

**Ryan Morhart**

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**From:** Watson, Cliff [REDACTED]  
**Sent:** September 10, 2019 5:13 PM  
**To:** Michael Hill; Ryan Morhart; Barrie Cockle; Thom Pebernat; Philip Bellefontaine; Miko Betanzo  
**Cc:** Andrea Hudson; Alison Meyer  
**Subject:** RE: LL000306 Kwench Culture Club | 2031 Store Street

I attempted a site visit earlier today, but it was not in suitable condition for a walk-through. I was trying to think of any similar operations in Victoria – but none came to mind.

This application is for a 300 seat liquor primary premise. I notice that the application speaks to 3 “areas”. I’m not sure how this translates into the licence application – if that is 3 different licences, or how that works.

We have already received 2 “Special Event Permit” for special liquor events for Kwench. This process commonly bridges the time gap between occupancy and liquor licence approval. (We’ve seen this at the Victoria International Marina, and at Dobosala on Pandora Ave)

The neighbourhood is largely light industrial or commercial – however, the residential component is expanding and densifying in that area. (the development at Store/Chatham for example) So our initial thought would be that there would be minimal effects on nearby residents. I think that should involve some further consideration based on any other planned residential or mixed-use developments underway in the neighbourhood. (the former BC Hydro property at Government/Pembroke?)

Our biggest concern here is how the licence would (or could) evolve if permitted. Does this ‘working private club’ evolve into something else entirely if the original business model fails? I don’t know the answer to that. My fear is that it could become a fairly high capacity liquor primary premise that could realize some piggy back benefits being next door to the Duke Saloon.

The hours for this application seem reasonable given the stated purpose and intent of the business. I just wouldn’t want to see an influx of “special event permits” asking for additional liquor use of the premise contrary to its original purpose/use. (Like we have seen with other non-liquor business locations in the City)

VicPD is not in a position to ‘endorse’ this application. Our staffing is such that we cannot manage any further alcohol-related calls for service in the City.

We would comment that if the application and business model proceeds as planned and as advertised, the effects should be minimal.



**Sgt Cliff Watson**  
Operational Planning  
Victoria Police Department  
850 Caledonia Ave  
Victoria BC, V8T 5J8  
Office. 250-995-7218  
[REDACTED]  
[REDACTED]