

Ryan Morhart

From: Watson, Cliff [REDACTED]
Sent: August 20, 2020 10:09 AM
To: Ryan Morhart; Michael Hill; Shannon Perkins; Thom Pebernat; Miko Betanzo; Ross Kenny
Subject: RE: Staff Review | LL000327 Herald Street Brew Works | 506 Herald Street
Attachments: Capture.JPG

Good Morning,

I have reviewed the application from Herald Street Brew Works. We (collectively) reviewed their initial liquor licence application back in November of 2019. On that initial application, they applied for hours of 9am to 2am daily. I see that they were approved from 9am to 12am Sunday to Thursday, and 9am to 1am Friday and Saturday. On that initial review, I raised concerns regarding Herald Street Brew Works proposed hours of operation, their patio hours/proposal, and the proximity to the pending build of the Ironworks Condo Development at the corner of Chatham and Store. (Please also refer to my comments from that licence application review.) The Ironworks condo build is now complete.

We are now reviewing a structural change application, expansion of licenced area, and an increase in seats – specifically the addition of a 99 person rooftop patio. The proposed hours are as per their existing licence of 9am to 12am Sunday to Thursday, and 9am to 1am Friday and Saturday.

I have additional and more pronounced concerns about this structural change/expansion/increase to licenced seats as it relates to noise impact on the newly completed Ironworks Condo project. I have read in the “Letter of Intent” that the owners/operators have approached the developer of Ironworks (Chris Le Fevre) to discuss their plans. I read that as a result of this conversation, Herald Street Brew Works are considering a partition or ‘green wall’ on the rooftop patio to mitigate noise concerns that may impact Ironworks Residents. I am not certain that the mention of this conversation in the Letter of Intent, or the effectiveness of such a wall is enough to alleviate my concerns about noise impacts to nearby residents. This is a 99 person rooftop patio with relatively unencumbered sight lines (and noise travel) to a significant number of residential condo units within the Ironworks Condo building. See attached diagram – distance of approximately 20m to 40m to condo windows and doors.

We are now looking at a new liquor licence with a total 377 seats. (We have not had opportunity to evaluate the initial 278 seat licence, as Herald Street Brew Works is not open yet). This is a significant addition to the number of licenced seats for this neighbourhood. While I appreciate the comments from the applicant as it pertains to their business model, clientele, and concept operations, we must be cautious about approving this size of a licenced venue in close proximity to residential buildings. I also appreciate the comments by the applicant that in their operation of “The Drake”, that they have seen no complaints from neighbouring businesses and residents. However, the Herald Street site location and application are distinctly different – the Drake is a interior courtyard facing operation and patio with hours of 9am to 12am daily, while the Herald Street Brew Works has direct exposure to residential units.

In addition to the comments above, I must also stress the additional impacts and demands on the limited policing resources that this application (and the incremental effects of other liquor licence applications) may have. It is always challenging to specifically allocate or attribute liquor-related disorder and calls for service to a specific location. Policing resources are at a premium, particularly in the late evening hours. The Victoria Police Department relies heavily on the Late Night Task Force (LNTF) funding to keep liquor related disorder manageable. The status of funding for LNTF is in question, which in turn causes greater concern for the VicPD’s ability to appropriately service the downtown area during hours of peak demand and peak volume of liquor related calls for service.

To be clear, we have concerns that we are looking at a scenario where a relatively large liquor licence is co-located beside a residential building. We are not in a position to deal with another situation (similar to the Falls Condos and the Strathcona Complex) where there are ongoing conflicts between residents and liquor venue operators.

At a minimum, we would urge limitations and restrictions on patio hours, limiting patio hours to 10pm.



Sgt Cliff Watson
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From: Ryan Morhart <RMorhart@victoria.ca>

Sent: August 6, 2020 12:30 PM

To: Watson, Cliff [REDACTED] Michael Hill <mhill@victoria.ca>; Shannon Perkins <sperkins@victoria.ca>; Thom Pebernat <tpebernat@victoria.ca>; Miko Betanzo <mbetanzo@victoria.ca>; Ross Kenny <rkenny@victoria.ca>

Cc: Whiskin, Jamie [REDACTED]

Subject: Staff Review | LL000327 Herald Street Brew Works | 506 Herald Street

Good afternoon,

The attached application to LCRB is for Herald Street Brew Works Structural Change Application for a roof top seating area where hours of liquor service will be from 9:00 AM to 12:00 AM Sunday through Thursday and 9:00 AM to 1:00 AM Friday and Saturday; with a total occupant load for the establishment being 277 people (the roof top area adds 99 seats to the existing occupant load of 178 people). The application, letter of intent and floor plan are attached for your review.

Please review and submit your comments by August 21st.

Review and comment by City Staff including Police, Bylaw, Engineering, Sustainable Planning & Community Development, and Business and Community Relations is required. The comments will support a recommendation to council and in preparation of your comments please consider the following as requested by LCLB;

- the location of the establishment, and
- the person capacity and hours of liquor service of the establishment.

Comments should be focused to the following, also as requested by LCLB:

- The impact of noise on nearby residents; and
- The impact on the community if the application is approved

I have attached the application form, floor plan (proposed), the approved in principal (AIP) floor plan, AIP Licence for the lounge, and Letter of Intent for your information.

Thanks,

Ryan

Ryan Morhart
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