

Ryan Morhart

From: Alan Bright [REDACTED] >
Sent: February 17, 2021 1:05 PM
To: Ryan Morhart
Subject: TORA TIKI LIQUOR APPLICATION (714 CORMORANT ST)

Hello,

I would like to support this application.

I live in the downtown core and believe this will be a great addition to it especially during a time where business growth is down specifically in the restaurant industry.

I look forward to visiting this space once open.

Thank you,
Alan

Ryan Morhart

From: [REDACTED]
Sent: February 19, 2021 10:20 AM
To: Ryan Morhart
Subject: Notice of Application 714 Cormorant St.

In response to your letter of February 1, 2021 I oppose approving the liquor licence altogether. The neighborhood has experienced much noise disturbance from both Douglas and Blanshard Streets in the evenings especially in the summer. The address is across the street from a condo unit I own (at 732 Cormorant) and which almost directly faces the 714 address. I lease my condo out to renters. As such I'm concerned that the resulting noise disturbance as late as 02:00 hrs. will annoy renters and discourage future tenancy ultimately devaluing my investment.

Sincerely,
Carl Scheck
1752 Slateview Cres.
Lake Country, BC
V4V 2T4

Ryan Morhart

From: Christopher Chan [REDACTED]
Sent: February 10, 2021 4:54 PM
To: Ryan Morhart
Subject: Re: Tora Tiki Liquor and Cannabis Licence

Hello,

I am the owner of 606-770 Cormorant and I am strongly opposed to the granting of a Liquor Primary Licence between the hours of midnight to 2am daily. Anyone who is up that late and especially "daily" is up to no good and it would be a great safety risk. My female roommate works late hours and the idea of granting this licence brings great fear for her as she walks home from work.

If they were granted this licence, are they willing to be fully responsible if someone who got liquor from their store causes harm? They shouldn't be allowed to reap the profits if they aren't willing to be fully accountable for something happening as a result of obscure liquor hour sales. Also, once is too many, but if they were granted this liquor licence, should one incident occur, their liquor licence during those hours should be immediately revoked. Community safety and mental well-being should Trump this one establishments potential profits. What market of customers is this establishment even targeting with the midnight-2am liquor licence?

I could go on more, and please contact me should you want me to elaborate. But there is absolutely no need in this community for liquor sales between midnight and 2am. Those hours are just asking for trouble.

Best regards,
Christopher

Ryan Morhart

From: Darlene Chan [REDACTED]
Sent: February 14, 2021 5:42 PM
To: Ryan Morhart
Subject: Re: 714 Cormorant - Application for new Liquor Primary Licence - Extended Hours - 2:00 am

Hi,

I live at 770 Cormorant street and I am **totally against** extending hours to 2:00am. Anyone out at that time of the early morning is only looking to make trouble and bring crime to the area. This area is finally getting cleaned up, we don't need to attract these late night/early morning people. If they really need their liquor/cannabis, they can buy during regular business hours like everyone else.

Please do not approve.

Yours truly,

Darlene Chan
605-770 Cormorant Street

Ryan Morhart

From: Deborah Teasdale [REDACTED]
Sent: February 15, 2021 1:47 PM
To: Ryan Morhart
Subject: Liquor Application for 714 Cormorant St.

To whom it may concern,

I recently received a letter in the mail in regards to an application for a "liquor primary" application for 714 Cormorant St.

I would simply like to convey my support for this application and am very interested in seeing a Tiki Bar in our city. My partner and I live in the Hudson building nearby and are excited to have a new place that sounds exciting to visit in close proximity.

Thank you,

Deb Teasdale



March 12, 2021

To whom it may concern,

I would like to reach out in support of the application being made by Tora Tika for a new liquor license at 714 Cormorant Street. As the owner of a strata unit in the neighbouring block the continual activation of new food and beverage services on the north edge of downtown only increases the value of our property. The quality of life and street front activation of evening businesses open past 8pm increases the quality of life for the residents of our unit as well as creates a cultural and social link to the rest of downtown.

We applaud the applicant for having the courage and fortitude to open a new hospitality-based business in our current climate and look forwards to supporting the establishment as a patron.

Sincerely,

A handwritten signature in blue ink, appearing to read 'jmeas', is written below the word 'Sincerely,'.

Elizabeth J. Mears

Managing Director

Oak Bay Rental Investments Ltd.

Ryan Morhart

From: gabrielle martineau [REDACTED]
Sent: February 24, 2021 8:56 PM
To: Ryan Morhart
Subject: Tiki Lounge Liquor Application (714 Cormorant)

Hello,

As a resident of the nearby Corazon building, 732 Cormorant, I was happy to see this application notification come in the mail.

I am familiar with the group behind this project and believe they will do a great job in bringing another unique brand to our city, especially during a time where most businesses are struggling.

So please add my name to those who are very much in support of this application.

Thank you,

Gabrielle Martineau

Ryan Morhart

From: Hilary Coupland [REDACTED]
Sent: February 12, 2021 6:15 PM
To: Ryan Morhart
Subject: Permits and inspections, re 714 Cormorant St

I received a letter today concerning the proposed Liquor Primary Licence at this address. Please give me more information. Is it to be a restaurant? Night Club, Jazz Club? What sort of music will be playing? What will be the business hours? It says in the letter from noon to 2:00AM. I'm also concerned about the late night wanderings of people. My terrace fence has had men climb over the fence and trying to break into my apartment, on more than one occasion, with police being called. There are already enough late night issues in this neighbourhood without adding to it.

Please tell me the nature of the business. My property is at 732 Cormorant St - The Corazon. My property has a large terrace from which it is possible to hear all activity from Centennial Square. I'm concerned about the noise level. There is a big difference between a nightclub/restaurant and a biker bar.

Thank you,
Sincerely,
Hilary Sandford
Apt 203
732 Cormorant St

Ryan Morhart

From: Jeff Smithson [REDACTED]
Sent: March 2, 2021 1:34 PM
To: Ryan Morhart
Subject: TORA TIKI LOUNGE LIQUOR APPLICATION

Good Afternoon,

I noticed some construction today, going on just down the street from my apartment at 770 Cormorant. I made an inquiry to the gentleman at the site about the project. They informed me the intent was to open a "retro tiki lounge" with small food items as well. While I have no issue with the project (I believe it's a great idea and will be received well by the city) I was concerned about the sound mitigation.

I was told they only have 60 total seats and their hours fall in line with their other business in the core which has not received any noise complaints to date. He went on to mention that ambient sound mitigation will be something they will be watching closely in order to be a "good neighbour".

After a nice chat with a gentleman who identified himself as one of the owners, I believe this project will be a great addition to the neighbourhood, it's unique, fun and lends itself to a great destination for tourists alike in an area of the core that is slowly coming to life.

Please add my name to the "in favour" column for this application.

Thank you,
Jeff

March 14, 2021

To whom it may concern,

I would like to reach out in support of the application from Tora Tiki for a new liquor license at 714 Cormorant Street.

It would be lovely to have a bit of the social, sit-down vibe of downtown move down our way along with all the shops and pop-in spaces. Something well run and community oriented would support all of the residents in the area to have a place to share social connection while maintaining the community experience that drew us to this neighborhood.

The folks who created St. Franks have been wonderful and conscientious community members and we would be lucky to consider them neighbors. Their capacity to create safe and supportive spaces is a rare and we are thrilled for the opportunity to support them in their next endeavor.

Sincerely,

Jessica Murray

Ryan Morhart

From: [REDACTED]
Sent: March 14, 2021 5:42 PM
To: Ryan Morhart
Subject: Notice of Application for new Liquor Primary Licence

Hello,

I would support a modification of the hours of liquor service at Tora Tiki from 12:00 PM TO 12:00 AM.

Kim Cameron
732 Cormorant Street

Ryan Morhart

From: Kim Stanton [REDACTED]
Sent: March 14, 2021 11:50 AM
To: Ryan Morhart
Subject: Tora Tiki liquor licence application

Attention: Manager, Permits & Inspections

I am the owner of a residence on Cormorant St and received a notice of the liquor licence application regarding Tora Tiki at 714 Cormorant St.

I do not necessarily object to a liquor licence being issued but I do have concerns about the hours of licensed service extending to 2am. I would prefer an earlier time for close of licensed service in order to lessen the likelihood of street noise in the middle of the night. Ideally service would end no later than 11pm or midnight at the latest. We do experience quite a bit of disruption from people making loud utterances on the surrounding streets at night and it would be appreciated if new licences are structured so as not to add to the noise in the neighbourhood.

Thank you for your attention to my concerns.

Ryan Morhart

From: levi hawk [REDACTED]
Sent: February 13, 2021 9:27 PM
To: Ryan Morhart
Subject: 714 Cormorant Liquor Application

Hello, I'm writing in full support of the proposed liquor license for 714 Cormorant Street. I believe this will help an upcoming area of downtown. It's great to see more small and local businesses continuing to try and grow in these uncertain times.

Levi Mckechnie



1715 Government Street
Victoria, BC V8W 1Z4

Mayor Lisa Helps and Council
City of Victoria
c/o Mr. Ryan Morhart – Manager, Permits and Inspections
No.1 Centennial Square
Victoria, BC V8W 1P6

30 March 2021

Re: NEW Liquor Primary Licence – 714 Cormorant Street in The Fairfield Block

Dear Mayor Helps and Council,

The DRA Land Use Committee has reviewed the application that proposes to convert a commercial retail unit, formerly a hair salon, in the heritage Fairfield Block to operate a new Liquor Primary Licence with a concept named the Tora Tiki with hours of licenced service from 12:00pm to 2:00am daily and a total occupant load of 60 people inside with no exterior seating.

The concept for a Tiki lounge appeals to some, but the significant issue under consideration is whether it is appropriate or advisable to insert a new late night liquor primary licence operation in a building with residential uses above and within a residential/office district where none has existed before.

In absence of the long-anticipated Municipal Alcohol Policy, the LUC developed and the DRA ratified the DRA Policy for Liquor Primary & Late Night Food Primary Liquor Licences on 02 Feb 2020. All relevant liquor applications are reviewed on the basis on this policy and our assessment of the application's performance is included below.

Feedback from the committee is as follows:

- In the Letter of Intent, the applicant refers to the potential for karaoke. However, patron participation is not included in this application. This is problematic in relation to two issues. First, the ambiguity presented in the LOI suggests that the applicant does not have a fully developed business plan and that approving a late-night liquor primary with a "lounge" concept may be a short-lived operation. Secondly, amplified karaoke in a converted commercial retail unit within a heritage residential building, without comprehensive noise abatement will only contribute to conflict between onsite residents and the operator.
- This application feels like an attempt to get their foot in the door. Will they be back, asking for more of everything? Not supported.
- The continuing concentration and proliferation of late night liquor primary seats in the downtown is concerning. Will there be no residential districts in our downtown community where residents might expect to continue to enjoy the quiet enjoyment of their homes?

- There have been a great number of applications for increased liquor primary seats, however, there is no City policy that applies within the downtown area regarding the siting of late night liquor establishments and proximity to residential development or vice versa.
- No City policy exists requiring residential developments to achieve mandatory standards of “sound transmission class” (soundproofing) for developments constructed within the “entertainment” areas of Downtown.
- No City policy exists requiring late night liquor operators to achieve mandatory standards of “sound transmission class” (soundproofing) between licenced spaces and residential units.
- The current COV noise bylaw is not suited to govern in cases of noise generated by liquor establishments.

The DRA LUC points out that the introduction of late night liquor outlets in established residential districts (or vice versa) has typically been highly problematic. This ongoing situation requires comprehensive policies be created to address and mitigate potential conflicts BEFORE they arise. Certainly with the focus of much of the regional growth strategy on densifying the downtown core with many more thousands of residents, the need for such a policy is acute.

DRA LUC members strongly support a vibrant downtown that includes late night drinking establishments but cannot support this application in its current form.

For your reference, we have also included the DRA LUC Liquor Policy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland
Land Use Committee Chair
Downtown Residents Association

	DRA LUC Liquor Primary Policy Items	Performance of Application Relative to Policy
1	Proximity to residential buildings & units	Directly below and adjacent to existing residential units
2	Sound mitigation	No onsite soundproofing to mitigate noise for adjacent residential units nor consideration for whether neighbouring residential units have sufficient window Sound Transmission Class Ratings or Air-conditioning.
3	Capacity (indoor)	60 people
4	Days & hours of operation (indoor)	12:00pm – 2:00am seven days a week
5	Excess patron noise	This would be the only late night liquor primary operation in the immediate area. Any late night patron noise would be considered to be in excess relative to existing conditions.
6	Outdoor seating: proximity, capacity, hours	N/A
7	Late night hours: rationale for extension	N/A
8	Patron participation	Karaoke? Not listed in Notice of Application
9	Entertainment endorsement	N/A
10	Implication of licencing in perpetuity	There's never been a liquor primary operation in this building operating seven days a week until 2am directly neighbouring existing residential units. Proposed (and future) liquor primary operations are anticipated to put the two uses in conflict.
11	Food service strategy (Food Primary)	N/A
12	Food Primary Licences: Sales Records	N/A
13	Level of support of residents	Some support for the concept. Substantial concerns around operating hours, noise both from the venue and on the street and long-term implications of inserting the first liquor primary in the area in a residential building and district.

**Victoria Downtown Residents Association
Land Use Committee
Liquor Primary & Late Night Food Primary Liquor Licence
Applications: Policy
02 February 2020**

The Victoria Downtown Residents Association's Land Use Committee ("LUC") has been extremely consistent in expressing concerns regarding Food Primary Applications that propose to operate after midnight and Liquor Primary Applications within the Downtown Harris Green Community. As residents, we support an active, dynamic community with a diversity of entertainment and business operations. In addition, we support the long-term coexistence of residential uses and business operations. The following policy provides clarity to community stakeholders regarding the parameters the LUC uses to assess each application. The LUC may withhold support for an application if any of the following aspects are not adequately addressed.

1. Proximity to residential buildings and units

Sufficient separation between licenced venues and residential units is required to ensure liveability for residents and the successful coexistence of licenced operations and residents. Support may be withheld for applications that propose inserting licenced venues proximal to residential units. We may decline to support any liquor application that is proposed to be located in an existing residential building. (Likewise, we do not provide wholesale support for the creation of residential units adjacent to established licenced venues without comprehensive mitigation strategies.)

2. Sound mitigation

Support may be withheld for applications that have not properly mitigated noise impacts on effected residential units through proper design and soundproofing assemblies with consideration for whether neighbouring residential units have sufficient window Sound Transmission Class Ratings and air-conditioning.

3. Capacity (Indoor seating)

Support for an application may be withheld if the requested capacity is expected to negatively impact the residential community. EG. Large capacity operations with late night hours of operation adjacent to residential units will not be supported.

4. Days and hours of operation (Indoor seating)

An application may be supported if the days and hours of operation are not expected to negatively impact the residential community.

5. Excess patron noise

Late Night Food Primary and Liquor Primary operations often come with associated nuisance noise, such as patrons congregating on the street, yelling, and smoking, etc, patrons exiting en masse on closing, and interior noise related to capacity. An application may be supported if excess patron noise is not expected to negatively impact the residential community.

6. Outdoor seating (Patio or Sidewalk): proximity, capacity and hours of operation

Hours of operation for outdoor seating areas may be regulated differently than for the related indoor operations. An application may be supported if the

capacity and hours of operation for outdoor seating areas are not expected to negatively impact the residential community. The proximity of residential units to outdoor seating areas will be assessed on a case-by-case basis in terms of the potential impact.

7. Late night hours – rationale and justification required for both Liquor and Food Primary

Support for late night hours may be withheld if an applicant does not supply their rationale and justification for extended hours. These will be assessed on a case-by-case basis in terms of the potential impact on the residential community.

8. Patron participation

Support for the inclusion of patron participation will be assessed on a case-by-case basis relative to the other aspects of this policy.

9. Entertainment endorsement

Support for the inclusion of entertainment endorsement will be assessed on a case-by-case basis relative to the other aspects of this policy.

10. Implications of licencing in perpetuity

Support for an application will consider the potential long-term impact of the existence of the licence beyond the proposed business model and current operator/applicant.

11. Food service strategy (Food primary licences)

Applications for new food primary liquor licences requesting late operating hours will also be reviewed on the basis of their food service strategy. Support may be withheld if an application does not demonstrate that food service is the focus of the operation after midnight. Food primary applications for venues that intend to effectively operate as liquor primary venues will not be supported.

12. Food Primary Licences: Sales records

Applicants are requested to demonstrate that food service will remain the focus of their operations. Support for the extension of operating hours for existing food primary liquor licences will be determined on the basis of sales records for food and alcoholic beverages for evening hours. Food primary venues that intend to effectively operate as liquor primary venues in the late night will not be supported.

13. Level of support of residents

Support or concerns expressed by residents in the neighbourhood through letters and emails also inform the LUC and will shape the level of support for applications.

Manager, Permits & Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6
rmorhart@victoria.ca

March 11, 2021

RE: Liquor Primary Licence of Tora Tiki; 714 Cormorant Street

Dear Mr. Morhart,

I am writing as a resident of 732 Cormorant Street in response to the application for notice of a primary liquor licence by **Tora Tiki**, the proposed cocktail bar at **714 Cormorant Street**.

First, I am respectfully writing this letter in hopes of expressing my concerns with the proposed business and their licencing, but with discouragement that it will not be looked upon with consideration and consequence. I say this as it is assumed that providing such a space to voice these concerns is an attempt to engage community in a meaningful consultation process. However, often times collaborations such as these are devoid of effectiveness when the consultation is treated as a 'check box' on the list of items required to obtain a licence.

With public advertising of Tora Tiki already taking place and significant leasehold improvements occurring at 714 Cormorant Street, it feels as though there is little purpose to these community consultations apart from symbolism and performance. As disappointing as it is, I still wish to include my thoughts on the licensing for the public record.

Noise Levels

Night activity and street noise is a considerable concern with the opening of a cocktail bar. Cormorant Street is a quiet area, despite being located in the downtown core of Victoria. This is in part due to most of the street being residential units and the remaining users being daytime office buildings or small retailers. Tora Tiki will be the only night-time operations, in which the sole bar is expected to generate a significant amount of noise pollution to the street – noise pollution that is unfamiliar and uncommon to the neighbourhood. The street is not the best example of smart urban planning, with noise echoing between the office building and our residential buildings, as well as most homes being poor sound insulators with large glass windows.

Our building at 732 Cormorant Street contains 72 residential units, with 770 Cormorant Street containing 52 residential units. Although the Fairfield Hotel at 710 Cormorant Street is vacant, their 62 units have the potential to become residential in the future. This means **124-186 residential units** are directly impacted by any potential noise from Tora Tiki's operations.

The largest concerns of noise include:

- Groups of people loitering outside of Tora Tiki (e.g. smoking, line-ups into the bar, people lurking after the bar has closed)
- Intoxicated individuals yelling into the late hours of the night, both during operating hours and after closure
- Music permeating from the bar, such as people entering and exiting, or the doors being propped open
- Potential noise that could be generated should any outdoor seating be permitted

Most of these concerns stem from the fact that the entrance of Tora Tiki is located on Cormorant Street in close proximity to our south facing home. Personally, I would be more comfortable with their licencing if their entrance was not facing the street we directly live on. For example, the soon-to-be restaurant on the corner of Cormorant and Douglas has their main entrance located on Douglas Street, and so there are expectations that much of the above concerns will be avoided. However, given the location of Tora Tiki this is not feasible, but it is a point worth pointing out for consideration.

Overall, this raises questions on how will sources of noise be identified, acknowledged, and managed? Who will be responsible and held accountable for excessive noise from the bar? Who will ensure the lives and sleep of residents on our street will be respected and compliance with noise bylaws be met?

A growing number of urban planners are looking to lessen noise pollution in cities, particularly through the careful and thoughtful mixture of commercial and residential spaces. This is because significant studies demonstrate the detriment to people's mental and physical wellbeing when their home life, leisure time, and sleep are frequently and regularly interrupted by noise. This is why noise levels are a primary concern, and something that needs to be considered when issuing and permitting business licences for particular operations. I would assume this is also why community consultation is a part of the licencing process for businesses such as these.

Other Concerns

There are other secondary concerns that arise with the opening of Tora Tiki, including:

1. Patrons littering, urinating, throwing up, etc. outside our homes. This is something that would frequently occur when the business *Calculus*, located at 712 Cormorant Street, would host late night events with alcohol (prior to COVID-19).
2. Street harassment towards residents of Cormorant Street.
3. The overcrowding of available public street parking for residents and businesses who already live and operate on Cormorant Street.

Conclusion

I cannot support the proposed licence of Tora Tiki at 714 Cormorant. There are many unanswered questions and too little enough information from the Owner's themselves to demonstrate how they will mitigate the expected harmful impacts their business will have. It is not practical to

expect residents to 'move' should their living situations become intolerable. The rental vacancies in Victoria are incredibly low, whereas commercial spaces are abundant.

Although I acknowledge the economic benefits to new businesses at this time, particularly restaurants and bars, there is little evidence to demonstrate that Tora Tiki needs to operate at this exact location, a location that is on a primarily residential street with no other noise-generating businesses.

I understand that a letter such as this reads as many other's with respect to noise concerns. However, Cormorant Street, like each neighbourhood, has its own unique context that is worth considering when deciding on the licencing of nearby businesses. There are specific characteristics of this community that make opening a nearby cocktail bar a particular challenge (perhaps more so than other neighbourhoods), many of which are structural factors that we cannot change ourselves to protect ourselves from noise pollution:

- This is a street in which half the users are permanent, long-term residents;
- Residents are the only users in the evening house, and are therefore the only ones impacted by the late-night operations of Tora Tiki;
- Our homes have not been designed to reduce sound levels (i.e. large glass windows and no external walls means there is absolutely no noise insulation);
- There is a significant amount of echo from the large office building and residential buildings, with no structures to prevent noise from appearing louder and travelling further; and
- There are no noise-generating businesses or traffic to 'drown out' street noise.

I hope these concerns will be treated with empathy, as a lot of time and labour has gone into to demonstrating this argument.

Thank you for your consideration.

Warm regards,



Lisa Slager

778.871.3464



Ryan Morhart

From: Matthew Smith [REDACTED]
Sent: March 14, 2021 1:21 PM
To: Ryan Morhart
Subject: Tora Tiki - Cormorant st liquor licence application

Ryan Morhart,

I hope this finds you well. I'm writing regarding the application by Tora Tiki on Cormorant St. I've been living on Cormorant Street now for a number of years, and despite the street being part of the downtown area I have found that it is a fairly peaceful area. It is most residential, there are families in the condo buildings and the noise is minimal from the passing pedestrians. I was extremely supportive of the temporary housing that existed at the Fairfield hotel and disappointed that the building was unable to secure funding in order to house the people that needed the support from Pacifica Housing.

I am, however, concerned by the application from Tora Tiki for a licence to serve alcohol located on my street. I am primarily concerned by evening noise that will be disruptive to the neighbourhood and to the residents that are already living on this street. My first concern is of music coming from the bar. It's very common to hear music from bars, you just have to walk by Swans to see that bars will have speakers set up on the outside, and the office building on the opposite side of the street creates an insulator of noise that elevates it louder. MY second concern is that outside seating may be setup outside of the bar, during covid this has become common to increase seating capacity to ensure that bars can be successful, this would be fine in an area that isn't residential but as I've said this area has residential properties and will create noise disturbances. My third concern is that patrons of the bar will be noisy as the bar closes, which would be around 11pm-2am depending on the day of the week. This always creates noise as patrons will have been drinking throughout the evening. As I have mentioned this street is quiet and this will dramatically reduce the quality of life for many people here.

I do not support this licence for these reasons. I am extremely pessimistic that my concerns will be listened to, I have already seen that the landlord is already doing the leasehold improvements to the property in anticipation of approval.

Thank you,
Matthew Smith

Ryan Morhart

From: MAUREEN HARE [REDACTED]
Sent: February 24, 2021 2:10 PM
To: Ryan Morhart
Subject: Notice of Application for A New Primary Liquor Licence at 714 Cormorant Street

To: Manager, Permits & Inspections
Sustainable Planning and Community Development Department

I am writing in response to an invitation from the City of Victoria to provide comments related to the above-noted Liquor Licence application. I am strongly opposed to the granting of this licence, for the hours indicated, as I feel the inevitable noise and disruption that accompanies such late night establishments is incompatible with the immediate neighbourhood.

I reside at 1103-732 Cormorant Street, a 70 unit Condominium residence known as the Corazon, which is located less than 25 metres from the location seeking a licence to serve alcohol from 12:00 pm to 2:00 am daily.

My husband and I chose to live in this location of downtown Victoria because it is removed from the "entertainment district" establishments that tend to be congregated along Douglas and Government Streets, between Courtney and Yates Streets, where bars, pubs and nightclubs are open until 2 am and intoxicated patrons spill out into the streets up until 3 am, often shouting and swearing, without consideration for nearby residences. The Corazon was constructed in 2006 and in the ten years we have lived here, we have found it to be in a relatively quiet residential area with a mix of office and commercial businesses. Residents of our building range from families with children, to working singles and couples, to retirees. I have concerns regarding the negative impacts the noise from patrons of "Tiki Tori" coming and going from late in the evening into the early morning hours, 7 days a week, will have on those who reside here. As with other downtown bars, smokers will gather out front and, as the night goes on, the more intoxicated people will become, leading to louder outdoor voices and potential altercations. Not something we want to invite into our neighbourhood.

Our unit is on the southwest corner of the building and overlooks Cormorant Street. Any noise from the street tends to funnel up the side of our building, reflecting off the newly constructed buildings on the opposite side of Cormorant. We are used to an expected level of city noise from traffic and occasional sirens but not to the extent of being regularly disruptive into the wee hours of the morning as I anticipate the noise from a late night bar in such close proximity to the building will be.

This area of Downtown Victoria is experiencing increased residential growth, including the Hudson One and other projects on Fisgard and Herald Streets. Cormorant Street seems an odd location to open an establishment that would be licensed until 2 am. Other nearby restaurants close much earlier (Sherwood Cafe and Bar at 710 Pandora - 9 pm, The Mint at 1414 Douglas - 10 pm) and they are not situated as close to a high density condominium as this proposed bar, which is replacing a hair salon that had been there as long as I've lived here. A new Toptable Group restaurant is slated to be opening at 1515 Douglas Street on the corner of Douglas and Cormorant Streets. If its operating hours are similar to other Toptable Group restaurants in Vancouver, it won't be open past 11:00 pm which seems much more compatible with the immediate neighbourhood.

I also have concerns with the potential precedent that could be set through the granting of a liquor licence to serve alcohol until 2 am at this location. Will other vacancies in this building be filled with bars if this licence is granted? There is a prime vacancy at the corner of Douglas and Cormorant Streets in the same building (bottom floor of Fairfield hotel). I would hate to see this area of Victoria become another entertainment "hub," negatively impacting nearby residents and requiring the ongoing intervention of our already over-worked Victoria police force.

If a liquor licence is to be granted for this location, I strongly urge you to consider ending service no later than 10 pm daily, which would ensure that patrons have vacated the establishment by 11 pm -- timing which is much more considerate of the neighbouring residents of the Corazon, some of whom have lived here for fifteen years.

Thank you for the opportunity to provide input.

Sincerely,

Maureen Hare

(Please do not include my email address with any shared correspondence).

Ryan Morhart

From: Nikita Cyr [REDACTED]
Sent: February 23, 2021 2:42 PM
To: Ryan Morhart
Subject: tiki bar opening

Hello,

My name is Nick, and I am writing about a letter I got in the mail regarding a liquor application for Tora Tiki. I live down the street in the Hudson Mews apt. 304, and I think this place will be an awesome addition to the neighbourhood. Since covid the area has become a lot less appealing to walk around in, and this is an opportunity to change that. This idea is so fun and vibrant, and if it's the same group that opened Saint Franks then this is a no brainer.

Please allow this to open!!

Nick Cyr

Re - Notice of Application for a
Liquor Primary Licence at
714 Cormorant St. made
by Tora Tiki

February 12th, 2021



Dear Manager,

I have been an owner in the CORAZON BLDG. (#732 Cormorant) for 10 years. My condo is my HOME and RESIDENCE year-round. The CORAZON is a respectable and well-kept building with 72 condos of varying sizes and styles.

Common PROTOCOLS at the CORAZON advise all owners to respect the proximity of other owners in our daily lifestyles - including limiting and quieting any outside noise between 10 pm and 7 am. NOTE: Any concerts and activities at Centennial Square (further away than 714 Cormorant) are CLEARLY AUDIBLE at the CORAZON.

The CORAZON BLDG. RESIDENTS also have to deal with local foot traffic and loiterers / lookers due to its location downtown. These activities already pose concerns and solutions for safety on an ongoing basis.

I AM COMPLETELY AGAINST the above Notice of Application. Major concerns about: Noise (until 2AM?), SAFETY (foot traffic, revellers...), more LOITERING, LACK OF PARKING and UTTER UPHEAVAL OF MY LIFE! and HOME

Thank-you for your consideration, R.D. ROSS (owner)
rdross.

Ryan Morhart

From: robert ross [REDACTED]
Sent: March 4, 2021 9:48 AM
To: Ryan Morhart
Subject: Re-Application for Liquor Licence for 714 Cormorant...

Good Morning,

This letter is further to my hand-written response to the above-made Application, mailed to you on Feb. 12th, 2021.

I have owned my private residence in the Corazon Bldg. (732 Cormorant St.) for 10 years. This is my home. This is where I live. This is where I sleep every night. There are 71 other private homes in the Corazon.

I am ADAMANTLY (100%) AGAINST the above Application for Primary Liquor Licence for several reasons :

PROXIMITY ... the proposed site (914 Cormorant) is a mere 25 STEPS to the Corazon
NOISE ...cars and people coming/going and entering/ exiting the bar/lounge club (until 2am daily!)
NOISE ...sound from the club itself (music etc.), especially when the doors open and close for patrons
NOISE ...people milling about the club entrance and environs (again until 2am daily!)
STRATA BYLAW ...the Corazon has a bylaw for all its residents as per the City of Victoria bylaw which states that QUIET TIME is between 10pm and 7am !
CONGESTION in this very short block of Cormorant St., ie. there is limited space and parking in this area
SOUNDS in this block are MAGNIFIED due to the rebounds off the buildings on both sides of the street
LOITERING of people in this block is always a concern for safety and security to all residents of the Corazon ...
certainly a BAR/LOUNGE open from 12pm to 2AM daily !
will not mitigate this concern, but rather - exacerbate it !

In summary, I believe ANY approval for a Liquor Licence for 714 Cormorant St. would negatively impact the daily life of all residents at the Corazon. The ability for residents to peacefully enjoy their private living space would be severely diminished. These unnecessary and unwelcome stresses surely should and must be considered when evaluating the Application for said Liquor Licence .

Thank you for seriously considering my response,

R.D. Ross

peace, love and joy !!!!! ... 🙌😎

Ryan Morhart

From: Robert Miller [REDACTED]
Sent: February 15, 2021 5:44 PM
To: Ryan Morhart
Subject: Application by Tora Tiki for a new Primary Liquor Licence at 714 Cormorant St

To: Manager, Permits and Inspections
Sustainable Planning and Community Development Department

I am writing in response to your invitation to comment on the proposed Liquor Licence noted above.

I am a resident owner at the Corazon, specifically 1103 - 732 Cormorant St. My suite is directly above Cormorant St. and is in close proximity to the proposed location of Tora Tiki.

The Corazon is a high density residential building occupied by residents of all ages, including families with children. This area of the city is rapidly evolving as a quality high-density residential neighbourhood, including adjacent Denby Place at 770 Cormorant, as well as nearby residential buildings at the Hudson development. The area is intermixed with office and commercial space, such as 1515 Douglas, 715 Pandora, and 722 Cormorant St. These office buildings are highly compatible with this high-density residential neighbourhood since their operations are generally quiet, and conducted during normal daytime working hours. However, I do not believe a licenced establishment serving liquor until 2am is compatible with this neighbourhood. Noise from street activities on Cormorant tends to travel easily and can be readily heard on all floors due to the hard reflecting surfaces of the buildings in the area. Residents here accept that a certain level of noise is inherent in living downtown, but late night noise from entertainment activity is not compatible with the peaceful enjoyment of a residential neighbourhood. Accordingly I am opposed to granting a liquor licence to any establishment in this neighbourhood which extends past 11pm.

Note that nearby restaurants and lounges in this area close much earlier than the proposed 2am, more typically 9pm (the Palms, Tacofino, Sherwood). Late night liquor licence hours are more compatible with the entertainment districts in the city, not its residential districts. I implore you not to approve this application in its current form, but rather amend it for closing hours of 11pm or earlier, consistent with other businesses in the area.

Thank you,
Robert Miller

Ryan Morhart

From: Robyn Stevenson [REDACTED]
Sent: March 13, 2021 5:15 PM
To: Ryan Morhart
Subject: New Business Tora Tiki

Hello,

I am writing to tell you that I fully support this new business coming to our community. In a time of businesses suffering and shutting down and restaurants in a bad position I think this will make a positive impact on the downtown core. There are few places to go where you can enjoy a good drink with friends and there is a serious lack of places that provide a unique experience. We need more specialty liquor primary's and less pubs. This is a great idea and I hope it happens! I live near the area and I am really excited to see it growing! Let's promote good business by allowing more places like this to exist in our little city.

Kindly,
Robyn Stevenson

Sent from my iPhone

Ryan Morhart

From: Romney Shipway [REDACTED]
Sent: February 9, 2021 9:15 PM
To: Ryan Morhart
Subject: Liquor Primary License for Tora Tiki

Hi

I just received your notice in the mail. I am an owner at the Hudson, 420-770 Fisgard street V8W 0B8.

I strongly oppose the Liquor Primary License for the occupants of 714 Cormorant Street (Tora Toki) as I don't want this to be a drinking/nightclub neighborhood, and if this is granted, it may set precedent for more drinking only establishments, which in time could ruin the neighborhood.

Thank you for your consideration,
Romney Shipway

Ryan Morhart

From: Shanelle Routley [REDACTED]
Sent: February 15, 2021 1:59 PM
To: Ryan Morhart
Subject: 714 Cormorant (Tiki Bar Application)

I live at 306-732 Cormorant in the Corazon building a few steps up the street from this proposed tiki bar application.

I would like to add my name in support of this application. With only a 60 person occupant load and their proposed intent and design for the space I don't believe there will be any added noise that would be of any significance.

I believe this, with the eventual opening of the Top Table space across the street will help vitalize our neighbourhood in a positive manner.

I look forward to hearing more details about their project in the future.

Thank you for your time,

Shanelle Routley

Ryan Morhart

From: Shawna Muralt [REDACTED]
Sent: March 14, 2021 10:36 PM
To: Ryan Morhart
Subject: Tora Tiki Application

Council,

I would like to support this application.

Myself and my partner are residents of the nearby Corazon building and were out for a walk today when we happened by this space and noticed the application in the window.

We both believe that this is such a great sign that small businesses are still able to grow in this city even during the most challenging times and with it, authentic and unique ideas.

We wish these operators well in their endeavour, and look forward to being a patron at our local tiki bar soon.

Sincerely,
Shawna Muralt

Ryan Morhart

From: steve miller [REDACTED]
Sent: February 23, 2021 11:38 AM
To: Ryan Morhart
Subject: Tora Tiki Liquor Application

I was made aware of this application this morning, I also live nearby in the hudson building at 770 Fisgard St.

I am excited to see the remediation of that building into something more vibrant with new businesses coming into our area of the downtown.

I am in support of this application with hopes others will follow suit (also excited for new TopTable restaurant in Jawl building).

I appreciate the time and look forward to visiting "Tora Tiki" in the future.

Steve Miller

Ryan Morhart

From: Timothy Fletcher [REDACTED]
Sent: March 7, 2021 3:27 PM
To: Ryan Morhart
Subject: 714 Cormorant St. Liquor Primary

Hello,

As a big fan of tiki bars, I would like to support this application.

I live in the downtown core and am happy to see new places being built out with what must be a massive risk for the stakeholders during this pandemic, especially those that offer something completely unique.

I think this location is fantastic for this idea, I really like seeing other new locally owned places pop up in areas of town other than lower Yates.

Thank you,
Tim Fletcher