council

- ***3201 Shelbourne is in the District of Saanich. You may wish to revise the letter.***
- ***Any further details that have changed.***

The letter will be amended prior to Committee of the Whole. That way the most recent information can be provided included comments received on the application.

Engineering and Public Works Department Comments

- ***No comment on Development Permit with Variance. Information prior to building permit was provided.***

Information was provided that is related to the damage to City infrastructure. The information is noted and will be taken into consideration during the building permit process.

Underground Utilities Review

- ***No comment on Development Permit with Variance. Information prior to building permit was provided.***

Advised that depending on the use the water service to the building may require upgrading. With the combination of the this proposed development along with the most recently approved permits, the total number of washrooms will be reduced and the water load for the building will be reduced.

Stormwater Management Review

- ***Recommendations prior to Committee of the Whole were provided that included incorporating several measures related to site works, paving and landscaping to reduce rainwater flows from the site.***

There are no exterior upgrades (i.e., parking, building or walkways) as part of the Development Permit with Variance. As noted previously, we are developing additional landscaped area adjacent to Fort Street that is currently concrete and impervious pavers that will serve to reduce the stormwater flows from the site and will contribute to the reduction of flows into the Bowker Creek Watershed. This is all new additional landscaping, and no existing landscaping will be removed as part of this development.

Items noted in the Zoning Plan Check

There were no issues identified in the Zoning Plan Check.

We look forward to your final review of the application and invite you to contact me if you require anything additional.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Trevor Dickie', with a stylized flourish extending from the end.

Trevor Dickie
trevor@radcliffelane.com
(250) 858-5740