

23 OCTOBER 2023

Mayor and Council  
CITY OF VICTORIA  
1 Centennial Square, Victoria BC V8W 1P6

RE: THE BEAGLE PUB  
301 Cook Street, Victoria BC

Development Permit with Variance Application



Mayor and Council,

On behalf of the owners of The Beagle Pub, we hereby submit a development permit with variance application for your review and consideration. The pub is located in the heart of the Cook Street Village, at the corner of Cook Street and Oxford Street. The area, which is located in Development Permit Area DPA 5 Large Urban Village, has experienced a fair amount of revitalization over time. A DPV application is required to address an existing retractable awning and supporting structure that was built in the fall of 2020, when following the early lockdown months of the pandemic, the need for outdoor seating space became essential to the survival of local food and beverage establishments across municipalities. In addition to the approval of expanded outdoor patio areas which was being expedited by the CoV at the time and received with much gratitude, the owners, at their own financial risk and with a fervent belief that they were taking a critical step forward for their business and broader community then and for the future, proceeded to install a retractable awning over their existing Oxford Street side patio, without municipal approval.

The Beagle Pub, which has been an anchor of the Cook Street Village since 1989, received approval for their two current sidewalk patios, one along Cook Street and the second along Oxford Street, in 2017. Since then, the patios have contributed positively to the vibrancy of the public realm and reinforced the vital role the pub plays in the community, a genuine neighbourhood hub for gathering with a loyal and local following.

While a development permit is required to address the addition of the retractable awning to the building, a variance is required to reduce the required building setback from 2.4 m to 0 m because, like the existing sidewalk patio along Oxford Street, the retractable awning structure extends out beyond the property line and onto the public right of way. A separate legal encroachment agreement will also be needed to address this.

The light-weight engineered anodized aluminum awning structure is bolted in place, with open sides to the adjacent sidewalk and a retractable awning that can provide both shade and protection from the elements when necessary. The leading edge of the canopy structure is animated with string lights, further animating the streetscape. Clear vinyl panels can be fastened to the structure when additional protection and warmth are required. Please refer to the attached site plan, details and photographs of the awning structure.

The awning structure over the Oxford Street patio is appreciated by both patrons and staff. The retractable awning easily adapts to changing weather conditions, including wind and rain, and avoids the need to rush and strap down other forms of umbrellas and awnings. The patio was often only able to be used seasonally [ 4-6 months of the year ] and when the sun was out. With this new awning and existing patio heaters, the patio becomes all-season, where patrons and staff are comfortable most months and during much of the day and evening. As the Oxford Street patio became increasingly more pleasing and comfortable, it became busier and livelier, which in turn, attracts more people to the pub and the Village in general, thereby reinforcing its place and prominence in the Village.

Both patios have areas that are accessible, and the use of non-fixed tables and chairs allows for spaces to be reconfigured to suit particular gatherings and needs. Our attached site plan illustrates seating locations most favoured by The Beagle's regular patrons needing space for a wheelchair or walker.

Hillel Architecture Inc.

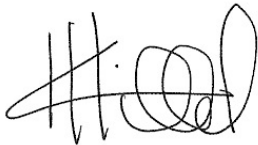
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Another aspect worth noting is that many patrons have expressed their appreciation for being able to have their dogs close by to them on the patio while they enjoy a meal or beverage. There are many dog owners who enjoy walks along Dallas Road and down through the Village who enjoy stopping at the pub and sitting on the patios, covered or not. It has been good for business to also be pet friendly.

We have observed sidewalk patios becoming more desirable, attractive and permanent. They enhance city streets and public spaces, and contribute to the vibrancy of their surroundings. They have also proven to contribute to the economic activity and viability of local businesses. The ongoing investment that the owners of The Beagle Pub have made in their business, for their staff and patrons, is in keeping with the City of Victoria's guiding principles for outdoor patios. Therefore, we trust that you will find our rationale for the installation of a retractable awning structure supportable.

Should you require further information or clarification to complete your review process, please do not hesitate to contact our office.

Regards,  
Hillel Architecture Inc.

A handwritten signature in black ink, appearing to read 'Hillel', with a stylized, cursive flourish extending to the right.

Karen Hillel Architect AIBC