

Ryan Morhart

From: Watson, Cliff [REDACTED]
Sent: January 28, 2021 10:20 AM
To: Ryan Morhart
Subject: FW: Staff Review | LL000330 Tora Tiki | 714 Cormorant St



Sgt Cliff Watson
Operational Planning
Victoria Police Department
850 Caledonia Ave
Victoria BC, V8T 5J8
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From: Watson, Cliff
Sent: January 22, 2021 3:14 PM
To: Ryan Morhart <RMorhart@victoria.ca>; Michael Hill <mhill@victoria.ca>; Thom Pebernat <tpebernat@victoria.ca>; Shannon Perkins <sperkins@victoria.ca>; Ross Kenny <rkenny@victoria.ca>; Miko Betanzo <mbetanzo@victoria.ca>
Subject: RE: Staff Review | LL000330 Tora Tiki | 714 Cormorant St

I have reviewed the new liquor primary licence application from "Tora Tiki" at 714 Cormorant Street, for a 60-person occupant load, with closing hours until 2am 7-days/week. The application indicates a restaurant lounge, with a karaoke room. (that appears to be a separated space from the main lounge area)

It's worth noting that this is a neighbourhood and building that is under re-development with other commercial units adjacent to the applicant's premise. Above the premise was the former Fairfield Motel – a multi-room rental housing facility which has since been closed down. I am not aware of what the plans for the 2nd and 3rd floor of this building.

The floorplan shows minimal store frontage, with a fairly discrete profile. The capacity is such that its unlikely to result in any significant neighbourhood impacts. Again, I would caution the unknown use of the upper floors at this time. There have been other comments submitted recommending constructions materials and methods to mitigate any noise/music penetration into neighbouring commercial and residential units, which we would also echo and support.

As with almost all new liquor licence applications, its difficult to predict the specific impacts that the new licence will generate – if any. However, we are always concerned with the incremental and collective impacts that increasing the number of liquor seats and hours have on the downtown core and the ability for the Victoria Police Department to service the needs of the community.

This location is close to some frequent late-night food service outlets (pizza joints etc) along the 1200-1600 blocks of Douglas Street. These late-night food outlets typically attract customers emerging from late-night liquor licenced venues, who bring with them a collectively noticeable level of intoxication. This results in calls for service to police. (fights, noise disturbances, and other street disorder) Once again, nearly impossible to allocate the specific instances of disorder to a particular liquor venue.

It's fairly clear over the past 10 years+ that the trend is moving away from nightclubs, and more toward lounges, brew pubs, and smaller liquor venues. The majority of liquor related disorder in the downtown core is centered closer to those remaining nightclub establishments and liquor service venues clustered together in very close proximity.

The application from "Tiki Tora" does not fall into those more troublesome categories.



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From: Ryan Morhart <RMorhart@victoria.ca>

Sent: January 5, 2021 9:49 AM

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

Subject: Staff Review | LL000330 Tora Tiki | 714 Cormorant St

Good morning,

The attached application to LCRB is for Tora Tiki's new liquor primary licence having hours of operation from 12:00 pm to 2:00 am daily with an occupant load of 60 persons. The application, letter of intent and floor plan are attached for your review.

Please review and submit your comments by January 22nd.

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

Thanks,

Ryan

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