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## **TORA TIKI : LETTER OF INTENT**

Our plan for this business is to create a unique space that is distinct in it's approach, style and design. Our vision for this space is an authentic sixties inspired, mid century tiki bar in Victoria B.C. Something we believe would become a destination location for locals and tourists alike for years to come.

The primary function of this business would be the creation and serving of tiki themed cocktails (non-alcoholic options will be available as well), with that said, we also plan on creating a kitchen space to serve food during our hours of operation. The food menu (see attached proposed menu) would compliment our drink menu with offerings such as Polynesian style bites and small plates that stay true to our concept. The food menu will be curated by Chef Nikita Cyr, current owner of Marta Pantry in Victoria B.C.

Even though our intention is to have food service available during our operating hours, we believe the limitation of the total floor space, it's flow and the private function room where we may offer karaoke (to be determined), are barriers to meeting the criteria for the **FOOD PRIMARY** license, hence the application for the **LIQUOR PRIMARY**.

Our location is in the downtown core of Victoria B.C (714 Cormorant), it is surrounded by a mix of restaurants, business, office and residential buildings. We believe the potential for any added noise or disturbances would be nil based on the following:

- **Sound Mitigation** (low level ambient sound in space, mostly 60s surf guitar).
- **Ambient Sound Mitigation** (window sign-age to indicate to arriving or departing patrons to respect noise levels for benefit of any nearby residents).
- **Target Demographics** (we intend on targeting an adult demographic over 29 while also choosing higher price points on food and cocktail menus).
- **Staff Enforcement** (our staff will be directed to enforce all accordances within the "good neighbor" policies so that any nearby residents can be assured we are prepared to take necessary measures within reason to satisfy their concerns).
- **Overall Capacity** (keeping a smaller capacity will mitigate most noise issues as well as other possible disturbances).

Our hope is to be a positive part of the revitalization of the "Fairfield Block" building whose ownership also believes in our vision, which is to create a unique, locally owned and operated inclusive space that our community can enjoy and create memories for the foreseeable future.

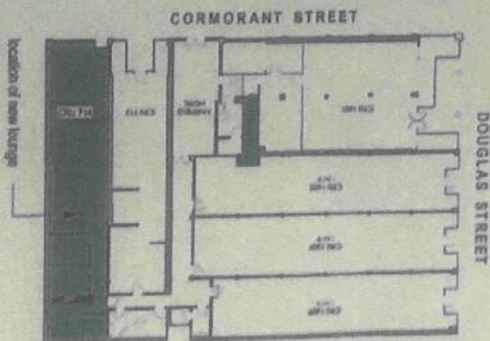
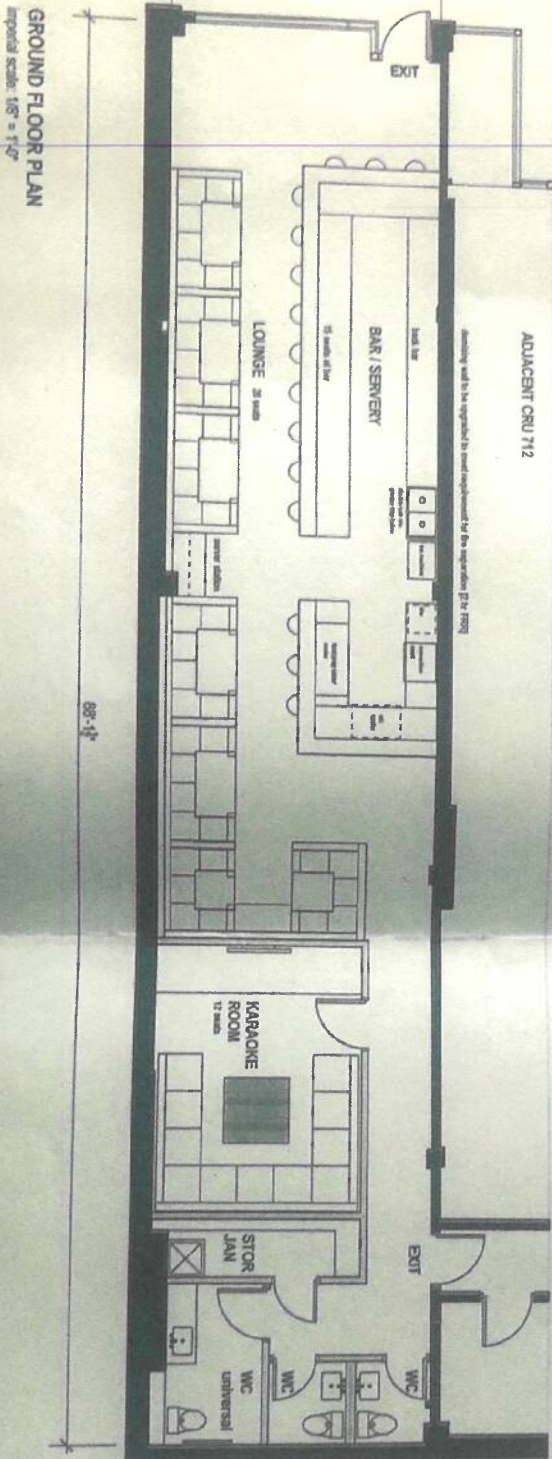
# OCCUPANT LOAD

Occupant load calculation:  
 number of patron/seats: 55  
 number of staff: 5  
**TOTAL 60 persons**

City of Victoria - Fire Department	
* Occupant Load Reviewed Under Current BC Fire Code Only	
Maximum Occupant Load is:	Fire Prevention Officer Name: <i>M. Saba V</i>
Main Floor: 60 Persons	Signature: <i>[Signature]</i>
Mezzanine: - Persons	
Patio/Deck: - Persons	
Total: 60 Persons	Date: <i>Sept 3 2020</i>

# BUILDING CODE ANALYSIS

Occupancy Class: Group A2 Assembly Occupancy  
 Number of Storeys: 3 storeys  
 Interior Floor Area: 1,465 sq ft (136 sq m)  
 Number of Streets: Building faces 2 streets.  
 Sprinklers: Building is sprinklered.  
 FA System: Building is equipped with a fire alarm system.  
 Exit Requirements: Existing two exits to remain.  
 Minimum aggregate required width of exits serving the commercial suite is 552 mm based on 9.2 mm per person, 1,528 mm of exit width is provided.  
 Three washrooms support the occupant load, and include one universal toilet room.



BUILDING KEY PLAN  
 not to scale

Tora Tora Tiki Bar

714 Cormorant Street, Victoria BC

issued for Occupant Load Verification / LCRB Application

22 July 2020

City of Victoria  
 Fire Department

Hillier Architecture Inc.