

Ryan Morhart

From: Tim Grant [REDACTED]
Sent: Tuesday, May 21, 2019 1:19 PM
To: Ryan Morhart
Cc: Tim Grant
Subject: Leopolds Tavern

To whom it may concern,

Please accept our negative support to a liquor license being provided to Leopolds Tavern.

The block in question on Yates Street has a mixture of residential and commercial activity. Unfortunately the commercial activity, primarily Lucky Bar, is a catalyst to public noise through all hours of the night. The area does not need another drinking establishment that will only create more late night noise.

We have recently met the Mayor and other Municipal representatives to discuss noise management in the area. There was a commitment to explore solutions, but based on our experiences there does not appear to be a reduction in noise, especially after 2am closing hours.

Granting of a liquor license will only exacerbate an existing issue, without any mitigation for existing residence.

Please reject Leopold's request.

Thank you for the opportunity to input.

Tim and Sue Grant
202 525 Yates Street

Sent from my iPhone

Ryan Morhart

From: Skot Innes [REDACTED]
Sent: Monday, May 27, 2019 9:33 AM
To: Ryan Morhart
Subject: 570 Yates St.

I am a resident of 1314 Government St and am strongly against the license for having hours of 9-2am. I think the maximum late night hours should be 12am like the Drake etc. preferably 11pm.

If they receive a licence to 2am then every super drunk person who still wants to drink will come to that bar after all other bars are closed. I can't imagine that area become another Distrikt.

Sincerely,
Skot Innes



1715 Government Street
Victoria, BC
V8W 1Z4
250.386.5503

Mayor Lisa Helps and Council
City of Victoria
c/o Mr. Ryan Morhart – Manager, Permits and Inspections
No.1 Centennial Square
Victoria, BC
V8W 1P6

May 28th, 2019

Re: Application for Liquor Primary Licence – Leopold's Tavern

Dear Mayor Helps and Council,

The DRA Land Use Committee has reviewed the application for a new Liquor Primary Licence for Leopold's Tavern at 570 Yates Street. It is our understanding that the applicant is seeking hours of operation from 9:00 am to 2:00 am daily with an occupant load of 100 persons inside with no exterior seating.

Feedback from the committee is as follows:

- Lucky Bar and Fiamo are the only late night liquor or food primary liquor establishments currently operating on the 500-block of Yates St that are open until 2:00 am. Both of these establishments were in business prior to any residential development on the block.
- Steamers Pub previously operated on the ground floor of 570 Yates St, the same location proposed for Leopold's Tavern, and operated from 1993 to 2007. In 2007, with a plan to develop residential units in the upper floors, the owner cited "obvious incompatible uses" between the residential units and a pub. Subsequently, Steamers Pub was permanently closed in December 2007 and the ground level premises were converted to retail.
- Approximately 75 new residential units have been created within the 500-block of Yates St since 2008; with more than half of those located at 570 Yates St and the neighbouring building.
- With the building on the N.W. corner of Government and Yates currently listed for sale, there is the potential for the addition of even more residential units.
- The insertion of a new late night liquor establishment within a residential building will create conflict between operators and residents.
- Under BC's Terms and Conditions for Liquor Primary Licences, live entertainment is permitted. Since there are residences above the proposed tavern, if this licence is granted, live entertainment should either be prohibited, or should be required to end by 10:00 pm as a condition of issuance of the licence.

- There have been a great number of applications for extended hours for food primary licences downtown recently, including at 538 Yates St. However, there is no City policy that applies within the downtown area regarding the siting of late night liquor establishments and proximity to residential development or vice versa.
- No City policy exists requiring residential developments to achieve mandatory standards of "sound transmission class" (soundproofing) for developments constructed within the "entertainment" areas of Downtown.
- No City policy exists requiring late night liquor operators to achieve mandatory standards of "sound transmission class" (soundproofing) between licenced spaces and residential units.
- The current COV noise bylaw is not suited to govern in cases of noise generated by liquor establishments.

The DRA LUC points out that the introduction of late night liquor outlets in established residential areas (or vice versa) has the potential to be highly problematic. This ongoing situation requires comprehensive policies be created to address and mitigate potential conflicts BEFORE they may arise. Certainly with the focus of much of the regional growth strategy on densifying the downtown area with many more thousands of residents, the need for such a policy is acute.

Lower Yates is, and has been, home to long-established, late-night clubs and restaurants (as well as several restaurants that are not open past midnight). Steamers was a long-established pub that operated mid-block for over a decade. The owner of the building that housed Steamers decided to convert the building to rental apartments and recognized that a pub and residences were completely incompatible, so the lease was terminated and Steamers shut down permanently. Establishing a late night liquor outlet again in the same location would undermine those efforts to provide a liveable environment for residents that have now established their homes on the block.

The DRA LUC points out that introducing late night activities into a residential area "after the fact" should be considered through a different and much more powerful lens. The alternative will simply be setting the residents and operators up for the inevitable but avoidable conflicts. DRA LUC members strongly support a vibrant downtown that includes late night drinking establishments but cannot support liquor service beyond midnight on the weekends with earlier weekday closings at a brand new liquor primary establishment co-located with many pre-existing residences.

Sincerely,



Wendy Bowkett
Land Use Committee, Downtown Residents Association

Ryan Morhart

From: Haden Chang [REDACTED]
Sent: Tuesday, May 21, 2019 3:22 PM
To: Ryan Morhart
Subject: Response to the notice of 570 Yates St. obtaining a liquor primary licence

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

Hi,

On behalf of Wing Lee Holdings LTD. who own's a property within 100 meters of 570 Yates St., and in response to the notice of application for a liquor primary licence having hours of operations from 9:00 am to 2:00 am daily and an occupant load of 100 persons inside with no exterior seating, we would like to state that we are not opposed to Leopold's Tavern serving alcohol although we are opposed to Leopold's Tavern serving cannabis marijuana as there are already 4 cannabis dispensaries within 100 meters of our property and we are concerned of how the decrease in air quality may affect traffic through the area.

Thanks.
Haden