



RISINGTIDE
CONSULTANTS — EST. 1988

APPLICATION FOR A NEW LIQUOR PRIMARY LICENCE

**AT: GLITCH BAR AND GAMES ROOM
759 YATES STREET,
VICTORIA, B.C. V8W 1K8**

APPLICANT: 1509428 BC LTD

**LETTER OF INTENT
FOR THE APPLICATION FOR A NEW LIQUOR PRIMARY LICENCE**

SUBMITTED TO:
Liquor and Cannabis Regulation Branch
400 - 645 Tyee Road
Victoria, BC V9A 6X5

AND

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

SUBMITTED BY:
Rising Tide Consultants
1620 - 1130 West Pender St
Vancouver, B.C. V6E 4A4

INTRODUCTION/ PRIMARY FOCUS OF THE BUSINESS

This Letter of Intent is provided in support of the application submitted to the Liquor and Cannabis Regulation Branch and the City of Victoria for a new Liquor Primary Licence for an establishment that will be called “Glitch Bar and Games Room”. The establishment is located in the Downtown area of Victoria on Yates Street between Douglas Street and Blanshard Street. This location is a great central location that serves not only the Downtown area, but has great links to VicWest, James Bay, Harris Green and North Park.

The concept for the establishment is a liquor primary retro video games bar with both a sports element and a small dance floor. The establishment will be partnering with local chef vendors for fun casual food options.

Glitch Bar and Games Room will cover the Ground floor as well as a 50 person area in the Basement.

This location is the former site of the Yates Street Taphouse. The physical layout will not change significantly, but will receive very significant upgrades and updated design. The new ownership will strive to provide excellent customer service, and maintain a welcoming environment for all. The venue will have TVs for viewing various sports events.

Attached to this Letter of Intent are copies of the now cancelled liquor licenses for the previous tenant at this location. The Yates Street Taphouse was licensed with a liquor primary licence with a capacity of 204 persons inside. It also had an adjoining food primary licensed area with a capacity of 21 persons. Also attached are the floor plans associated with the Yates Street Taphouse which closed during the Covid crisis and the Licensee lost valid interest in property. The Liquor & Cannabis Regulation Branch cancelled the Tap House licenses and therefore, they were not available to be transferred to this new Applicant.

There was also previously downstairs in the establishment, a 50 person standalone liquor primary licensed area that was owned by the Landlord, Anthem Developments. Attached is a copy of this previous licence. This licence has also been cancelled by the Liquor Branch.

This establishment has a long history of being a licensed establishment in Victoria particularly when it was known as the Dominion Hotel. However, it is no longer a hotel and the rooms have been converted to residential use.

The proposed areas for licensing consist of the Ground floor bar area and the corridors leading to the washrooms as well as the Basement area. There is also an enclosed patio which formed part of the previous interior liquor primary licensed area. The

Applicant is requesting that this area also form part of the interior liquor primary licenced area on this new liquor primary licence. The estimated total occupancy is 275 persons including patrons and service staff. Included with the application are copies of the proposed floor plans for this venue.

This proposed liquor primary licensed establishment will cater primarily to adults nineteen (19) years of age and older, however minors will be allowed until 10:00PM when accompanied by a responsible adult, as permitted by the LCRB Regulations when food service is available.

The target markets for this establishment include residents of the City of Victoria, business people and office workers along with many visitors to Victoria. The establishment will cater to a broad range of mixed occupations who may be there to enjoy a meal and/or drinks with friends and colleagues and enjoy a retro games room and sports environment.

HOURS OF OPERATION

The Applicant is requesting the liquor service hours of 9 am to 2 am, 7 days a week. These are the maximum hours of liquor service permitted by the City of Victoria. The applicant may restrict these hours for certain days of the week.

FOOD AND BEVERAGE SERVICE

Glitch Bar and Games Room will have a menu of hot and cold items with appetizers, entrees & dessert items. The menu is based around pub-style food, with different daily specials.

Beverages will range from non-alcohol products to mocktails as well as liquor products.

ENTERTAINMENT

The entertainment within the establishment will primarily be the games room element as well as showing of sporting events and will also have live background music from time to time. There is a small dance floor proposed.

COMPOSITION OF THE NEIGHBOURHOOD

Glitch Bar and Games Room is located on Yates Street at Blanshard Street, in Downtown Victoria. The zoning of the proposed site is CBD-1 which does permit a liquor primary licensed establishment as evident from the fact this location has a long history as a liquor primary licensed establishment.

The surrounding neighbourhood is in the downtown core of Victoria and is mixed use of residential, restaurants, retail stores, offices, banks, grocery stores and theatres including Cineplex and Capital 6 Theatres. There is sufficient parking in the area including parkade and street parking. The location is within easy walking distance

from downtown hotels, offices and retail. The location is well served by public transit on both Yates and Blanshard Streets.

IMPACT OF NOISE ON THE COMMUNITY

The establishment will at all times adhere to the City of Victoria Noise Control Bylaw, and will make sure that noise is kept to a minimum. The city will assess this when the application is reviewed.

It is important to reiterate, this is a bar and games room with a sports bar element and not a night club, so the ethos is to provide a friendly and relaxed atmosphere that caters to people who wish to enjoy local food and beverages in a bar, games room and sports bar environment.

As the area is a commercial district with other restaurants and liquor establishments nearby, the impact to the local community for a new liquor primary licensed establishment of this nature, is minimal.

BENEFITS TO THE COMMUNITY

The proposed establishment will support the hospitality/tourism development factors by adding a different type of establishment to Yates Street and the downtown core of Victoria. Therefore, there will be many positive benefits to the community as the establishment will be a destination for patrons wanting to enjoy food and beverages in a relaxed setting. These benefits also include:

- More employment opportunities for residents of Victoria;
- Source of additional tax revenue to all levels of Government;
- Provides an additional licensed venue for community events, fundraisers and special events.
- Create further involvement in community sponsorships and activities;
- Increased ability to serve the growing community.
- Contribute to the redevelopment and rejuvenation of this area of downtown Victoria.
- The proposed establishment and its design and concept will further diversify the entertainment and bar experience in Downtown Victoria.

OTHER FACTORS

- The Applicant is also applying for a Family Food Service Endorsement on this liquor primary licence which will allow minors at the establishment until 10.00 pm when accompanied by a responsible adult, as permitted by the Liquor Branch Regulations when food service is available.

- The Applicant will have to undertake a public notification process for this Liquor Primary Licence Application and seeking input from the community, Downtown Victoria Residents Association and eventually city council.
- This liquor primary licence application is essentially an application for a “replacement” licence for the previous liquor primary licenses at this location that were cancelled earlier this year by the Liquor Branch. The previous licences were not available to be transferred to the Applicant.

All of which is respectfully submitted this 20th day of June, 2025.

Rising Tide Consultants
1620-1130 West Pender Street
Vancouver B.C. V6E 4A4



Liquor and Cannabis Regulation Branch
Liquor Primary Licence #044231

Expires on January 31, 2021

Establishment Name: **Yates Street Taphouse & Grill**
Licence Name: **Yates Street Taphouse**
Location Address: 759 Yates Street
VICTORIA, BC V8W 1L6
Issued to: 0947815 B.C. Ltd.

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	1:30 AM	1:30 AM	1:30 AM	1:30 AM	1:30 AM	1:30 AM	Midnight

CAPACITY

Person01 204

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB.
- Subject to terms and conditions specified in the restriction or approval letter(s). A copy of restriction or approval letter (s) to be kept with current liquor licence.
- Family Foodservice term and condition permits minors accompanied by a parent or guardian in all service areas until 10 PM when meal service is available.
- Off-site exemption to tied house restrictions allows for the sale and promotion of product from the associated manufacturer, Hudson Taphouse and Grill, Distillery Licence Job# 35753198-1, subject to product exclusivity and other requirements set out in your licensee handbook. Licensed establishments are required to sell a range of products from a variety of manufacturers.

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

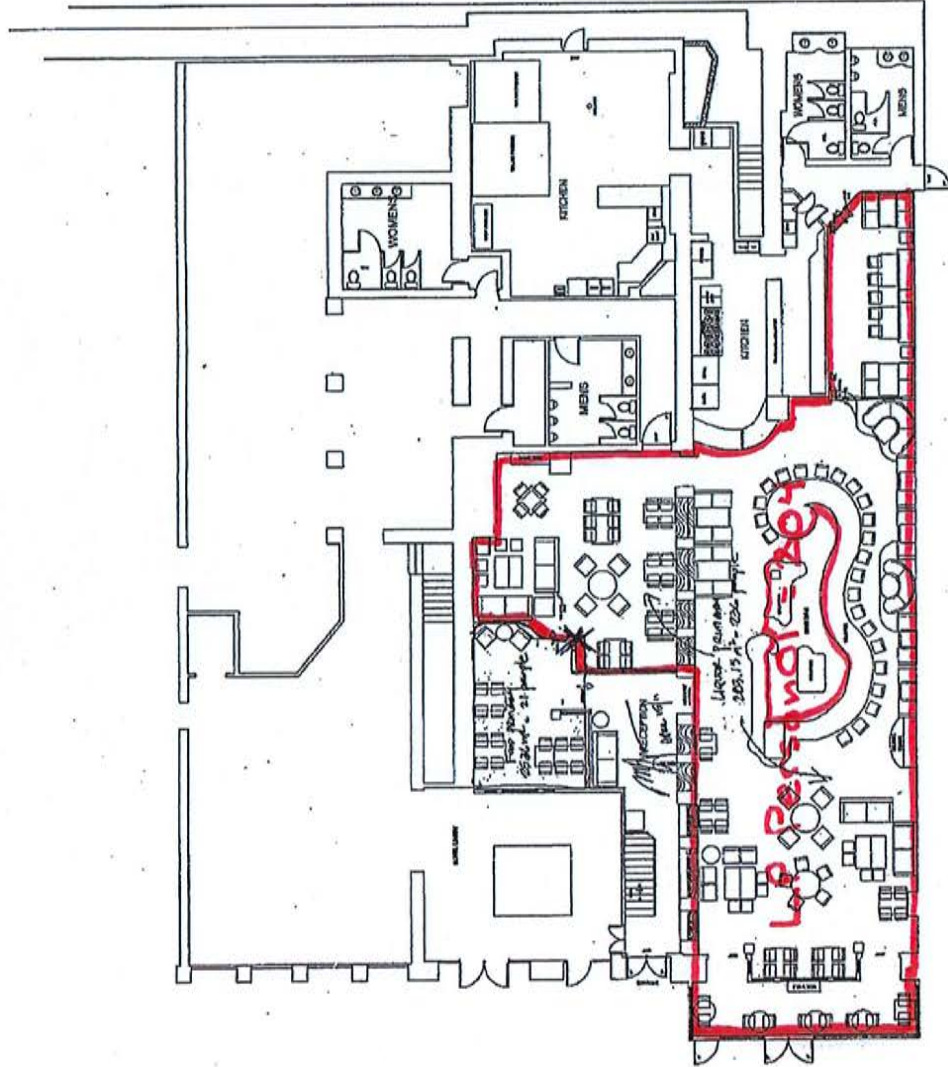
All of the documents prepared by P. A. X. I. S. are prepared for the use of the client and are not to be used for any other purpose. The client is responsible for the accuracy of the information provided to P. A. X. I. S. and for the accuracy of the information provided to the relevant authorities. P. A. X. I. S. is not responsible for the accuracy of the information provided to the relevant authorities.

DATE	DESCRIPTION	STATUS



P. A. X. I. S.
 789 YATES STREET
 VICTORIA, B.C.
 LP # 044

DATE	DESCRIPTION	STATUS



Inspected July 6, 2011
 B. McRobert
 Liquor Inspector

LIQUOR PRIMARY

City of Victoria *Reviewed for Occupant Load Only	
Minimum Occupant Load:	Building Official:
Main Floor: 204 Persons	Name: Dave Macpherson
Mezzanine: /	Signature: [Signature]
Patio/Deck: /	Date: MAY 3, 2011
Total: 204	Persons

Total occupiable area (including reception area, kitchen and washrooms) = 300.61m²
 Occupant load = 300.61 x 0.68 = 204.4178
 Maximum 204 persons
 Approved by P. A. X. I. S. on May 11, 2011
 Provided 8 male restrooms and 6 female restrooms

LIQUOR CONTROL AND LICENSING BRANCH
 APPROVED, IN PRINCIPLE Job # 706573-38
 Subject to the terms and/or conditions specified in the approval
 in principle letter(s) dated: May 11, 2011
 Authority: [Signature]
 Maximum Person Capacity: Person 01 = 204

X = No Minors Signage

LCLB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND AVAILABLE FOR INSPECTION AT ALL TIMES
 Date Issued: July 6, 2011
 LP Licence # 044231
 General Manager



Liquor and Cannabis Regulation Branch
Food Primary Licence #303344
 Expires on January 31, 2021

Establishment Name: **Yates Street Taphouse & Grill**
 Licence Name: **Yates Street Grill**
 Location Address: 759 Yates Street
 VICTORIA, BC V8W 1L6
 Issued to: 0947815 B.C. Ltd.

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight

CAPACITY

Person01	21
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Catering Permitted

- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB.

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

All of the documents prepared by these professionals are to be used in accordance with the provisions of the relevant legislation. These documents, including this permit, are the property of the City of Victoria and shall remain the property of the City of Victoria. No part of these documents shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Victoria.

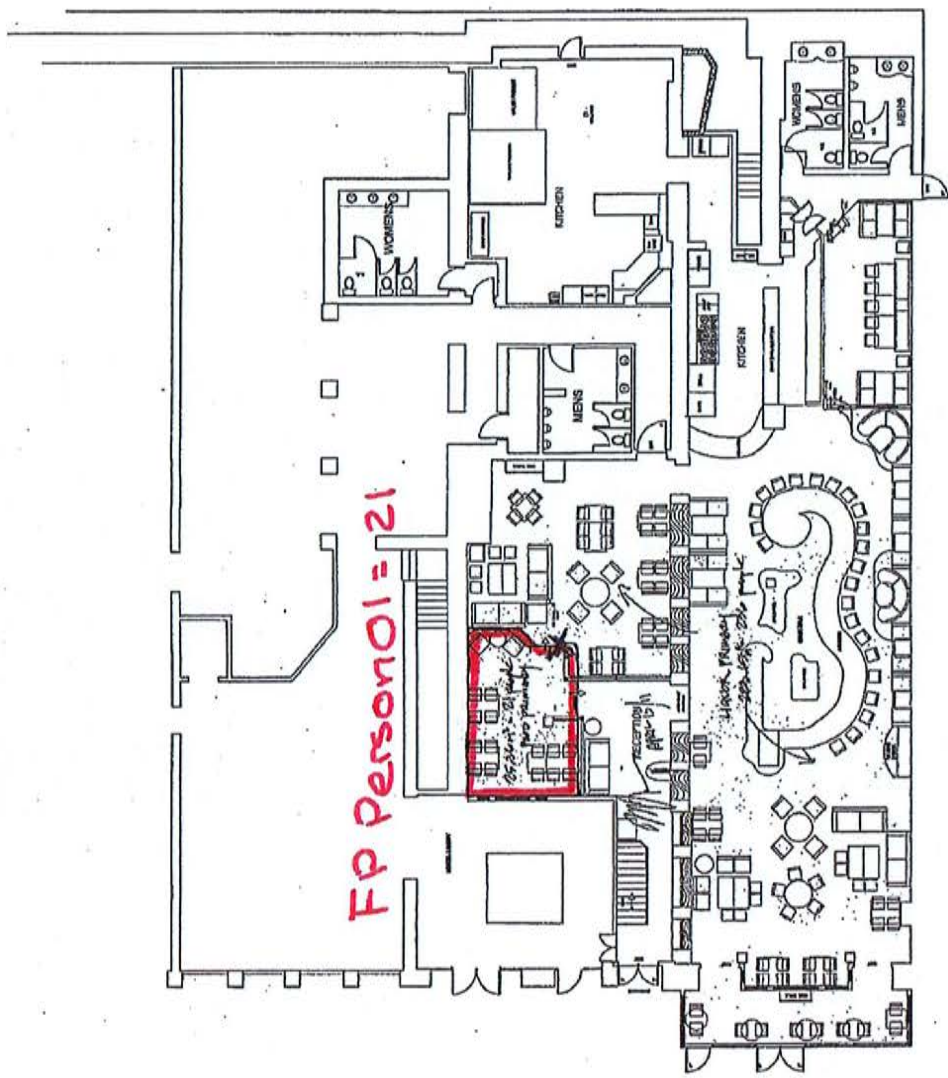
NO.	ISSUED	ISSUED FOR	REVISION



P. R. A. X. I. S.
 REGISTERED PROFESSIONAL ENGINEER
 No. 10063417-9
 DATE: MAY 11, 2011

DALTON HOTEL
 FP # 303
 769 YATES STREET
 VICTORIA BC

DATE	SCALE	DATE	SCALE



FP Person 01 = 21

Inspected 6 July/11.
 B. McRobert
 Liquor Inspector

Total occupiable area (excluding restrooms, kitchen and washrooms) = 304.51m²
 Occupiable Area = 304.51 x 1.2m² = 365.41m²
 Required minimum capacity = 33 male and 6 female
 Provided 9 male, 3 female and 6 female restrooms

Food Permits

City of Victoria *Reviewed for Occupant Load Only	Building Official:
Maximum Occupant Load:	Name: <u>Dave Hershment</u>
Main Floor: <u>21</u> Persons	Signature: <u>[Signature]</u>
Mezzanine: <u>1</u> Persons	Date: <u>MAY 03, 2011</u>
Patio/Deck: <u>1</u> Persons	
Total <u>21</u> Persons	

LIQUOR CONTROL AND LICENSING BRANCH
 APPROVED, IN PRINCIPLE JOB # 10063417-9
 Subject to the terms and/or conditions specified in the approval
 in principle letter(s) dated: May 11, 2011
 Authority: [Signature]
 Maximum Person Capacity: Person 01 = 21

X = No Mirrors signage

LCLB OFFICIAL PLAN
 MUST BE KEPT WITH LIQUOR LICENCE AND
 AVAILABLE FOR INSPECTION AT ALL TIMES
 Date Issued: July 6, 2011
Karen Agnew
 General Manager
 FP Licence # 303344

Liquor Primary Licence #161479

Expires on January 31, 2020

Establishment Name: **Dalton Hotel & Suites**
Licence Name: **Dominion Hotel**
Location Address: 759 Yates Street
VICTORIA, BC V8W 1L6
Issued to: Anthem Dominion Holdings Limited Partnership

TERMS AND CONDITIONS HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:30 AM	11:30 AM	11:30 AM	11:30 AM	11:30 AM	11:30 AM	11:00 AM
Close	1:30 AM	1:30 AM	1:30 AM	1:30 AM	1:30 AM	1:30 AM	Midnight

CAPACITY

Patron01	50
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- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor Control and Licensing Branch website. The Terms and Conditions Handbook is amended from time to time.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCLB.
- Subject to terms and conditions specified in the restriction or approval letter(s). A copy of restriction or approval letter (s) to be kept with current liquor licence.

January 31, 2019



