

Ryan Morhart

From: Watson, Cliff [REDACTED]
Sent: Tuesday, October 23, 2018 4:08 PM
To: Ryan Morhart
Subject: RE: LL000274 Hudson Taphouse and Grill Brewery and Distillery Lounge Endorsements | 785 Caledonia Avenue

Good Afternoon,

We have reviewed the documentation provided by Rising Tide Consultants as it pertains to the application for Lounge Endorsement at Hudson Brewery, 785 Caledonia Ave.

VicPD has concerns about the applicants proposed hours of liquor service. The application notes 09:00am to 01:30 am Sunday through Saturday. (7 days per week)

The location is somewhat unique for such an application given the density of residential units directly above, and adjacent to the location. It is our understanding that there is a patio as part of this endeavor which could present additional challenges.

In comparing hours of operation for similar operations, and/or liquor licences in the area, most (if not all) are closing by 11:00pm. (some exceptions) However, the patios are certainly closed before the final closing hours. We would also recommend that the City speak up to the hours of outdoor liquor service.

Here are a few comparisons of hours of operation/liquor service:

Phillips Tasting Room (Government/Discovery) 12:00pm – 10:00pm (7 days/wk)

Spinnakers (Songhees, 308 Catherine St) - 11:00am – 11:00pm (7 days/wk)

Christie's Carriage House Pub (1739 Fort St) 11:00am – 11:00pm (Sun-Thu) (open until 12:00am Fri and Sat)

Swan's Pub (506 Pandora Ave) 11:00am – 1:00am (Mon-Sat) (open until 12:00am Sun)

**these hours were obtained through public websites etc, and it is possible that actual liquor licence hours could vary.*

To further compare, the proposed hours of liquor service for the Hudson Brewery are more consistent with downtown core liquor-primary licences (nightclubs and bars) than with a lounge licence on the perimeter of the core.

We do not support the hours of liquor service as indicated on the application. We understand that the development has proceeded based on some previous approvals of zoning etc from the City, however, the late hours proposed would almost certainly trigger noise complaints – either as a direct result of the hours of operation, or by the spillover effect and/or egress of patrons after hours. The Hudson development at this location is designed in such a manner that the patio area would face into the southwest courtyard, which based on the proximity of neighbouring towers, would act like an amphitheater and allow any noise to permeate through that portion of the development. (to both the rental units above - "Hudson Walk Two" 785 Caledonia Ave, and the condos at "Hudson Walk One", 755 Caledonia Ave)

We have no issue with the proposed opening hours of 9:00am.

However, we would suggest that the following closing hours are more appropriate for the location, given its distance from the downtown core, and the residential population above and beside the location:

Sun-Thu 10:00pm hours

Fri/Sat 11:00pm hours

(Patio hours to be examined as well – to consider earlier closing by or before 10:00pm)

Some questions we would ask as follow up/consideration, what is the arrangement and/or strata agreement between the residential tenants and the commercial tenants of the development. Are there any pre-existing agreements or processes in place there.

If you require anything further, please advise.



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