

Misty Mountain Cannabis
1318A Esquimalt Road Rezoning - Parking



Attention: Tricia DeMacedo

June 6, 2019

Dear Tricia,

As requested, please find redrawn site plans for Misty Mountain's proposed retail cannabis store rezoning at 1318A Esquimalt Road. Per the site drawings, there are 20 designated parking spots for the building. According to the bylaws, rezoning for the site - including residential and business - requires a total of 29 designated spots. We are asking for a variance from the parking bylaws of 9 parking stalls initially, and the opportunity to work with the landlord, Penny Peng, to reduce the fenced off section of the lot, near the "garbage/recycling," to gain four additional spots. Ms. Peng has been extremely supportive of Misty Mountain's bid to operate a cannabis store at the site.

There are several reasons that this variance request is reasonable and won't negatively affect the parking situation in the immediate area.

1. There are 12 residential suites in the building, requiring 16 parking spots according to the parking bylaws. However, currently there are only three residents in the building with a motor vehicle. This leaves 13 extra spaces in the lot.
2. As suggested, Misty Mountain has taken note of the conditions of the lot when visiting the site. The lot generally has 10 open spots available day and night.
3. According to the owner/operator of next door business, Talia's Market, the parking lot is never full.
4. The vast majority of the market's customers, and those inquiring daily in anticipation of the opening of the cannabis store, are immediate neighbors who walk.
5. It is anticipated that Misty Mountain's customers will spend approximately 10 minutes at the site.
6. Misty Mountain (1318A) has been allocated spaces 8, 11, and 12 marked on the site plan, satisfying the requirement of three spots designated for the store.

7. These spots are in addition to ample street parking:
 - There are 6 one hour (9am to 5pm) parking spots directly in front of the building on the northside of Esquimalt Road.
 - There are 9 one hour parking spots (9am to 5pm) on the southside of Esquimalt Road, directly across the street from the building.
 - There are 5 unlimited parking spots on the westside of Constance Avenue, north of Esquimalt Road.
8. Misty Mountain Cannabis proposes to install 6 bike racks in the front of the building: two at 1316, two at 1318, two at 1322. The racks would be the same or similar to the ones located on the corner of Grenville and Esquimalt Road (photo below). These racks could accommodate a total of 12 bikes and help to alleviate parking congestion in the neighbourhood. There are proposed locations for the racks on the new plans. If there is a better location for them, we would be willing to place them where it is appropriate.
9. Misty Mountain proposes to make a community contribution of \$7500 to the Township that could be directed to building additional bike racks along Esquimalt Road or for other community defined projects.
10. Bike racks are proposed because there is now a designated bike route along Esquimalt Road increasing cycling traffic through the entire Township. Racks are quick to install and an economically feasible way to alleviate some parking issues. Moreover, we note that there is one bike rack in the seven blocks between Fraser and Foster Streets on the southside of Esquimalt Road (located off of Park Place). There are two Township bike racks on the northside of Esquimalt Road in those same seven blocks (located on the corner of Grenville Avenue). In addition to these two racks at Grenville, two businesses on the northside of the road have small racks: Red Barn Market and Town Pantry. We have heard that there is a clear need for bike parking in the area, including Memorial Park and up to Esquimalt Plaza.

In the course of community outreach to other businesses for the preparation of this letter, we heard about the parking stresses that some of them experience, especially those east of us, towards Memorial Park. Our desire is to be excellent neighbours and contributors to the community. We will work with the demands of the Township, support other businesses and their needs, and be friendly neighbours to the community. We thank you for considering this variance and we pledge to work with the Township to address parking needs in the community.

Sincerely,
Marc Pinkoski,
On behalf of Misty Mountain Cannabis



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