

Request for variance of parking requirement for 522 Admirals Road

Alternative Aromatics Ltd requests that the parking requirement for the above property be relaxed and that the Township of Esquimalt allow the application for rezoning the property to proceed with the proposed parking improvements.

Property: The property at 522 Admirals Road is the subject of a rezoning application to allow the retail sale of nonmedical cannabis.

Building: The ground floor of the building has two units, a 1200 sq ft, 40 seat restaurant and a separate retail space of 928 sq ft. The second floor has an owner occupied suite comprising 705 sq ft.

Current parking: The lot has 10 off-street parking spaces at the back of the building as shown on the site plan filed with the Township of Esquimalt in August 1991. A large storage container in the parking lot currently renders 2 of the spaces unusable.

The parking lot measures 17.07m X 17.07m for a total of 291.38 sq m.

Parking is permitted on the length of the west side of this block of Admirals Road. There is no parking on the east side of this block due to a bike lane. There are two on-street parking spaces directly in front of this commercial building which were formerly marked as time-limited parking until the installation of the bike lane.

The undeveloped property across the street, owned by Tudor House liquor store, currently has a large parking lot. The owner allows limited temporary use by some Township of Esquimalt vehicles but declines to allow any other entities to use spaces at any price. There are no other off-street parking options nearby. The condominium development at the corner of Admirals Road and Esquimalt Road has designated visitor parking.

Parking requirements: Esquimalt Parking Bylaw 1992, No. 2011 requires the following:

Restaurant: 1 space per 5 seats/40 seats – 8 spaces

Retail Sales: 1 space per 25 sq m gross floor area/86.2m – 3 spaces

Residential; 1 space per single family dwelling – 1 space

Total: 12 spaces

Proposal: Removal of the storage container will free up 2 of the spaces in the rear parking lot. This will bring the total number of off-street spaces to 10, each maintaining the standard width of 2.4m.

Attachment “A” details the parking lot as it was when it was surveyed and the certificate filed with the T of Esquimalt in 1991 and as it remains today.

Attachment "B" shows the proposed removal of the container and reconfiguration of the stall lines.

Attachment "C" shows photographs of the parking lot in its current state with the storage container.

The installation of a bicycle rack at the front of the building will encourage bicycle use.

Considerations: Alternative Aromatics Ltd operates another cannabis retail store in Victoria at 2641 Quadra St. which offers insight into customers' traffic patterns. The store generates significant foot traffic with an average visit of 4-5 minutes in the store.

The Victoria store shares a 7 space parking lot with the other two tenants in the building, one of which is a restaurant. While the City of Victoria's current parking requirements are more stringent than those in effect at the time of the building's construction, nevertheless the City approved site rezoning for cannabis retail and a business license for Alternative Aromatics. There have been no issues with parking or customer complaints.

There will be no seating in or outside the Admirals Road store.

VietNam Garden, the restaurant that shares the Admirals Road building, has a significant percentage of clientele that arrives on foot, both for lunch and in the evening. The restaurant is open from 11:30am to 2:30pm Monday to Friday, then closes until 5pm for the evening trade. It is open only in the evening on Saturday and closed on Sunday.

The retail store would be open 9am to 6pm as Esquimalt bylaw currently requires the proposed retail store to close at 6pm. The overlap of restaurant/retail hours would be only 4 hours per day.

Alternative Aromatic Ltd intends to join the application already active for a relaxing of the closing time requirement until 8pm. Even if Esquimalt grants the change, the opening hours overlap will comprise only 6 hours of the entire day.

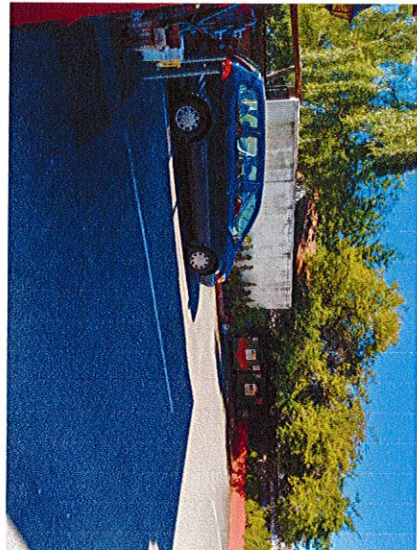
Mary Anne Emmott
606 – 924 Esquimalt Road
Esquimalt BC V9A 3M8
(250) 857-3342
Maryanne.emmott@gmail.com

Alternative Aromatics Ltd
alternativearomatics@gmail.com

Attachment "C" – Alternative Aromatics Application for Parking Variance 522 Admirals Road



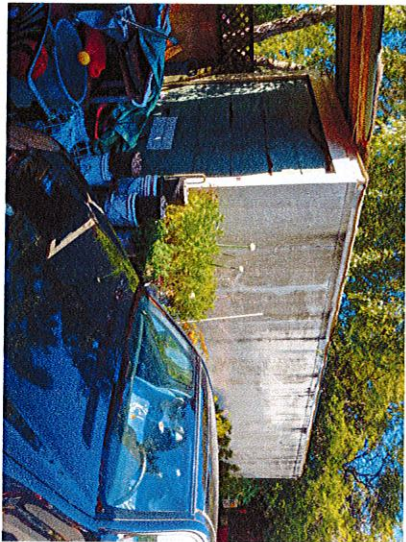
Existing lot – west view



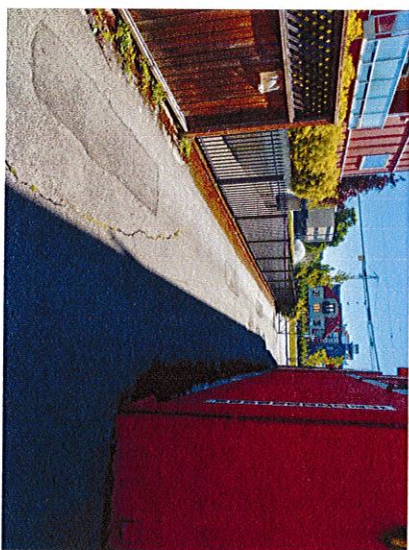
Existing lot – southwest view



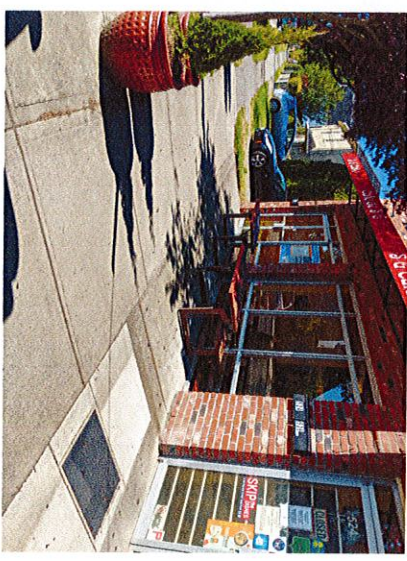
Existing lot – northeast view



Storage container



Driveway



Tables to be replaced by bike racks