



**RISINGTIDE**  
CONSULTANTS — EST. 1988

**APPLICATION FOR A LIQUOR PRIMARY LICENSE**

**AT: THE DOWNBEAT EVENT CENTRE  
1325 Government St. Victoria, BC.**

**APPLICANT: 1500123 B.C. LTD.**

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**LETTER OF INTENT  
IN SUPPORT OF THE APPLICATION FOR A LIQUOR PRIMARY LICENCE  
AT THE DOWNBEAT EVENT CENTRE**

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**Submitted to:**

**Liquor & Cannabis Regulation Branch  
4th Floor, 645 Tyee Road  
Victoria BC, V9A 6X5  
Phone: 250-952-5787**

**AND**

**City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6  
250-385-5711**

**Submitted by:**

**Rising Tide Consultants  
1620-1130 West Pender Street  
Vancouver, BC V6E 4A4  
Phone: (604) 669-2928**

## **INTRODUCTION**

The applicant is applying for a liquor primary license for The Downbeat Event Centre, located within the existing building at 1325 Government Street, Victoria, BC. This establishment aims to operate primarily as an event center, offering venue rentals for a variety of entertainment options, including corporate events, private parties, electronic music, DJs, comedy shows, live performances, and 2SLGBTQI+ related events.

The Downbeat Event Centre is dedicated to creating a responsible, enjoyable, safe, and inclusive environment for all patrons, and are committed to complying with all regulations and bylaws and requirements set forth by the Liquor and Cannabis Regulation Branch and the City of Victoria.

The establishment will feature a DJ booth and dance floor, allowing for a vibrant atmosphere tailored to various events such as fundraisers, corporate & private gatherings, and boutique events including art shows, trade fairs, and music events.

The proposed capacity for the liquor licensed area will accommodate 210 persons in total. Attached to this Letter of Intent is a copy of the proposed floor plan, detailing the configuration of the establishment.

The applicant requests operating hours from Monday to Sunday, 9:00 a.m. to 2:00 a.m. which is the standard for liquor primary licenses under the LCRB policy. This location has a previous history of operating with a liquor primary licenced establishment, as a nightclub.

The open area can be used as a dance floor, or for a banquet space, arts & crafts show, trade exhibition and other similar events.

The applicant has identified a need in Victoria for an event space that will cater to a wide variety of events that may not be able to afford the rental costs of the conference centre or hotel banquet rooms. There is a similar licensed establishment in Vancouver called the Harbour Convention Centre which fills this need however their capacity is much larger, over 2,000 persons. The Downbeat will be a “boutique” event centre by comparison.

## **ENTERTAINMENT**

The establishment, as a full spectrum event centre, will offer a diverse range of entertainment options, including:

- Background and live music
- TV monitors for sports and movies
- Comedy, trade and art shows

## **FOOD SERVICE**

As a Liquor Primary licensed establishment, The Downbeat Event Centre will feature a food menu that includes bar snacks and sandwiches. The applicant plans to collaborate with a caterer for select booked events, ensuring a variety of hot and cold food items along with non-alcoholic beverages are available.

## **HOURS OF LIQUOR SERVICE**

The applicant is requesting hours of liquor service of 9:00am to 2:00am, daily. However, the sale and service of liquor may be restricted within these hours and will primarily depend on the nature of the event, clientele and time of day for the event. For example, it could be an afternoon event such as an art show with wine and beer service, a business reception from 5pm to 7pm or an evening concert, comedy show, DJ performances. Therefore, the sale and service of liquor will be restricted within these general hours, which is the standard permitted by the Liquor and Cannabis Regulation Branch and the City of Victoria.

## **COMPOSITION OF THE NEIGHBORHOOD**

Attached to this Letter of Intent is a zoning map, Property Report, and zoning classification indicating that the proposed site falls within the Old Town District – 1 Zone (OTD-1). A liquor primary licensed establishment is a permitted use in this zone. The neighborhood surrounding our establishment is predominantly commercial, with the closest residential building located one block away. This location has a history of previously being licenced as liquor primary or as it was in the day, a Class C Cabaret Licence.

## **POTENTIAL FOR NOISE AND OTHER TYPES OF DISTURBANCES**

Given the commercial and retail nature of the area, along with the limited residential presence, the operation of The Downbeat Event Centre is not expected to generate significant noise or disturbances. The venue will primarily operate in the late afternoon and evening, coinciding with the closure of neighboring businesses. Being located in a below grade space will further mitigate any outside noise.

To ensure a pleasant experience for all patrons, The Downbeat Event Centre will have full security on-site to provide a safe and secure space and proactively prevent any noise or disturbances outside of the venue. The venue itself is fully soundproofed, with

two exits and no windows to prevent noise escape. The owners are also implementing measures to control sound direction and levels.

The Downbeat Event Centre will always be in compliance with the City of Victoria's noise bylaw.

### **IMPACT ON RESIDENTS AND NEIGHBORING BUSINESSES**

Although there are few residents in the vicinity, the applicant is committed to collaborating with neighboring businesses to ensure that operations do not negatively affect their interests. The applicant is prepared to enter into a Good Neighbor Agreement with the City of Victoria, and ensure an ongoing dialogue with any residents in the area should there ever be a concern brought up.

The Downbeat Event Centre recognizes the abundance of nightclub venues in Victoria catering to younger crowds and aims to create an environment that appeals to a more mature audience, particularly individuals aged 30-60.

### **LICENSING OPTIONS AND/OR ENDORSEMENTS**

The applicant requests that the sale, service, and consumption of liquor be restricted to the interior licensed area, as shown in the attached floor plan. There are no plans for a patio at this location. This space will be an adult only (19+) venue.

### **ADDITIONAL INFORMATION**

The Downbeat Event Centre will provide a unique event-based entertainment venue for tourists, local residents and businesses of Victoria. The establishment aims to deliver an enjoyable and engaging experience, serving as a venue for community events and fundraisers. The applicant is actively involved in community initiatives and sponsorships.

### **PROXIMITY TO OTHER LICENSED ESTABLISHMENTS**

Given the proposed establishment is situated in downtown Victoria, it is located in close proximity to a number of both food primary and Liquor Primary licensed establishments. The majority of the Liquor Primary establishments in the area are pubs which is a different concept from what the Downbeat will be offering.

The Downbeat venue will provide entertainment and events that will attract people to downtown Victoria who might visit one of the existing dinner or pub establishments, before or after an event. This location has been vacant for some time and so an upscale event venue will be a welcome addition to the amenities available in the downtown core.

### **CONCLUSION**

The applicant is committed to operating an inclusive, responsible, and compliant establishment that adds true value to the local community. They have reviewed the Liquor Primary Licensee Terms and Conditions Guide and are prepared to implement all necessary measures to ensure the compliance, safety and well-being of all their patrons and the surrounding neighborhood.

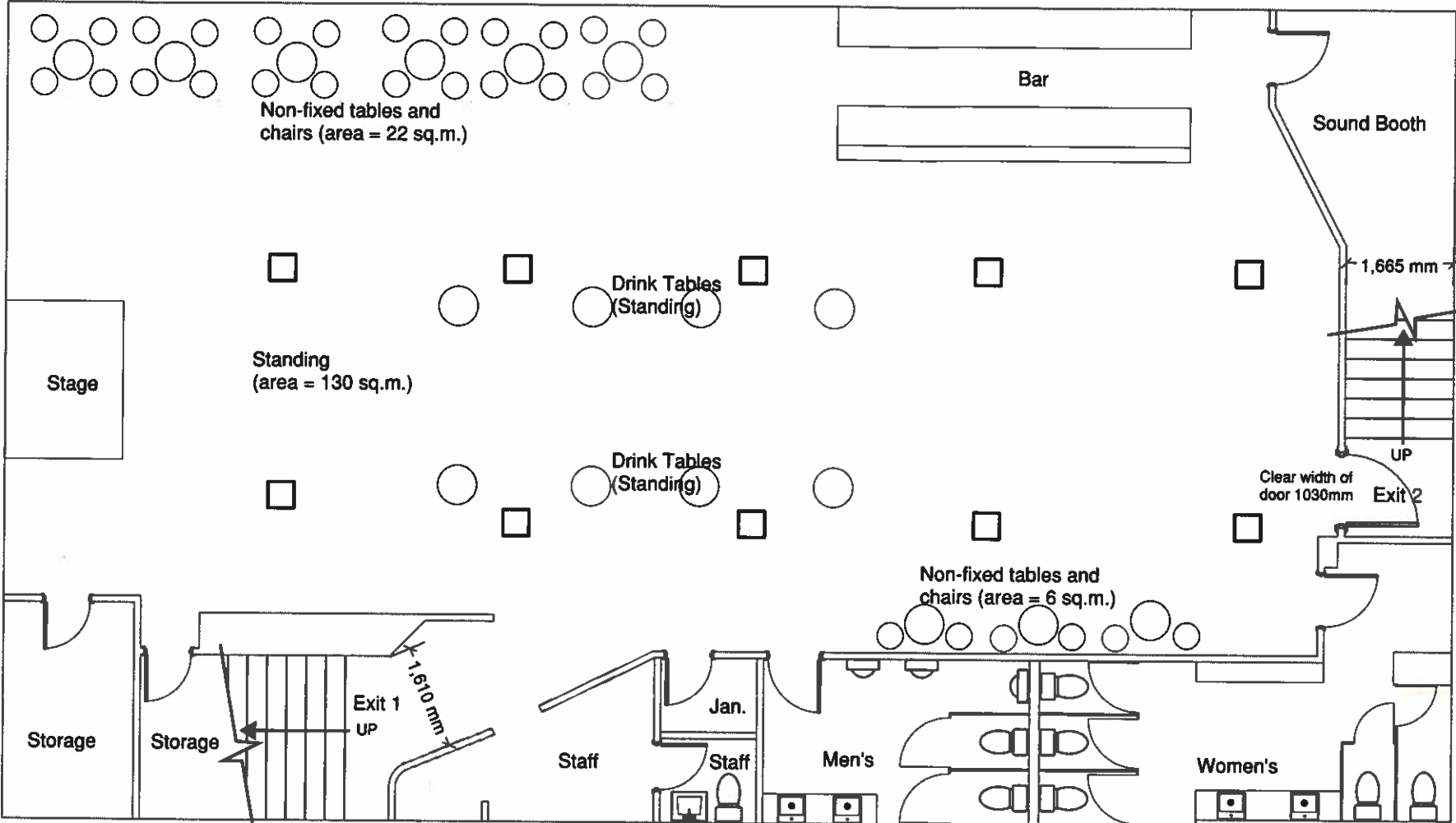
Thank you for considering our application for a liquor license.

All of which is submitted this 5<sup>th</sup> day of November, 2024.

Kim Norbury,  
Senior Licensing and Project Specialist  
**RISING TIDE CONSULTANTS LTD.**

GOVERNMENT STREET

JOHNSON STREET



Occupant Load = 210 Persons

Occupant Load Calculations (Most Restrictive Applies)  
Based on the British Columbia Building Code 2024

Occupant Load by Area:  
Non-Fixed Seating and Tables 28 m2 @ 0.95/p = 29 persons  
Standing 130 m2 @ 0.40/p = 325 persons  
TOTAL = 354 Persons based on persons/area

Occupant Load by Exits:  
Exit 1 passageway 1610mm @ 6.1mm/p = 263 Persons  
Exit 2 1665mm @ 9.2mm/p (stair) = 180 Persons  
or 1030mm @ 6.1mm/p (doorway) = 168 Persons

Each exit permitted to served 50% of occupant load therefore least exit occupant load of 168 x 2 = 336 Persons based on exit capacity

Occupant Load by Washroom Fixtures (Assembly Occupancy):  
Women's 4 WC w/ 2 lavs = 100 Female (One extra WC)  
Men's 4 WC w/ 2 lavs = 200 male (One extra WC)  
Total equals most restrictive x 2 = 100 (Women's) x 2 = 200  
Staff WC = 10 Persons  
TOTAL = 210 Persons based on washroom fixture count

Based on the above, the washroom fixture count is the most restrictive Occupant Load at 210 Persons.



City of Victoria - Fire Department	
* Occupant Load Reviewed Under Current BC Fire Code Only	
Maximum Occupant Load is:	Fire Prevention Officer:
Main Floor: 210 Persons	Name: C. KELLY
Mezzanine: / Persons	Signature:
Patio/Deck: / Persons	
Total: 210 Persons	Date: sept 19 /2024



Drawing Name: LIQUOR LICENSE OCCUPANCY LOAD	
<b>VDA</b> ARCHITECTURE LIMITED 2031 McNeill Avenue   Victoria, BC   V8S 2X7 T: 250 885-9419   mail@vda.ca   www.vda.ca	Project: 1325 GOVERNMENT STREET Scale: 1/8" = 1'-0" Date: SEPT. 6, 2024
Drawing No.: <b>A 1.0</b>	