

Ryan Morhart

From: Todd [REDACTED]
Sent: Saturday, February 16, 2019 6:51 PM
To: Ryan Morhart
Subject: 832 Fort St Application Input

I support the Refuge Tap House application 100%. The City's density strategy suggests they want a more vibrant downtown. If you want a vibrant downtown you need hours that accommodate all occupations and some noise, even late at night, is part of the deal any vibrant city.

Thank you for asking for my input.

Todd Riddell
802-845 Yates St

Ryan Morhart

From: Alistair MacDonald [REDACTED]
Sent: Thursday, February 7, 2019 9:20 AM
To: Ryan Morhart
Subject: Support for Change of Liquor License at 832 Fort Street

To whom it may concern,

I own unit a unit in 835 View St which is located directly behind 832 Fort St and I strongly support the expansion of the business's liquor license.

Creating a more vibrant and diverse late night culture downtown is desirable from a local business perspective. It would also be in line with the City Council's own publicly stated desires to have Victoria become a smaller version of Portland.

Supporting a city that is alive and active after dinner time is the right move for the long term development of Victoria.

Thanks,

Alistair MacDonald
[REDACTED]

To: City of Victoria

Re: Proposed changes to 832 Fort Street (Refuge Tap House)

To Whom It May Concern,

I am a resident of the Metropolitan (835 View Street) whose unit faces the back patio of the Refuge Tap House. I am writing to voice my opposition to granting both the extended hours and the expanded capacity that have been requested. I understand that living downtown comes with certain expectations around noise but being kept up till 1am but drunken revelers less than 20m from my bedroom window is not reasonable in my opinion. I believe that extending the operating hours will adversely affect the quiet enjoyment of my home.

In addition to opposing the extended operating hours I also disagree strongly with expanding the capacity. It may not be general knowledge, but Refuge Tap House has right of way access through the back-parking lot of the Metropolitan. All deliveries, garbage pick-up, supplies for renovations/expansion (if they go ahead) and staff will go through Metropolitan property. This means many more people will have access to what should be secure grounds and it doesn't even begin to address the potential liability issues that are sure to arise. When a drunk patron goes out the back door of the Refuge Tap House and falls down in the Metropolitan parking lot breaking their leg, who is at fault?

Also for consideration, in the summer certainly, and probably at other times of the year if heaters are employed, I am sure they will be making use of the back patio. Again, the noise from 24 people would be bad enough, but 66 people all a little too loud after a few beers, literally on my doorstep is not acceptable.

For not only myself, but also for all the other residents of the Metropolitan, especially those on the South side of the building, I ask that you decline the proposed changes.





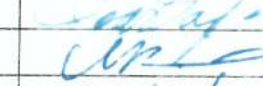



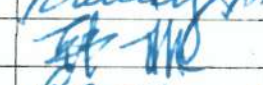


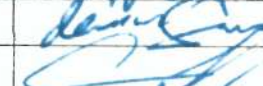

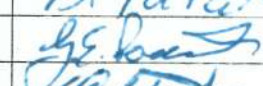








Please find attached a petition from the residents of the Metropolitan. Everyone who has signed the petition has read this letter and agrees with the sentiments expressed therein.

Thank-you for your attention to this matter.

Best Regards,

A handwritten signature in black ink, appearing to be 'Carly Grigg', with a stylized, looped design.

Carly Grigg

Name	Unit number	Signature
Kathleen Young	304	
Ruth Barak	304	
Gord MacArthur	302	
Sam Lee	303	
Dan hi Dunley	305	
KIRK MATHESON	312	
Han Lu Yu	310	
TRENE TAYLOR	318	
CHIE LANDIAK	207	
Alexis Colner	203	
Peter McKay	201	
M. Coleman	111	
Samalyn McKean	405	
Helene N. Freed	403	
ROSEMARY FISSEL	504	
Pitei Han	509	
Caroline O'Hara	511	
Mitchell Wolf	601	
Giles Poulet	605	
Geoff Coombs	606	
Devia Snider	606	
CAMERON JOSEPH	609	
Hazel Bonn	612	
B. Tarantini	711	
Guy Pocock	708	
Peter McPherson	705	
Rob Roy	704	
Jim Crompton	"704	
KURTIS HILLS	801	
Michelle Leeper	809	
Heather Nelson	811	
Soren Knudsen	811	
Kelsey Barnes	311	
CHARLES DETHERID US	306	

Ryan Morhart

From: Rob Roy [REDACTED]
Sent: Monday, February 4, 2019 9:41 PM
To: Ryan Morhart
Subject: Notice of Application - 832 Fort St. (Refuge Tap House)

Manager, Permits & Inspections
 Sustainable Planning and Community Development
 1 Centennial Square
 Victoria BC V8W 1P6

Re: 832 Fort St. (Refuge Tap House)

Notice of application for a structural change and permanent change to a liquor primary licence. Includes a structural change to increase seating capacity from 24 to 66 persons, and a permanent change to adjust hours from 12:00 pm – 11:00 pm daily to 11:00 am to 12:00 am Sunday through Thursday and 11:00 am – 1:00 am Friday and Saturday.

I would like to speak against this proposal and hope that you reject this application in its entirety, since I believe it will negatively impact my quality of life as well as that of numerous others that reside at The Metropolitan Condominiums, 835 View St., a building adjacent to 832 Fort St. The Metropolitan has approximately 136 suites spread over twelve floors, with half of those directly behind the proposed tap house. My suite is south facing, seven floors directly above the rear of the property in question.

I believe that due to the nature of the proposed business, the increase in seating capacity and the extended business hours, it is likely noise problems will be an ongoing issue for south facing residents of The Metropolitan. In addition to negatively affecting the lives of those impacted by the noise, it will likely result in ongoing complaints to the Victoria Police Department and foster a fractious relationship between Metropolitan residents and the tap house owners and management.

Currently in the evenings, Fort St. is rather quiet except for the occasional group of inebriated, rowdy individuals who are passing though late at night on their way home from the downtown bar scene, usually on weekends. Having a tap house (i.e. pub) on this block of Fort St. would forever change the generally quiet atmosphere on the street as people enter and exit the establishment all night long and socialize on the street with friends and other patrons while having a smoke or some other social pleasure.

It should also be noted that the 800 block of Fort St. is currently in transition from a underutilized office/retail area to one that is about to become much more resident focused. 840 Fort – The Sawyer – a brand new six-story 63 unit apartment building (just one building east of 832) is due to be completed at summer's end. Directly across the street from 832 another ten-story apartment building is currently in the development application process and will likely begin construction before the end of the year. Next to the aforementioned ten-story apartment building, a large seniors' complex that will extend all the way to Quadra St. is also due to come on line within the next year or two. And next door to the Metropolitan is the Chelsea Apartments. Therefore, with such a large concentration of residential buildings in such close proximity, it would seem that the tap house is incongruous and incompatible with the direction in which the neighbourhood is generally heading.

Currently, none of the businesses in the building housing 832 draw a lot of patrons nor operate late into the evening, thereby allowing Metropolitan residents the quietude they have become accustomed to since their building was completed in the mid-nineteen nineties. One of the features of 832 Fort St. (and the other businesses in the same building), is that each business has its own back courtyard area (see attached photos). There is also an easement through the Metropolitan property for vehicular access for the four Fort St. businesses. Although great for some types of businesses, this back courtyard and rear access has the potential to be the cause of a lot of problems for Metropolitan residents if it is used improperly or in an irresponsible, inconsiderate way.

Something to keep in mind is that, due to the fact that The Metropolitan is a twelve-story concrete building, sounds from below tend to echo and be easily amplified. In addition to the inevitable increase in activity and noise on Fort St. itself which will be audible to Metropolitan residents due to the single-story height of 832 Fort St., there will also likely be a considerable amount of noise emanating from the rear of the business due to the existence of the rear courtyard and rear vehicle access.

It is conceivable that during the spring, summer and fall months (and perhaps even winter), the back door leading to the rear courtyard will likely be left open a large part of the time to enhance air circulation in the pub, a common occurrence in establishments with a large amount of patrons housed in a small space, such as will exist with the proposed 66 seating capacity limit proposed for 832 Fort St. Music and the general background din associated with this type of establishment will easily be heard by Metropolitan residents until the tap house closes late in night. Many residents living in the Metropolitan, myself included, work full-time, and having a pub operating right below us until 12:00 am on weeknights and 1:00 am on weekends will definitely affect sleeping patterns and cause unnecessary stress, possibly resulting in health problems and/or financial hardship.

In addition to the likelihood of the rear door being open, it is also probable that a portion of the back courtyard area will be used as an outdoor smoking area, where inebriated patrons and/or tap house staff would congregate to smoke and socialize. Adding a couple of chairs or a bench would just encourage them to linger and disturb Metropolitan residents even more.

It is also conceivable that, even if not part of the current application, the back courtyard area will eventually become an outdoor patio area, essentially an extension of the pub itself, where patrons will be able to drink and socialize in much the same manner that they would if they were seated indoors. The previous lessee, a retail outlet specializing in high-end organic teas, used the back courtyard as a tranquil oasis where clients could drink tea away from the hustle and bustle of the city. At the risk of sounding cynical, I am sure that one of the things that attracted the owners of the proposed Refuge Tap House to this particular location was the back courtyard area and it's potential to provide outdoor patio seating.

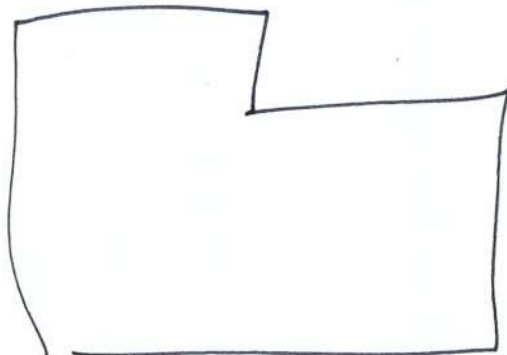
And, finally, besides the back courtyard area itself, the vehicular access to the rear of the building is also a concern, since it will likely result in an increase in noise at certain times as well, whether from deliveries or staff exiting late at night.

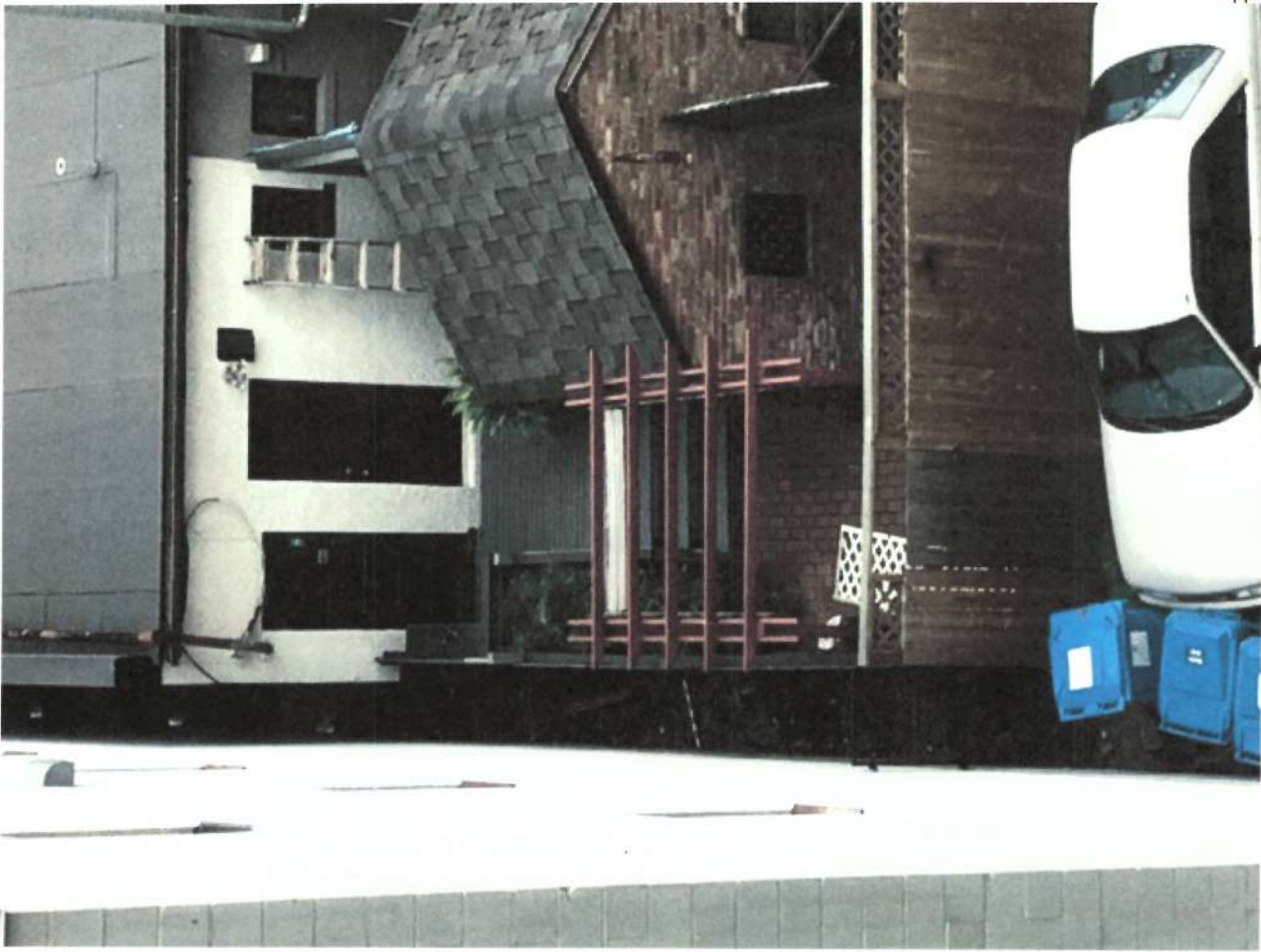
Based on the concerns I have outlined above, I ask that in assessing the application by the Refuge Tap House you first consider the negative impact it will have on the residents of The Metropolitan, as well as other upcoming and existing residences nearby. There are enough downtown drinking establishments that another one on this stretch of Fort St. is simply not required nor warranted. Besides the main entertainment areas around Douglas and Government Streets, the Inner Harbour and Chinatown, there already exists The Livet, the Yates Street Tap House and Smith's Pub nearby that serve the area well. Please reject this proposal outright and allow the residents of the Metropolitan to continue living comfortably on the fringe of the downtown core without having to bear the disruption to their lives that would result by allowing a tap house pub to operate right next door.

Sincerely

Rob Roy
704 - 835 View St.
Victoria BC V8W 3W8

Manager, Permits & Inspections
Sustainable Planning and Community Development
1 Centennial Square
Victoria BC V8W 1P6





Ryan Morhart

From: Matthew Chisholm [REDACTED]
Sent: Thursday, February 21, 2019 10:04 AM
To: Ryan Morhart
Subject: 832 Fort Street (Refuge Tap House) - Notice of Application to...

To Manager (Permits & Inspections):

I received a letter informing me that 832 Fort Street (Refuge Tap House) is applying for a structural change to increase seating capacity from 24 to 66 people and to extend their operating hours.

I own Unit 208 in the Metropolitan (835 View Street). This unit backs directly onto the back of where the Refuge Tap House will be located.

I am quite concerned that there may be an increased level of noise that will disturb everyone whose condo in the Metropolitan faces south.

I would respectfully ask that Victoria's Permits & Inspections inform the Liquor Control and Licensing Branch that they either not grant the application or ensure that the owners of the Refuge Tap House take any and all necessary steps to mitigate any increased noise levels.

Thank you.

Matthew Chisholm

Ryan Morhart

From: Kelsey Barnes [REDACTED]
Sent: Monday, February 25, 2019 9:42 AM
To: Ryan Morhart
Subject: comment - Application for Change 832 Fort St

Good Morning,

I received notification of the proposed changes to structure and liquor primary license for the site at 832 Fort St in the mail and would like to submit a comment.

As a resident of the building at 835 View St, I find the proposed change to the hours, as well as what I have come to understand as the development of an outdoor patio space, to be far too close to this established residential space. This patio space, as well as any noise from opened doors/windows and ventilation points, would be directly in the 'backyard' so to speak of the entire south face of this building (less than 20 metres away), impacting dozens of people. The hours of 1 am on Friday and Saturday will cause considerable disturbance to the right to quiet enjoyment for residents, especially given there are no natural sound dampeners between these spaces - any noise is amplified by the echoing off of the surrounding concrete buildings. There are also two other residential buildings in immediate proximity - the new development on the same block of Fort, and the Chelsea apartment building. I would expect this to cause a significant increase in calls to the Victoria Police for noise disturbance for late night, which has already been a concern raised for other proposed changes downtown that are near residential buildings (see Times Colonist, Jan 30th article: <https://www.timescolonist.com/business/police-concerned-about-new-pub-s-plan-to-be-open-after-11-p-m-in-hudson-district-1.23616774>, as well as historical issues at the original Hudson building on Douglas St with the restaurant tenant).

Please note that clientele for establishments open until 1 am vs 11 pm are generally there for different reasons (eating vs drinking) and the more time spent drinking leads to more intoxicated clientele upon closing time, who generally have less regard for the surrounding area, be it by making more noise, spending more time outside the establishment (waiting for rides/taxis/transit), urination in public spaces, smoking, and so on.

Please consider that downtown is neighbourhood that thousands of people live in. While there is a certain expectation for noise in this area unlike most other residential areas, allowing nightlife venues to operate directly behind a residential building should not be entertained by the city, as this certainly would not be acceptable in any other neighbourhoods. The downtown neighbourhood plan includes 'livability' as a key tenet to the plan - supporting growth of business is something that all downtown residents are keenly interested in, and is one of the attractions of living in the neighbourhood, however pitting residents against businesses is counter-productive to the goal of livability and sustainable business for the downtown core.

Thank you for your consideration,

Kelsey Barnes
 Resident at 835 View St
 Victoria BC
 V8W 3W8

Ryan Morhart

From: Jean Valikoski [REDACTED]
Sent: Wednesday, February 20, 2019 3:22 PM
To: Ryan Morhart
Subject: 832 Fort Street (Refuge Tap House)

Jean & Matt Valikoski
 The Metropolitan
 1212-835 View Street
 Victoria, BC
 V8W 3W8

Manager, Permits & Inspections
 Sustainable Planning & community Development Department
 1 Centennial Square
 Victoria, BC
 V8W 1P6

To Whom It May Concern,

For folks of any age, but particularly for Seniors like ourselves, a good night's sleep is a basic pleasure of life. We like living in our condominium at The Metropolitan, which is close enough to the property in question that we could exchange greetings from our sundeck without yelling. It is difficult to imagine the new Refuge Pub having a seating capacity of 66 persons, but we are fine with that provided it is contained indoors all year round. We would ask that there be no change in the current weekday hours so that the Pub, our fellow Metropolitan tenants and ourselves can be good neighbours and not disturb each other. We know from experience that during Victoria's long summer nights windows and sundeck doors are left open and sound travels surprisingly well. (Unfortunately on hot evenings we are not able to ignore revellers on the rooftop patio of the Strathcona Hotel many blocks away on Douglas Street.)

In years past we have been jarred awake and repeatedly disturbed by patrons spilling out of the licensed premise located in the 700 block of View Street (called "Touch," previously "The Red Jacket"). It has not been operating recently and the noise level at night--and consequently our sleep--is much improved. As the number of people living downtown increases we hope those in charge of licensing strive to keep the noise level low here after midnight. Having made the choice to live in the heart of Victoria, we realize we will be surrounded by the inevitable sounds of emergency sirens, traffic and the regular hustle bustle of city life. However, limiting the effect a few rowdy individuals can have on many downtown residents after 12am would be a wise decision we think.

Sincerely,
 Jean & Matt Valikoski

Ryan Morhart

From: [REDACTED]
Sent: Tuesday, February 12, 2019 4:04 PM
To: Ryan Morhart
Subject: 832 Fort Street (Refuge Tap House)

This is in reply to notice dated January 25, 2019. I am a resident of The Metropolitan (for 24 years). My questions/concerns are as follows:

- There is no mention of what the structural change is to be. Is it to do an interior structural change only, or does it include structural change to the small patio area at the back?
- Does Refuge Tap House have access to the roof top on the adjacent building, and are the requested changes applicable to that area? **If they are, I am not in favour of their requests for structural changes and a permanent change to the liquor primary licence to this area.**
- I am assuming Refuge Tap House's request for a change in the liquor primary licence is only for the interior of the premises and does not to include the small outside patio in the back. If this is the case, I have no objections.
- **If the change is to include the small outdoor patio in the back, I am not in favor of changing the times.** I have always loved the peace and quiet of this neighborhood, particularly at night. I do not relish the thought of having to listen to patrons talking/laughing/carrying on (sound does carry!), particularly after consuming alcohol, after 11:00 pm. There are a number of suites in this building that face the back of 832 Fort Street (one of them mine) and I am sure there will be many complaints from residents/tenants who will inevitably be forced to listen to the partying of others after 11:00 pm if the changes to the liquor primary licence are made to include this outside area.

Please give consideration to my comments/concerns above. Please do not publish my name or email address.

Suite 612
 835 View Street
 Victoria, BC V8W 3W8

February 15, 2019

Re: Notice of Application for a structural change and permanent change to a liquor primary license etc for 832 Fort St.

As a resident of 835 View St, I prefer the proposed increased seating capacity and extended late hours of business not take effect. This area is one of the only quieter areas downtown and being in close proximity to this business, sounds can easily be heard. If a pub such as refuge tap house is open for hours past 11pm, I anticipate this will cause additional, disruptive noise for the residents of 835 View St. Please consider limiting business hours to 11pm, especially Sunday to Thursday nights so I may continue to enjoy my neighborhood.

Thank you

Ryan Morhart

From: Ci D [REDACTED]
Sent: Wednesday, January 30, 2019 6:35 PM
To: Ryan Morhart
Subject: Refuge Tap House, 832 Fort Street - extend hours application

Hello, City of Victoria,

I oppose the extended hours for this liquor-serving establishment to midnights Sunday through Thursdays and 'til 1 a.m. Friday and Saturdays.

The extended hours and egress of, frequently noisy and disrespectful, patrons will negatively impact my quality of life. Having the "Sugars" nightclub recently close/remodel has been such an improvement on the quiet environment amidst all the daytime high volume of traffic in the area on Fort Street from Douglas to Vancouver Streets.

I suggest moving the extended hours' establishments closer to the Inner Harbour area, restricting them to within that catchment area.

Infringing on residential areas with extended hours for drinking establishments is poor planning and will increase traffic and public noise on an area already impacted and challenged by myriad construction projects and redesign of Fort Street to accommodate the new bike lanes.

Also, where will cost for increase policing come from, if the hours are extended and problems arise?

I say an emphatic "NO" to extended hours for the Refuge Tap House at 832 Fort Street in Victoria.

Respectfully,
Chad Dickie
504-865 View Street
Victoria BC V8W [REDACTED]
[REDACTED]