

City of Victoria
Planning and Development
1 Centennial Square
Victoria, BC V8W 1P6

June 7, 2019

Ryan and Kristy Taylor
965 Kings Road
Victoria, BC V8T 1W7

Dear Mayor and Council,

Caffe Fantastico has called Victoria home for over 25 years with our base and residence in Quadra Village. In this time we have seen many changes and have adapted to growing needs of the community and business alike. Our biggest adjustment has been the renovation of our roastery and cafe at Kings and Quadra in 2013. This allowed for the addition of a kitchen, more patron space and our office. This was very much needed due to the desire to be involved and contribute to our neighbourhood and community.

The resulting floor space has been widely welcomed by the community. With our facilities, we have been able to welcome groups such as the Victoria Poetry Project, Art Shows, Canadian Authors Victoria, various music shows, and an all ages drag show; Sashay Cafe. We have also hosted various events for our neighbours, charities, political parties and for the City of Victoria. In all regards, our expansion has been embraced by our neighbourhood and community.

Our expansion in 2013 required a parking variance to allow for our office as well as our seating. A minor change was requested and granted by the City to reduce our building's parking requirements to 5 spaces. In the 5 years following the renovation, the parking area has become less and less relevant. In 2018 a new apartment building was completed adjacent to us that has unfortunately made our driveway largely inaccessible for the public. As the new building was allowed to be built with zero clearance to the lot line, our driveway now feels too narrow for most drivers. As well, our back courtyard has always been used for garbage and recycling as well as compost, short term storage and even some gardening. Unfortunately due to the shadow cast by the new building, these uses are no longer as compatible as the area is now very wet and dark most of the year. Also, the construction of the building required us to reduce our receiving of goods due to lack of access. This was seen as desirable in the long run as it reduces delivery traffic for our neighbours and helps lower our carbon footprint. However, less frequent, larger deliveries require more receiving and short term storage space.

To continue to operate in the most sustainable manner, we will likely need to expand our storage garage at some point in the future. In the meantime, we have utilized half sized shipping containers. Both of these options reduce our number of standard parking stalls. We therefore request to have our parking requirement reduced from the current 5 spaces to 2 spaces.

Two parking spaces meets the needs of our building. Most of our workers either walk, take transit or bike. We installed 18 additional bike spaces in our renovation in 2013 that are widely used. Although we are members of a car-share coop, this is not something our staff have used. Instead, as an incentive for our staff to avoid car ownership, we are purchasing an additional electric car that will be available for staff to use.

Sincerely,

Ryan and Kristy Taylor