

KWENCH

coworking + culture club

Appendix A

August 8, 2019

Letter of Intent

Delivered via Email

Re: Application for Liquor Primary License
Proposed Establishment Name: KWENCH Culture Club
Proposed Licensee: KWENCH Enterprises Inc.
Proposed Address: 2031 Store Street, Victoria B.C.

Primary Focus

The applicant is seeking a Liquor Primary License within their establishment. KWENCH is a one-stop multi-service, for profit, work club that provides individuals and businesses with office space, fitness facilities, creative studio space, and food, all under one roof. KWENCH is a membership-based coworking culture club that encourages a balanced lifestyle and provides its members with a facility to live their best life.

The purpose of the application for a Liquor Primary License is to allow guests to engage in a social activity with other members and their guests. Liquor service is not the core focus of the business and is very much an ancillary use that guests expect of their private club. The space is not open to the general public. If a member wishes to bring in a guest, they are permitted to do so. All guests are signed in at the front desk prior to being permitted to continue up to the second-floor social area.

The applicant is seeking to license three specific areas of the business as noted on the floor plan. Two of the areas are for everyday use, while the third area is intended to be event driven and not for everyday use. It is for these reasons that the applicant will see a temp use authorization for the multi-purpose area.

Hours of Operation

Proposed hours of operation for the main business are: 8 am – 12 am 7 days per week.

Proposed Liquor Service Hours are: 9 am – midnight 7 days a week.

The core business model is that of a working space and would never shift to a liquor focused venue. The liquor services are to be an amenity for KWENCH clients.

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Entertainment

It is not the applicant's intent to offer entertainment within the liquor service area. There will be TVs on site and some background music to enhance atmosphere; however, live music or patron participation (such as a dance floor) will not be offered. It should be noted that KWENCH, within other areas of the facility, may from time to time host events or speaker series at varying times.

Multi-Purpose Room: Event driven items such as private pre-booked guest functions, weddings or special occasion temp use.

Food Services

KWENCH clients will have food accessible to them by way of the adjacent restaurant located on the first floor (street-level). Menus will be on all tables in the social area and guests will be invited to place their order with a server, who would then place the order, and the food would be delivered to the table. The full service on-site restaurant will offer an array of hot and cold appetizers and entrees, including dessert, that guests may select from. Guests are permitted to order an array of coffee, teas, and other non-alcoholic beverages direct from the KWENCH bar.

Capacity

There are three areas proposed to be licensed.

Area 1: 100 persons

Area 2: 100 persons

Area 3 (TUAE): 100 persons

Composition of Neighbourhood

KWENCH is located at 2031 Store Street, within the City of Victoria just outside the downtown core of Victoria. The Property is zoned MD-1 Discovery Light Industrial District. The neighborhood is primarily industrial as defined by its Zoning District; however, It is located on the same block as Capital Iron, Phillips Brewing & Malting, Victoria Gymnastics, and The Duke Saloon. We are a block away from Victoria's design district as well as Chinatown.

Noise / Disturbances

KWENCH is a work/social club that operates quietly within itself, so the potential for noise and other types of disturbance travelling to neighbouring establishments is not expected. Our members are courteous, creative, and community-focused professionals.

Additionally, the Liquor Primary is proposed to be on the second floor of the business. This combined with KWENCH's location within an industrial-type area of Victoria, that has no surrounding residences, further supports KWENCH's expectation that there would be little to zero impact of noise to the surrounding community.

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Additional Measures

Even though noise is not expected to impact the surrounding neighbourhood, KWENCH requires a quiet working environment for its guests and has therefore taken additional steps to generate Policies and Procedures for the business that will be implemented by the KWENCH operational team to ensure noise is not an issue. Specifically, the KWENCH team will enforce noise levels that are conducive to a workspace and ensure all social events are kept to designated areas of the building and are only occur at particular times. It is imperative that any social events organized do not impact those working who need a quieter work environment.

Licensing Options / Endorsements

KWENCH will be seeking a minor's endorsement for the location. The KWENCH facility is used by business professionals, many of who have families. It would be expected from time to time that the members would bring family members who may wish to stay and eat. All minors would be accompanied by a parent or guardian should they be within the social area(s).

The applicant is also seeking a temp use to be applied to Area 3 as denoted on the floor plan. From time to time, members can book this space for their private events.

There are no other endorsements that KWENCH will be seeking.

Additional Information

KWENCH is currently under construction and expected to open at its new facility in September 2019. They do understand that liquor services will not be available to them during their open time frame, but are diligently working towards receiving their license.