

Ryan Morhart

From: Alex Montgomery <[REDACTED]>
Sent: June 27, 2020 7:28 PM
To: Ryan Morhart
Subject: Fwd: 1 Cooperage Place, Notice of Application for a new Liquor Primary License

----- Forwarded message -----

From: Alex Montgomery [REDACTED]
Date: Fri, Jun 26, 2020 at 4:50 PM
Subject: 1 Cooperage Place, Notice of Application for a new Liquor Primary License
To: <morhart@victoria.ca>

I will state my conclusion first. I am **against** this application.

My rationale is as follows:

Usually, I do not comment on these notices.

However, I reside at 165 Kimta Road. Consequently, I am currently witness to and affected by the lack of **Parking** resulting from the popularity of the 'Boom and Batten Restaurant and Cafe', particularly during the 'meal hours' of each day of the week.

This Application would result in a further compounding of the local Street Parking availability or more specifically, the lack thereof. Further, if the drinking establishment attracts a younger generation, more **Noise** could exacerbate the situation.

This area is predominately a residential area, not a commercial one.

Yes, we have underground parking but our guests do not. I do not see why I have to be responsible for shepherding our guests to limited underground visitor parking spaces in our complex.

I understand the attractiveness and ambiance of the waterfront location of the marina complex. However, I do not understand why persons from the Suburbs benefit at our expense. We pay taxes to the City of Victoria, many of the patrons of the marina do not.

Yes, locals do and probably would use the marina facilities. However, for the most part they do not contribute to the current parking situation and because of their average age, certainly not to any potential Noise from drinking at the proposed Bar.

Alex Montgomery

Ryan Morhart

From: Tony Steele [REDACTED]
Sent: July 26, 2020 3:46 PM
To: LCRBLiquor@gov.bc.ca; Ryan Morhart; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Victoria International Marine proposed liquor permit.

Victoria International Marine proposed liquor permit.

July 26, 2020

To Whom It May Concern:

I would truly be surprised if the liquor board and council approved the application for a new liquor permit by the Victoria International Marina. This residential community that already deals with the noise and parking issues brought on by the recent opening of the Boom & Batten restaurant.

The bylaw's complaints department with the City of Victoria has a long list of calls regarding noise and parking issues regarding the Boom & Batten restaurant. This liquor license application is very vague as to the intentions of the business development plan regarding the liquor application.

The original application for the Victoria International Marina was focused on a Marina with a restaurant facility. The restaurant seems to be fairly successful considering the noise, parking issues, and early morning delivery trucks created in this once quiet residential neighborhood. The Marina should focus on its core business proposal of being a Marina for mega sized yachts, which doesn't seem to be successful as most of the marina has empty slips even during the busy summer months.

We understand that the Marina is up for sale and it would seem that the loosely constructed application is only intended to sweeten the real estate deal. If the Victoria International Marina intends to have a special event, then they should apply for a temporary liquor permit just like any other special event that's held in the city.

Please consider the quality of living for residents (and major tax contributors) on the Songhees walkway area and DENY the application.

Regards,

Anthony Steele

801-75 Songhees Rd

(within the 100-meter zone)

Ryan Morhart

From: Arlene Gibson [REDACTED]
Sent: July 10, 2020 4:08 PM
To: Ryan Morhart
Subject: Liquor licence Victoria international marina

Manager permits and inspections
1 centennial Square
Victoria

Dear Sir

We are writing in response to your letter advising of a liquor permit request that you have received for the Victoria international marina . Let it be known that we are against granting approval for a licence at this location. There are already two liquor establishments within a few blocks of each other. Three liquor establishments in the vicinity , including the delta ocean point Hotel on Harbour road, Spinnakers and boom and Batten Restaurant.

This is a quiet residential area and

Granting Another liquor license will only bring more people and noise which will greatly impact the quiet residential nature of the area. It will also Negatively impact limited parking in the area which we have already seen with the opening of the Boom and Batten Restaurant. Thank you for your consideration

Arlene Gibson and Patrick Olson 60 Saghalie road Victoria Bc

Sent from my iPhone

Ryan Morhart

From: Arlene Phillips <[REDACTED]>
Sent: June 25, 2020 3:02 PM
To: Ryan Morhart
Subject: Marina Liquor licence

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am very opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. The proposed capacity of 260 people. I attended a private event at the venue with approximately 100 attendees and it felt very crowded. The 260 capacity will result in a "night club" environment focused on pushing liquor sales.
3. The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. The noise caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.
5. There is already an existing liquor primary, Spinnakers Pub, only 230 meters away.

Arlene Phillips, 205 Kimta Rd.
[REDACTED]

Ryan Morhart

From: Barry Watchorn [REDACTED]
Sent: June 28, 2020 8:01 PM
To: Ryan Morhart
Cc: bkwat2
Subject: NOTICE OF APPLICATION FOR VICTORIA INTERNATIONAL MARINA LIQUOR LICENSE AND HOURS OPEN.

My wife and I are strongly opposed to this application. Asking for a total occupancy load (260) is ridiculous. 100 people in this location is about the maximum capacity. The location does not have the ability to supply its own parking area for its patrons. Patrons are already congesting the two short streets that lead into the walkway along the shoreline to the on-water building. Our residential area is already looking at a future of many more hotel rooms and condo buildings. This is also complicated by the fact that our city wishes to narrow the roadway (Kimta) with two bike-lanes and provide less parking. A night club is not needed in this waterfront residential area. We already have a nice licensed restaurant nearby (Spinnakers). The Boom and Batten serves food and is licensed. The hotel (Ocean Pointe) nearby has a restaurant that is licensed. There will be future eating establishments in the new hotel and perhaps bars on the property to the north on Kimta which will have to supply their own parking as per the by-laws.

Main points:

- 260 people is far too many,
- a night club atmosphere with long hours in this area is not the right place,
- the only existing parking is on Kimta and two short streets leading to the walkway,
- existing parking on Kimta will be shrinking,
- this is not needed here.

B. WATCHORN
#317-205 Kimta, Victoria BC.

June 26, 2020

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am very opposed to the proposal as presented.

It was my understanding that the Marina was to be a private international marina serving a select marine clientele, not a place that was open to the general public.

My opposition to opening it up any further is based on the following concerns:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation that is open to all.
2. The proposed capacity of 260 people – this is a very small facility for such a large number of patrons.
3. The noise caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood.
4. **Parking**
 - a. The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood.
 - b. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane as well as parking on Cooperage which is affecting residents in both Ocean Park Towers & The Legacy, not to mention the general public that come to walk the Songhees walk way or to walk to downtown also park in this area.
 - c. Spinnakers Pub, just a couple hundred meters away, also draws a large number of patrons and parking on Kimta Road gets very congested.
 - d. Parking will be even more challenging once the Bayview development is completed, don't forget there are a couple of hotels proposed for that area which will also likely impact parking.
 - e. There are proposed changes to Kimta Road to be more bicycle friendly – this will also impact parking.
 - f. Parking in this area is also impacted when special events are going on such as Symphony Splash & Canada Day fireworks. I am merely pointing out this as I believe it is nice for families to be able to attend those events and if parking becomes hard to find they may stop attending.
 - g. Many people park in this area and walk to town to avoid the congestion & difficulty finding parking down town. If parking in this area becomes too difficult they may also choose to stop shopping downtown.
5. There is already an existing liquor primary, Spinnakers Pub, only a couple hundred meters away. There are two hotels proposed for the Bayview Development which will also likely have liquor licences. Spinnakers, Boom & Batten, the proposed liquor licence for the Marina and likely liquor licences for the two hotels proposed for the Bay View development. Seriously.... that is far too many establishments with liquor licences for this small area.

Respectfully,
Barb Holm
#636-203 Kimta Road

Ryan Morhart

From: Barry Ramer [REDACTED]
Sent: June 24, 2020 9:00 AM
To: Ryan Morhart
Cc: Lisa Helps (Mayor)
Subject: Victoria International Marina Liquor License application

Manager, Permits and Inspection
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

CC: Lisa Helps, Mayor

RE: Notice of Application for a new Liquor Primary License having hours of licensed service from 9:00 am to 10:00 pm Sunday to Thursday and 9:00 am to 11:00 pm Friday and Saturday with a total occupant load of 260 people

Dear Sirs/Madams and Mayor Helps

I am in receipt of your notice of the above stated application and submit to you the following objections:

I understand that this Application applies to 1 Cooperage Place, Victoria BC. I also understand that this building is the Victoria International Marina Facilities Office. Further I understand that this was the approved use of this building when the Victoria International Marina was constructed. The Zoning here is for a Public Use with the understanding that the reasoning for the Marina Approved Plan was for a Restaurant at the foot of Paul Kane Place and a Marina Facilities Building at the foot of Cooperage Place.

Given my stated understandings, it seems ludicrous that a Marina Facilities Office would require a Liquor License, other than perhaps for a banquet event which they have been doing since the Marina opened, seemingly to provide some revenue during its growing stages. I submit that this use is not in keeping with the stated purpose of the building. Further it seems that the requested hours of operation beginning at 9:00 am in the morning, for an occupancy load of 260 people make no sense whatsoever for a Marina Administration and Facilities Office. Something is missing here. This Permit Request makes no sense whatsoever, so we can only assume that there is an alternative Business Plan for the Building which has not been provided to residents with this notice. Is there such a plan? If so, why was it not provided? If there is no plan, why would this Application ever be approved? It makes no sense whatsoever. In addition the occupancy load of 260 people in such a small area would make

Social Distancing Standards absolutely impossible and likely not to meet Fire and Plumbing Code Standards for maximum occupancy for the remaining available area remembering that a large volume of the existing space is occupied by high voltage electrical equipment for boats in the Marina. A Marina office space would still be required, so space for guest drinking tables chairs, washrooms certified for the disabled, security/valet etc. for 260 occupants is, on its face, out of the question.

If this is a Trojan Horse for conversion to a Public Drinking facility, this sort of building already exists with Boom and Batten which is already part of the Approved Plan for the Marina facilities, and opening an additional alcohol facility at 9:00 am in the morning right next door, would only be a draw to seasoned alcoholics. Additionally, the limited Valet Parking in the Royal Quays buildings does not lend itself to a crowd of 260 for the alternative purpose of consuming liquor. Street Parking is also very limited and would require constant Policing of inebriated drivers exiting the facility. None of this whole picture makes any measure of common sense. We have Spinnakers Pub and Boom and Batten within close distance and adding a third drinking facility between the two creates competition that guarantees none would be a viable business but does guarantee it to be an extreme annoyance to the close by residents resulting in depreciation of their property values.

A Marina Facilities Administration Office is the Approved designated purpose of the building. If the Marina is not going to be successful, pull up the pilings and docks and repurpose the building for something acceptable within the immediate community. If the Marina is going to continue, the building should remain only for the purpose designated with perhaps the occasional use for a banquet. Otherwise this Application should be flatly rejected as totally inappropriate.

I wish to thank you for your time considering my objections.

Best Regards,
Barry Ramer
Royal Quays Condominiums
Victoria BC

Ryan Morhart

From: Betty-Joan Traverse [REDACTED]
Sent: July 4, 2020 5:07 PM
To: Ryan Morhart
Subject: Liquor License Application for 1 Cooperage Place

City of Victoria

1 Centennial Square, Victoria, BC V8W 1P6

TO: Manager, Permits & Inspections

Sustainable Planning and Community Development Department

To Whom it May Concern,

In response to the recent letter sent by your office to the neighbours of 1 Cooperage Place (The Victoria International Marina), we would like to express my concern about the possible repercussions of this development.

Firstly, we would like to receive further precise information about the purpose of this liquor license. An application to permit alcohol consumption for 250 occupants is a concern to many of us as neighbours. We would like reassurance that the Marina will not be turned into a pub, as it is a very residential area and the resulting noise and congestion would cause significant problems for many of us.

If it is an application to allow special events for mariners, we would not object as long as noise bylaws are scrupulously respected.

However, if this permit would lead to increased traffic and congestion in the area of Cooperage and Paul Kane Place, we would be extremely concerned, as allowing events that would welcome 250 people who would need to find parking in the area would cause serious problems.

We look forward to learning more specific information about this application.

Sincerely,

Betty-Joan and Lionel Traverse

#501-165 Kimta Road

V9A 7P1

Ryan Morhart

From: BOB AND LINDA NEWTON [REDACTED] >
Sent: June 29, 2020 1:40 PM
To: Ryan Morhart
Subject: Liquor license at Victoria International Marina

We, the Newtons at 301-65 Songhees Road would really not want a bar/ restaurant that could serve 260 people. There is no designated parking, never was this agreed to by the local community, noise would be increased into late evening. We are more than adequately served by Spinnakers pub, and already we have the approved Boom and Batten cafe and restaurant.

Linda

Ryan Morhart

From: Bob & Shirley Johnson [REDACTED]
Sent: July 27, 2020 3:09 PM
To: Ryan Morhart
Cc: Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); loveday@victoria.ca; Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: International Marina Liquor License at Royal Quays

Dear folks: if any of you lived at Royal Quays, next to the International Marina, you would be concerned about the new primary liquor license they are applying for.

My balcony is thirty feet from the marina. The concern is that the license is so open-ended. Can they really operate as a bar 7 days a week with this license? It appears so. If they get the license, will they be able to extend their operations out on to the sidewalk, as the Boom and Batten has recently done? Our residents are mostly seniors, and we are very concerned about noise and activity levels escalating under a license that seems to carry very few restrictions and could allow for much disruption to our residence.

The way the marina operates now, with occasional special events, weddings etc. is not a problem.

But opening things up and operating as a bar- please no!

Bob & Shirley Johnson
[REDACTED]

Ryan Morhart

From: Carol Greenaway [REDACTED]
Sent: July 7, 2020 4:17 PM
To: Ryan Morhart; Victoria Mayor and Council
Subject: Victoria International Marina Liquor Primary Licence Application

I am opposed to the proposal as presented.

This proposal is inconsistent with the original vision marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

I am concerned about:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. The proposed capacity of 260 people, which will result in a "night club" environment focused on pushing liquor sales.
3. A lack of parking to support the proposal. There will be a significant impact from dozens of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. The City of Victoria is planning a mixed used bike lane on Kimta Road, which will further exacerbate parking issues.
5. The noise caused by larger numbers of people coming and going to the facility. We are on the waterfront, which amplifies sound in a residential neighbourhood with a high percent of retired people.
6. Our quiet neighbourhood becoming a pub district. There are already two existing liquor primary license holders, Spinnakers Pub, only 230 meters away and Boom and Batten, which is 300 meters away.

Carol Greenaway
#318 203 Kimta Road, Victoria V9A 6T5

Ryan Morhart

From: Carolyn [REDACTED]
Sent: July 8, 2020 7:51 AM
To: Ryan Morhart
Subject: Fw: Application for Primary Liquor License by Victoria International Marina

Manager, Permits and Inspection
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

RE: Notice of Application for a new Liquor Primary License having hours of licensed service from 9:00 am to 10:00 pm Sunday to Thursday and 9:00 am to 11:00 pm Friday and Saturday with a total occupant load of 260 people

Dear Mr. Morhart:

As a long-term resident of the Songhees neighbourhood I cannot express strongly enough my objections to this latest proposal by the owner/operators of Victoria International Marina.

My objections are as follows:

- The VIM was marketed and approved as an exclusive, private international marina, not as a public drinking establishment;
- The Songhees seawalk already has three licensed facilities to serve the public: Ocean Pointe Hotel, Boom & Batten and Spinnakers, which already contribute to parking congestion, after-hours noise and impaired driving risks;
- Approving a 260 people liquor license would:
 - Increase already stressed traffic congestion
 - Increase already growing after-hours noise pollution;
 - Increase risk of security and property crime for residents;
 - Increase risk of injury due to impaired driving and assault.
- Notwithstanding the recent proposal from Bayview Place to alter their “approved” plan and increase residential units by 50% plus add three hotel towers (hopefully to be rejected by the city), at the expense of the long-awaited Roundhouse Marketplace; the repurposing of Kimta Road for cycling lanes; approval of the current VIM proposal would be irresponsible and inconsistent with the understanding and purported intent upon which the original proposal was approved by city council. It would also conflict with the interests of those residents of the Songhees community whose security and quality of life would be directly, and negatively affected by such approval.

Please reject this elitist proposal and any modified terms of this proposal that have been or will be presented.

Cc: Mayor Lisa Helps

Thank you.

Carolyn Courtright
104 Ocean Tower
205 Kimta Road
Victoria, B.C. V9A 6T5

Ryan Morhart

From: STU IRBY [REDACTED]
Sent: June 24, 2020 9:43 AM
To: Ryan Morhart
Subject: Victoria International Marina application for new liquor primary licence

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

I am strongly opposed to this permit for the following reasons:

1. Parking in the neighbourhood is severely limited. New development at Bayview will increase parking concerns as well as the development of bike lanes on Kimta Rd which is currently planned
2. We currently have 2 other restaurants and bars (Boom and Batten and Spinnakers in this largely residential area with inadequate parking
3. I have been involved in an event with 80 people in a sit down dinner event and I can't imagine 260 people unless it is a stand up nightclub/pub
4. Another concern is the noise involved with this proposed liquor license, This area is largely a senior community neighborhood

Sincerely
Carolyn Irby and Stu Davis
208-203 Kimta Rd

Sent from my iPad

Ryan Morhart

From: Catherine Steele [REDACTED]
Sent: June 24, 2020 4:33 PM
To: Ryan Morhart
Subject: Application for new Primary License in our neighborhood

To Whom it may concern;

We received a letter regarding an application for a liquor primary license at 1 Cooperage Place. We live at 75 Songhees Road and our condo faces Paul Kane Way as well as the new International Marina with the Boom and Batten restaurant. Both of these facilities have added noise problems and parking problems for our buildings residents. And now the other building that is part of the new marina on Cooperage Place wants to expand their business? At least that's what we're left to assume since the letter we received has no explanation as to what their business plans are. Do they need a primary liquor license because they want to open a nightclub? A bar? Another restaurant? We have Spinnakers Pub and restaurant down the way and now the Boom and Batten is on our doorstep. We consider the neighborhood FULL.

If this license is to be a blanket liquor licence for special events, then why don't they have to apply for one for each special event - like every other business group in Victoria. Clearly, we are being left in the dark regarding this situation. We need more information!

We object to any further developments in our once quiet neighborhood.

Thank you
Owner/Occupier of property within 100 meters of 1 Cooperage Place

Sent from my CatPhone

Ryan Morhart

From: Catherine Wood [REDACTED]
Sent: June 26, 2020 11:04 AM
To: Ryan Morhart
Subject: Victoria International Marina Liquor Primary Licence Application

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location.

The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. **Venue Change:** The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. **Capacity Change:** The proposed capacity of 260 people. I personally attended an event (with my Strata) at the venue with approximately 100 attendees and it felt very crowded. I am confident that the proposed 260 capacity will result in a "night club" environment focused on liquor sales.
3. **Parking:** The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. **Noise:** The noise caused by intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.
5. **Existing:** There is already an existing liquor primary, Spinnakers Pub, only 230 meters away.

With respect,

Catherine Wood
525-205 Kimta Road

Ryan Morhart

From: Cheryl Prestie [REDACTED]
Sent: July 8, 2020 8:05 PM
To: Ryan Morhart
Cc: Lisa Helps (Mayor)
Subject: VIM Application for Primary Liquor License

RE: Notice of Application for a new Liquor Primary License having hours of licensed service from 9:00 am to 10:00 pm Sunday to Thursday and 9:00 am to 11:00 pm Friday and Saturday with a total occupant load of 260 people

Dear Mr. Morhart:

My husband and I have lived in the Songhees neighbourhood for over 15 years. I must express my strong opposition to VIM's application for a Liquor Primary License, and my concerns about the detrimental effects another publicly licensed facility of any size will have on the quality of life of residents in this area.

What concerns?

*Lack of parking space - already a growing problem in this area, to be further exacerbated as Bayview develops and Kimta Road bike lanes are completed;

*Traffic congestion;

*Accidents and injuries/deaths due to traffic congestion and inebriated drivers;

*Hollering, cursing and horn-honking as intoxicated patrons leave the facility after closing. This has already been a problem after a number of private parties held in the VIM Admin building in the past;

*Increased likelihood of violent encounters of residents (mostly elderly) and users of the seawalk with drunk patrons;

*Increased risk of property crime for residents.

There are currently three licensed public facilities along the Songhees seawalk: Boom & Batten located at the marina; Spinnakers within a five minute walk from the marina; and, Ocean Pointe Hotel, a 10 minute walk

from the marina. These adequately serve the local residents and visitors, and I understand there may be a licensed public facility in the Bayview development.

VIM was marketed and approved as an exclusive, private international marina, not as a public drinking establishment.

I am confident that Council will put the best interests of the residents of our Songhees community before those of the VIM shareholders, and advise LCRB that Council does not support VIM's current application for a new Liquor Primary License, or any modified version of the application.

Respectfully,

Cheryl Prestie

845-205 Kimta Road

Victoria

Ryan Morhart

From: Ben Chris [REDACTED]
Sent: July 13, 2020 6:14 PM
To: Ryan Morhart
Subject: Concerns regarding liquor license application by Victoria International Marina (VIM)

I am a resident of the Legacy at 165 Kimta Rd, and do not support a liquor license for VIM.

Moved to Vic West over 13 years ago due to its proximity to downtown, yet the quietness of a residential area. Since the opening of Boom and Batten there has been much more noise, traffic, and disturbances especially during the evening. There has been a lack of respect to the residents and the (condo) properties near the Boom and Batten. People sitting on sidewalks or back entrance being very being loud or taking a pee in our bushes, increase in traffic and partially blocking at times the entrance to access the parkade. People do work and/or have health issues, any noise especially after 10pm affects the quality of life of the residents.

All this to say another liquor license (to VIM) would exacerbate the problems further that we have already experienced since the Boom and Batten.

Christine Lareau

307-75 Songhees Rd.
June 26/20

Manager, Permits & Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W1P6

Re - Liquor Primary Licence

In response to your June 4th letter, this will explain some problems encountered with the marina. Prior to the restaurant opening I used to go to bed around 10:00 PM to get a good night's sleep. However, it became essential for that bedtime to be changed to 8:00 PM. as the delivery trucks start arriving at about 4:00 AM. These trucks are idling noisily for a half hour and more. With this new request, I will not have an eight hour window to get some rest, this is a basic need not only for everyone but for an eighty year old as well.

Your consideration will be appreciated in order that we can have a basic quality life.

Respectfully Submitted,
C.M. Collins

Ryan Morhart

From: Victoria Mayor and Council
Sent: July 28, 2020 1:05 PM
To: Councillors
Cc: Ryan Morhart
Subject: FW: Opposed to Marina zoning

Good Afternoon Council,

Please see below regarding the Victoria marina liquor licence application.

Sincerely,

Heather McIntyre
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Dan Cunningham [REDACTED]
Sent: July 27, 2020 9:25 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Opposed to Marina zoning

Once again the council is being asked to change the zoning to allow more noise and disruption to a quiet residential area. We are opposed and hope you will be also. The developer made a mistake, which many thought would be the outcome. Now they want the city to bail them out at the expense of destroying the quietness of this residential area and walkway. There is no way the Marina can control the noise and disruption this change will make. Parking is limited already. A bar of this size will only make this area less safe for walkers who enjoy the walkway and residents who enjoy the quietness.

Please vote no on this proposal.

Dan and Melinda Cunningham
208-205 Kimta Road
Victoria V9A 6T5

Ryan Morhart

From: Dave O'Byrne [REDACTED]
Sent: July 31, 2020 1:54 PM
To: Lisa Helps (Mayor)
Cc: Ryan Morhart
Subject: Liquor Licence Victoria International Marina

Dear Mayor Helps:

Thank you for considering my comments regarding the Victoria International Marina's (VIM) liquor application.

I was disappointed with the lack of information provided regarding this issue. I am sure you have considered the following questions that are pertinent to making a decision:

1. What is the purpose of this licence? What are the actual hours of operation? Will the marina building be used as entertainment center to non-marina patrons?
2. What areas in the building are the potential 260 patrons going to occupy?
3. If they are going to use the outside building walkways as they do on the Marina Canada Day celebrations, it will be an issue for Royal Quay residents as the noise carries readily into our living spaces.
4. Is this going to be a full time situation open daily? Is this licence going to facilitate events that will be booked year round?
5. Is there going to be a food service component to this licence? IE another kitchen.

My concerns about an additional 260 person capacity liquor licence are:

1. As the Boom and Batten restaurant has demonstrated, patrons who have been drinking make excessive noise when egressing at night as area residents are winding down their day.
2. While I understand Boom and Battens current outside seating arrangement is temporary, it does demonstrate how easily and how loud the restaurant patrons noise levels carry into our living spaces. This is further exasperated by the fact that the outside seating is only used when it is sunny and warm – the only time Royal Quay residents have their windows and doors completely open.
3. There are traffic and noise issues now. With the addition of a 260 person liquor licence into our mixed, our area will be problematic for all residents.

I am very concerned about the future livability and enjoyment of our neighbourhood. Clearly, what was foreseen by the VIM has not come to fruition as the Marina has had low occupancy since opening.... other than their Canada Day Celebrations. My concern is – are the ownership group looking to go to another business model IE another Liquor and food facility on site?

With the close proximity of commercial and residential zoning on virtually the same site, the Victoria City Council our area residents only and last line of defense to ensure our homes continue to provide a livable and enjoyable space.

I suggest two liquor licences on the Marina site with hours until 11 pm or 12 pm - along with the increased traffic will greatly compromise the livability and enjoyment for Royal Quays residents.

Sincerely,

Dave O'Byrne

#412-10 Paul Kane Place

Victoria, BC V9A 7J8 Phone 250-361-6213



David Sime and Janet Sime
126 – 75 Songhees Road,
Victoria, BC V9A 7M5

July 31, 2020

Manager, Permits & Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mr. Morhart,

We are writing to express our objection to the proposed new Liquor Primary License for 1 Cooperage Place.

We have lived on Paul Kane Place for 17 years and have two young children. The Songhees neighbourhood has provided us with a safe and quiet environment to raise our children until the opening of the Boom + Batten (B+B) restaurant in the neighbourhood. We now start our day with delivery and garbage vehicles arriving shortly after 6 am and often end the day with drunk noisy B+B guests standing near our bedroom windows smoking and speaking loudly. The increased street congestion and noise disturbs our children's sleep patterns and has created an environment not conducive to raising a family. The addition of another nearby facility serving liquor will increase the problems we already have due to a nearby licensed establishment.

Due to the reasons above we strongly object to 1 Cooperage Place receiving a Liquor Primary License.

Yours sincerely,



David Sime



Janet Sime

Ryan Morhart

From: Victoria Mayor and Council
Sent: July 28, 2020 1:05 PM
To: Councillors
Cc: Ryan Morhart
Subject: FW: Serious Concern Re: Liquor Licence Application for Victoria International Marina

Good Afternoon Council,

Please see below regarding the Victoria marina liquor licence application.

Sincerely,

Heather McIntyre
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



-----Original Message-----

From: DAVID HICKS [REDACTED]
Sent: July 27, 2020 10:39 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Jeremy Loveday (Councillor) <jloveday@victoria.ca>
Subject: Serious Concern Re: Liquor Licence Application for Victoria International Marina

Dear Mayor and Members of Victoria City Council:

As a resident who lives adjacent to this Marina, I am very concerned and, frankly, very disappointed with the Marina owners' application for this Liquor Licence. The Marina neighbours were always led to believe that the Marina would be just that, a Marina with a quiet restaurant. This was never presented as a facility for "events" with two-hundred-plus non-marina attendees. The Marina owners are attempting to alter their original business plan by making the Marina a Victoria "Event Location".

Those of us who live beside this Marina and restaurant have already experienced negative changes to our previously quiet residential neighbourhood. In the late evening when the restaurant closes and patrons and staff leave, the shouting and loud noises are very disturbing. Many residents are already in bed and awakened by the clatter.

Please do not permit our residential community to be further disrupted.

Sincerely,

David Hicks
504-75 Songhees Road
Victoria.

Sent from my iPad

Ryan Morhart

From: Dawn Ens [REDACTED] >
Sent: June 20, 2020 7:50 AM
To: Ryan Morhart
Subject: Liquor licence 1 Cooperage

Hello, I have just received a letter regarding an application made by Victoria International Marina for a Liquor Primary Licence at their location 1 Cooperage Place.

This GREATLY concerns me as already with just the restaurant, there is greatly increased traffic in the area and much noise, particularly at closing time.

I strongly oppose the application

Dawn Ens
165 Kimta # 511

Sent as email Attachment to: rmorhart@victoria.ca

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am very opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. The proposed capacity of 260 people. I attended a private event at the venue with approximately 100 attendees and it felt very crowded. The 260 capacity will result in a "night club" environment focused on pushing liquor sales.
3. The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. The noise caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.
5. There is already an existing liquor primary, Spinnakers Pub, only 230 meters away.

Deborah Chamitoff

Suite 176

1581 Hillside Avenue

Victoria BC V8T 2C1

Owner at 205 Kimta Road

Ryan Morhart

From: Deborah Little [REDACTED]
Sent: June 23, 2020 8:14 PM
To: Ryan Morhart
Subject: Notice of Application for a new Liquor Primary License for the Marina

June 23, 2020

Manager, Permits & Inspections
Sustainable Planning and Community Development Depa
1 Centennial Square
Victoria, BC V8W 1P6

rmorhart@victoria.ca

Re: Notice of Application for a new Liquor Primary Li Marina

I am opposed to this application. As I understand, this pr
request when the Marina concept was presented. An ap
primary club licence could be in order but not one consis

As a resident residing along Cooperage Pl facing the Mari

1. Parking is a major issue. I have friends who live a
about the amount of cars parked along their road

Ryan Morhart

From: Denise DePape [REDACTED]
Sent: July 29, 2020 5:42 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Ryan Morhart; Victoria Mayor and Council
Subject: Application by the VIM for a Liquor Primary Licence

To the Mayor, members of Council, and City staff:

I live in the Royal Quays at 11 Cooperage Place, just adjacent to the Marina (VIM). I have the following concerns/objections to the VIM application for a permanent liquor licence for their administrative offices.

But, first a question: since when does a business that is not a restaurant require a permanent liquor licence? The marina is not, nor should ever become, a bar, liquor sales outlet, banquet hall or event centre. The premises in question house administrative offices for the Marina, offices which occasionally hold events at which alcohol is served. End of story!

1. The Neighbourhood

According to the VIM application "the surrounding neighbourhood is a mix of retail and residential.....Across the street is a residential building." (This residential building happens to be where I live, and it is separated from the VIM admin building by the Westsong Way pedestrian path, a space of about 20 feet.) The description provided by VIM is misleading. The immediate area is, in fact, a high-density residential community consisting of 9 condominium buildings with just under 800 units. This was exclusively a residential neighbourhood until the Marina was erected in our "front yard".

2. Parking/Traffic

There is no provision in this application for parking, and you know from our recent advocacy against angled parking on Paul Kane and Cooperage that parking and traffic are already troublesome issues in our community. These 2 tiny streets are already virtual "parking lots" with drivers trolling for spots, doors slamming and delivery trucks arriving at all hours. More high-volume events will put a detrimental parking load on these 2 small cul-de-sacs. With street permits for non-locals on Kimta, the new bike lanes and the addition of traffic due to the Bayview complex expansion, we will have a completely untenable situation! Please do not make it worse by granting a permanent liquor licence to the VIM.

3. Noise/Disturbance

Our residential neighbourhood is already experiencing some problems from the Boom and Batten restaurant located in the east end of the Marina: noise and unpleasant behaviours (yelling, vomiting, urinating). This will only worsen with up to 260 alcohol-consuming patrons exiting from the admin offices on the west end of the Marina. The VIM's offer in their application to "remind guests to keep noise to a minimum.....verbally and with signage" is an admission that their patrons will cause disturbances. And since when did such weak measures ever modify the behaviour of alcohol-infused guests?

Furthermore, because of the proximity of the Marina offices to our residences in the Royal Quays, the live entertainment and subsequent egress of patrons will "entertain" residents right in their own bedrooms!!!

4. Licensed Premises in the Community

This area is well-served by Spinnakers (both the restaurant and the liquor store), the Delta Hotel, the Boom and Batten, and Brown's Social House. Adding another permanently licensed establishment is unwarranted, especially when all such premises in Victoria are suffering in the current economic climate. Since there are no provisions in a Liquor Primary

Licence, there would be nothing to prevent the Marina from expanding to provide full-time liquor sales and service -- we do not want or need another source of alcohol sales, on or off premises, in this community!

5. Summary

While I, and many of my neighbours, would like the Marina to be a successful enterprise, granting them a Liquor Primary Licence which would allow:

- a) occupancy of up to 260 patrons
- b) liquor service 7 days a week, starting at 9 am
- c) live entertainment,

would be detrimental to our dense residential neighbourhood.

A Liquor Primary Licence for the VIM administrative offices would exacerbate current problems experienced by local residents, such as noise, traffic and unpleasant behaviours. Residents, especially those in very close proximity to the marina will be further disturbed by the live entertainment and lighting.

Yours sincerely,

Denise De Pape

503 - 11 Cooperage

July 4, 2020

Manager, Permits & Inspections
1 Centennial Square
Victoria, B.C. V8W 1P6

RE: Notice of Application for new Liquor Primary Licence at 1 Cooperage Place

I would like to herewith express my concerns about the above referenced Liquor Licence. For the following reasons, I do not believe the approval would add any benefit to the neighbourhood, but instead **add to the already increased noise and mayhem on the streets of this community.**

1. There are already three dining/bar establishments in this area, i.e. Spinnakers, Boom & Batten and the Laurel Point Inn. A proposed hotel in the Bayview Round House Development would most assuredly add a fourth.
2. The neighbourhood is comprised of mostly "Senior Owned" condominiums. The proposed facility is one that would not appeal to an aging population, attracting instead, a younger crowd which would have to drive into the area creating **more parking problems** (not to mention the driving after drinking).
3. The opening last summer of the Boom & Batten resulted in on street parking on Kimta Road, Paul Kane Road and Cooperage Road becoming an impossibility. During their hours of operation there was **no parking availability** for visitors to Condominiums in the area. The inclusion of a **two-way bike lane** proposed for the North Side of Kimta will **not help** this situation at all.
4. In addition, the resulting **late night noise** from excess car traffic and café/bar patrons exiting these establishments is already more than any **residential** community should have.

NOTE: I do not remember this type of facility proposed in the original plan for the Marina, nor do I understand a 9:00 am start time on the licence.

Thank you for considering my concerns in this regard.

Yours truly,



Diane M. Robertson
#404, 165 Kimta Road
Victoria, B.C. V9A 7P1

Ryan Morhart

From: Don Bourdon [REDACTED]
Sent: July 27, 2020 11:45 AM
To: Ryan Morhart; LCRBLiquor@gov.bc.ca; Lisa Helps (Mayor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Opposition to Victoria International Marina Liquor License Application

Dear Decision makers,

As residents of this high-density residential neighbourhood, we oppose granting a 260 seat liquor license (or any broad liquor license) to the Victoria International Marina. The restaurant and marina were shoe-horned into this residential neighbourhood using a vast array of loopholes, weaknesses in multi-layered bureaucratic oversight, friends-in-high-places and false promises regarding noise, parking and sanitation.

Most importantly, the applicant was approved as a marina, not a an event facility. That it has failed miserably as a marina should not give its owners free reign to re-invent themselves at the expense of a neighbourhood. Our experience with Boom and Batten gives us plenty of bad experience with street parking crowding, excessive noise and poor patron behavior at closing time. When we walk our dog late in the evening, we routinely see liquored-up patrons pile into cars and roar off into the night. Approving this application would multiply these problems.

This neighbourhood belongs to all – citizens, neighbours, visitors who all enjoy the Westsong walkway. Please do not further commodify this special place by giving it away (bit by bit) to poor corporate neighbours.

Sincerely,

Don Bourdon and Margery Hadley
202 75 Songhees Road,
Victoria, BC
V9A 7M5

Ryan Morhart

From: Don Gordon [REDACTED]
Sent: July 8, 2020 2:57 AM
To: Ryan Morhart
Cc: Lisa Helps (Mayor)
Subject: Application for Primary Liquor License by Victoria International Marina

Manager, Permits and Inspection
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

RE: Notice of Application for a new Liquor Primary License having hours of licensed service from 9:00 am to 10:00 pm Sunday to Thursday and 9:00 am to 11:00 pm Friday and Saturday with a total occupant load of 260 people

Dear Mr. Morhart:

As a long-term resident of the Songhees neighbourhood I cannot express strongly enough my objections to this latest proposal by the owner/operators of Victoria International Marina.

My objections are as follows:

- The VIM was marketed and approved as an exclusive, private international marina, not as a public drinking establishment;
- The Songhees seawalk already has three licensed facilities to serve the public: Ocean Pointe Hotel, Boom & Batten and Spinnakers, which already contribute to parking congestion, after-hours noise and impaired driving risks;
- Approving a 260 people liquor license would:
 - Increase already stressed traffic congestion
 - Increase already growing after-hours noise pollution;
 - Increase risk of security and property crime for residents;
 - Increase risk of injury due to impaired driving and assault.
- Notwithstanding the recent proposal from Bayview Place to alter their “approved” plan and increase residential units by 50% plus add three hotel towers (hopefully to be rejected by the city), at the expense of the long-awaited Roundhouse Marketplace; the repurposing of Kimta Road for cycling lanes; approval of the current VIM proposal would be irresponsible and inconsistent with the understanding and purported intent upon which the original proposal was approved by city council. It would also conflict with the interests of those residents of the Songhees community whose security and quality of life would be directly, and negatively affected by such approval.

Please reject this elitist proposal and any modified terms of this proposal that have been or will be presented.

Cc: Mayor Lisa Helps

Thank you.

Don Gordon
Ocean Towers
845-205 Kimta Road
Victoria, BC

306-11 Cooperage Place
Victoria BC V9A 7J9

July 2, 2020

Manager, Permits and Inspections, City of Victoria
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria BC V8W 1P6



Re: Application for Liquor Primary License at 1 Cooperage Place

We object to the granting of the subject license in the strongest possible terms.

That the Victoria International Marina was allowed to be developed in this location is a travesty, the result of political interference at the Federal level and abdication by the Province's ILMB of its responsibility to consider and protect the public interest. Built with funds of questionable origin, the marina has:

- diminished our views – eliminating them entirely for some residents of the Royal Quays complex,
- negatively impacted our property values (as borne out in the latest assessed values), and
- is already the source of significant disturbance to nearby residences on most weekends as explained below.

It is clear the marina's publicly-stated business model has been a dismal failure. Save for the occasional weekend regatta, its year-round average occupancy is only about five boats, barely 15% of its capacity. (We speak with some authority since our windows all overlook the marina.) Instead, it seems the marina's primary business over the past 18 months (save for the COVID-19 interruption) has been hosting weekend parties. We appreciate this may not be a breach of the zoning regulations. But, as we advised the City last Fall, nearly every Friday and Saturday evening, we are subjected to:

- loud music - especially thumping base - which often continues after the party breaks-up,
- loud group conversations on the walkway as these parties break up and as patrons take a "smoke-break" – in contravention of the CRD's Clean Air Bylaw (which the marina seems to tolerate and for which there is no other apparent enforcement), and
- clanging and other noise as the food-catering crews unload and re-load their vehicles parked on the Westsong Walkway immediately below our windows - often well after 11:00 PM.

On several occasions, a large barbeque was set up on the narrow concrete surface outside the crew lounge (which fronts on the Westsong Walkway), forcing us to close our windows for most of the evening to prevent barbeque smoke/odours from entering our suite. (The crew lounge becomes the kitchen for many of these parties.)

We fear the approval of this application will result in the above – or worse - becoming a daily experience with even-more-unpleasant noise levels as patrons enter and leave the facility. Haven't we suffered enough?

Prior to construction, the publicly-stated intent was for Victoria International Marina to be what can be best-described as a condominium for “mega-yachts” with the building at 1 Cooperage Place being configured as separate recreational areas for yacht owners and their crews. It was clear to anyone with marine experience that a marina in this exposed location, close to the floatplane taxiway and distant from downtown, was unlikely to be attractive to such clientele. Yet, development was approved and construction proceeded. Now, in light of its (predictable) situation, the owners propose to convert the facility into a public drinking establishment.

We have received a copy of the marina's rather “flimsy” Letter of Intent. While we take issue with several of its statements, the one of most concern is entitled “Neighbourhood”. It (mis)characterizes the surrounding neighbourhood as “a mix of retail and residential”. There are no retail establishments within 250m of the marina; the ONLY non-residential establishment is the Boom & Batten restaurant – a part of the marina complex itself. Extending that distance to 500m., the only retail facility “captured” is a bicycle sales and repair shop. We trust your department does not accept such statements at face value.

Incidentally, the building at 1 Cooperage Place has an indoor floor area of just over 700 m². An occupancy of 260 equates to an area 1.5 m per side for each person. Indeed, a significant portion of that 700 m² is occupied by offices and fixtures, bringing the space per person closer to 1 m² (or less). That seems a bit crowded! And where are all these people going to park?

1 Cooperage Place is immediately adjacent to the 45-unit west building of the Royal Quays condominium complex, separated only by the 10m.wide Westsong Walkway. There are already licensed facilities 100m. to the east (Boom & Batten restaurant) and 250m. to the west (Spinnakers Pub). So it would not seem the area is in dire need of another “watering hole”. Even if it were, a bar licensed for 260 people in this location is clearly inappropriate.

So, in summary, we object!

Yours truly



Donald G. Grovestine Wendy S. Grovestine
Co-Owners, 306-11 Cooperage Place



June 26, 2020

City of Victoria

1 Centennial Square, Victoria, BC V8W 1P6

TO: Manager, Permits & Inspections

Sustainable Planning and Community Development Department

In response to your letter of June 4, 2020 with regards to a Liquor Primary License being granted at 1 Cooperage Place.

I currently reside at 165 Kimta Road and have already been concerned with the increased traffic and parking issues that have occurred since the restaurant, Boom and Batten and the Marina have opened. Our neighborhood has always been quiet and peaceful with sufficient parking whenever visitors came by. At present the additional traffic on Paul Kane as well as Kimta Road has made an impact on the availability of parking as well as an increase in traffic. As the additional condos and development on Kimta Road progresses this will only get worse with time.

With the addition of the restaurant and the Marina I saw no additional parking added to the area. Both of these facilities customers use street parking and whatever is available in the neighborhood. With the proposed license to accommodate a total occupancy load of 260 people I question where are these people going to park when they bring their vehicles in the neighborhood. With this type of facility, I do not believe the majority of these visitors will be arriving by boat, foot or cycle. Without additional parking being provided I do not condone the granting of this license.

Thank you for your consideration

DORIS SCHMITT
HANNELORE WEITZEL
#402-165 KIMTA ROAD
VICTORIA, BC V9A 7P1

Ryan Morhart

From: Dorothy Margaret Wing [REDACTED]
Sent: July 13, 2020 9:34 AM
To: Ryan Morhart
Subject: liquor license to Marina.

In considering giving a liquor license to the International Marina please take note that-

this is a residential area, not a business/shopping area. James Bay is more public/commercial.

the Inner Harbour will again become busy with paddle-boarders, canoes, local small ferries, pleasure boats, airplanes, large ferries etc, and you ask about boats with owners who may well be drunk -[not in the best condition to cross a vital area of water to get out to sea].

This is a unique situation and area - a neighbourhood with families, elderly, dogs etc.

walking the Walkway, as well as all types of crafts on the water.

The Restaurant on the water is used by neighbours, families.

The Marina is now used by special groups and seems to work with cars parked nearby and persons dressed for a special occasions.

Liquor being served on the water will change the atmosphere and bring unnecessary problems.

Please consider all aspects as you make decisions for the safety of the area in the future.

I realize the the Marina can be having financial problems . This is a unique time.

Thank you for considering more than just the financial aspects of the situation.

yours sincerely,

Dorothy Wing, apt. 115, 165 Kimta Road,Victoria.: phone: 259-598-1220, email [REDACTED]

Manager, Permits & Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria BC V8W 1P6

Dear Sir:

I have just received notice that the deadline for responses to your notice regarding the Boom & Batten Liquor License application has been extended to July 31, 2020. I am pleased this extension has been granted as the initial notice left very little time to respond, and I missed the initial deadline. My initial notice is postmarked June 18 2020, which means I had less than a month (at most 3 weeks) to receive and respond to this notice. For items as important as this, I would expect at least a one month notice period to residents and with COVID delays even more.

In any case, I would like to **respond in the negative (object)** to this application. My condominium is directly across the Songhees walkway from this Marina building within 20 or so feet. The Marina building faces my bedroom and as I indicated is approximately 20 feet from my bedroom balcony and the bedroom itself.

At the time of the Marina's construction, I was highly concerned about it and correctly so. Since its construction, the view from my Unit has been totally obscured so that I am unable to see the harbour or the beautiful view behind it. As a result, my property value has been substantially reduced impacting my retirement and the potential sale of the Unit as this becomes necessary.

[More to the point, my understanding was that it was to be constructed in a manner to keep a minimum of intrusions onto the walkway, so that noise and traffic impacts and the hours of operation of the Marina business would cause minimal impact and disruption. This was intended to minimize the impact on the adjacent residential Units and allow normal usage albeit compromised by the buildings proximity.

Allowing a new liquor license beyond that already in place, totally negates the minimal intrusion concept and would **promote an extensive impact** on my and other residents privacy, quiet time on our balconies, and sleeping situations given the closeness of the Marina building. This is especially so between the hours of 8 PM and 8 AM.

This is a residential neighbourhood and residents expect it to remain so, not a location for public drinking, noisy behaviour, and non-residential traffic. We do not expect to have intoxicated people leaving the building and being on the pathway especially at dinner or bed time.

There are already pubs at each end of the walkway and now the Boom & Batten bar and restaurant in the middle. Council **needs to take firm action to prevent this** Marina from becoming a focal point for noisy and inibriated behaviour and a gathering place for the carousing public.

Once again, **I as the owner of the adjacent Unit in Royal Quays object to any new liquor license or upgrade.**

Your Sincerely,
Doug Evans
Owner of Unit 106
11 Cooperage PL
Royal Quays Condominium



July 31, 2020

Dear Mr. Morhart:

As the Property Manager for Strata Plan VIS3900 (Mariners Landing located at 75 Songhees Road), I have been directed by the Strata Corporation to express their strong opposition to the application of the Victoria International Marina (VIM) for a Primary Liquor License.

At the Strata Annual General Meeting on July 27th 2020, 94.7% of the registered proxy holders voted in favour of the Strata Corporation officially submitting their written opposition. Attached to this letter is a petition confirming that opposition which has been signed by a significant number of our residents.

The Strata believes strongly that the VIM administrative office should not be used as an “event location” and that the infrastructure of this neighbourhood simply cannot sustain this type of facility – especially for what could potentially become a 260 seat “club”. The primary but not sole concern is the parking required to accommodate such a venue. The VIM application fails to address this significant issue, as well as other critical concerns.

The quality of life in the vicinity of the marina has already been substantially diminished by the opening of Boom and Batten Restaurant at the foot of Paul Kane Place. The Strata strongly believes that issuing a liquor license to the VIM will significantly exacerbate the issues currently experienced regarding the operation of the Marina’s tenant, Boom and Batten Restaurant.

These include:

- Ongoing parking issues on the small Paul Kane Place cul de sac, with almost all parking spaces being taken up by staff and patrons of the restaurant, leaving nothing available for visiting family members and guests, trades people and care aids;
- Noise complaints when patrons and staff are leaving the restaurant;
- Continual congestion, with cars and taxis constantly trolling up and down the cul de sac seeking parking spots; and
- Large delivery trucks blocking the street from the wee hours of the morning and continuing throughout the day, creating noise and air pollution and unsafe conditions as these large trucks enter and exit this small cul de sac.

To date, the restaurant and marina operators have not been required by the City to use the off-street parking under Royal Quays that allowed the restaurant and VIM administrative office to obtain their occupancy permits. This is untenable. Phone calls to the management of Boom and Batten and to the VIM to attempt to deal with these issues have gone unanswered, as have efforts to engage the City in addressing these concerns. The neighbourhood was also promised through zoning that ugly ventilation and other equipment on the roofs of these two buildings would be properly screened. That has not happened either.

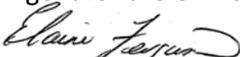
The Strata Corporation has grave concerns that these issues will not only be duplicated if the Victoria International Marina were to be issued a Primary Liquor License but increased tenfold.

Both the Marina and Restaurant owners and operators have not shown any signs of respect for our neighbourhood. Our residents are frustrated, angry and have absolutely no faith or trust in the Marina organization. In a primarily residential neighbourhood such as ours, it is incumbent on the City to ensure that the concerns of residents are not only heard but acted on. We respectfully request that this application be denied.

Yours truly,

PROLINE MANAGEMENT LTD.

Agent for the Owners, Strata Plan VIS3900


Elaine Ferguson

Supervisor, Senior Property Manager

PROLINE MANAGEMENT LTD.

201 – 20 Burnside Road West, Victoria, BC V9A 1B3 | T: 250.475.6440 F: 250.475.6442

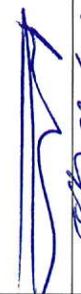
Westshore: 250.915.8888 | Nanaimo: 250.754.6440 | Courtenay: 250.338.6900 | www.prolinemanagement.com

Petition to LCRB and City of Victoria

Petition summary and background	Victoria International Marina (VIM) has submitted an application for a Liquor Primary License (see accompanying Letter of Intent) and Notice of Application from the City of Victoria
Action petitioned for	We, the undersigned, are concerned citizens and residents of Mariners Landing at 75 Songhees Road who urge Victoria Council and LCRB to oppose the VIM application for an unrestricted Liquor Primary License.

Printed Name	Signature	Unit	Comment	Date
LVIN Macdonald	<i>Macdonald</i>	903		<i>June 25/2020</i>
Mike Spence	<i>Spence</i>	704		"
ELY Supino	<i>Supino</i>	110		"
<i>John J. L...</i>	<i>Stamboulis</i>	308		"
<i>Barbara Wena</i>	<i>Barbendling</i>	104		"
<i>Marianne Skanda</i>	<i>Skanda</i>	401		"
Don Bourdon	<i>DBourdon</i>	202		"
WYVIE ARDEN	<i>Wynne Arden</i>	405		"
ELO Rivinsky	<i>Elo Rivinsky</i>	602		"
JAI HENON	<i>JAI</i>	124		"
BRUNSA HENON	<i>Brns</i>	124		"
TEREY STAUSCH	<i>Stausch</i>	506		"

Printed Name	Signature	Unit	Comment	Date
STEVE LOCKEN		122		July 20/2020
JACK GASTON		121		July 20/2020
Nicole Gaston		121		July 20/2020
PETRA YOUNG		122		July 21/20
Colby Peter		409		July 23/2020
FAMEKA NORTON		303		July 23, 2020
Thomas Porter		409		July 24, 2020
David Bliss		401		24/07/20
Tim Zoellner		123		24/07/20
Jason Tremblay		Caretaker		24/07/20
Kenneth Bennett		505		24/7/20
Kearlene Bennett		505		24/7/20
Kathi Williams		109		24/7/20
GEORGE WILLIAMS		109		24/7/20
Pat Toland		304		24/7/20
JUNE McGILLIVRAY		302		24/7/20

Printed Name	Signature	Unit	Comment	Date
Ann Schmidt	A Schmidt	305		July 24/2020
Theresa Marko	Theresa Marko	901		7.24.2020
Debi Nail	Debi Nail	501		July 25/20
DEBORAH BARBARO		123		
NANA SPENCE	Nana Spence	704		July 25/20
German Collins	Ger. Collins	507		July 25/20
EKA NOWICKA	eka Nowicka	119		July 27/20
Paul PREAM	P. Pream	119		July 27/20
Dario HILLS		504		July 27/20
MARION ROXANE MUSZYK		128		July 27/20
IRENE PRICE	Irene Price	403		July 26/2020
Jane Stenson	Jane Stenson	805		July 26
Neil Stenson		805		July 28/20
ERNEST DAVIS	Ernest Davis	467		July 28/20
LEONA DALLAS	L. Dallas	457		July 28/20
ROB BARBARO		118		July 26/20

Printed Name	Signature	Unit	Comment	Date
Arlene Skedall	Arlene Skedall	118		July 26/202
Margery Hadley	M Hadley	202		20/07/20
Jeanette Wheeler	Jeanette Wheeler	408		July 27/20
Paul Johnson	Paul Johnson	#117		27/07/2020
ANNETTE JARRETT	Annette Jarrett	#117		27/07/2020
Wally Warrick	Wally Warrick	#111		27/07/2020
Shawn Trull	Shawn Trull	501		27/07/20
Dave Nichols	Dave Nichols	112		27/07/20
L. Steele	L. Steele	801		27/07/20
TONY STEELE	TS	801		27/07/20
B Rhodes	B Rhodes	402		27/07/20
DAOTEE WILLIAMS	D Williams	201		28/07/20
Twever Christie	Twever Christie	201		28/07/20
KIPPY DINK	KIPPY DINK	402		28/07/20
Judy Jabusch	Judy Jabusch	506		28/07/20
Rebecca Sewart	Rebecca Sewart	603		28/07/20

Ryan Morhart

From: Elizabeth Holt <[REDACTED]>
Sent: June 23, 2020 3:08 PM
To: Ryan Morhart
Subject: Manager, Permits and Inspections

Re: Liquor Primary Licence for 1 Cooperage Place

As a resident of The Legacy, 165 Kimta Road we would like to oppose the above Licence.

We live in this area which already has "The Boom and Batten" as well as "Spinnakers" within close proximity. Having a third liquor establishment with an occupancy of 260 people is going to result in more parking congestion and a higher noise level. This is a residential area first and foremost.

Thank you, Elizabeth and John Holt

Ryan Morhart

From: Erie Pentland [REDACTED]
Sent: June 28, 2020 9:07 AM
To: Ryan Morhart
Subject: International Marina's application for a 260 seat liquor

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am very opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. The proposed capacity of 260 people. I attended a private event at the venue with approximately 100 attendees and it felt very crowded. The 260 capacity will result in a "night club" environment focused on pushing liquor sales.
3. The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. The proposed bike lanes on Kimta Road will also decrease the current number of parking places.

5. The noise caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.
6. There is already an existing liquor primary, Spinnakers Pub, only 230 meters away and The Boom and Batton also has a liquor licence and is even closer.

Thank you for your consideration in this matter. Please turn this application down.

Sincerely

Erie Pentland (a concerned citizen)

104-203 Kimta Road

Sent from my iPad, " Madge"

Ryan Morhart

From: Victoria Mayor and Council
Sent: July 28, 2020 1:06 PM
To: Councillors
Cc: Ryan Morhart
Subject: FW: Liquor Licence Victoria International Marina

Good Afternoon Council,

Please see below regarding the Victoria marina liquor licence application.

Sincerely,

Heather McIntyre
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: [REDACTED]
Sent: July 26, 2020 2:13 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; RMohart@victoria.ca; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sharmarke Dubow (Councillor) <sdbow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; loveday@victoria.ca; cthorton-joe@victoria.ca; Geoff Young (Councillor) <gyoung@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>
Subject: Liquor Licence Victoria International Marina

As a resident at Royal Quays Condominiums for the last 14 years, I am writing with my concerns and opposition to the proposed Liquor Licencing for the Victoria International Marina. The Songhees area is highly residential and already houses a number of restaurants with bars, and a hotel. With the new restaurant Boom & Batten just getting re established in the middle of Covid, along with Spinnakers, the Delta Hotel, Browns Craffhouse, there seems to be a sufficient number of venues to host parties, weddings and special functions, with existing liquor license.

The Marina has proposed to host gatherings up to 260 patrons. The parking in this residential area is already compromised with the above mentioned venues, along with just regular Victorians wishing to walk the Windsong Walkway with their families.

The Liquor licence will increase the noise pollution as it has proposed to host functions from early hours to late into the evening. One would wonder why another liquor licence is needed in this area. We as residents have had to endure an increase in noise, extra delivery trucks, and traffic on our small residential streets, with the new restaurant, and another establishment with similar issues will be the breaking point for many residents

who have lived in this quiet family oriented neighbourhood for years, and have supported the city and community.

The Marina was proposed as an Elite, private mega yacht destination, not a bar for others to visit. This proposal submitted by the Marina seems to be inconsistent with their marketing strategy and feel would not have been approved in their original plan. I am hoping the council will listen to the concerns of residents in our surrounding area, and realize that this proposal would not do anything but hinder this wonderful area which has been part of the Victoria landscape for many years.

Ethel Marley
506-11 Cooperage Place

July 9, 2020

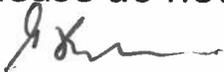
Manager, Permits and Inspection
Sustainable Planning and Community Development
Department
1 Centennial Square
Victoria, BC

Re: Notice of Application for a new liquor primary license for
Victoria International Marina.

Dear Mr. Morhart,

I live in the Songhees area overlooking the new Marina. I did not object to the Marina itself, as that had been in the original plans for the development here – it was to be an exclusive and private facility. Now it proposes something quite different: a public drinking facility. This would create noise, congestion and security issues in an otherwise peaceful residential area – something we do not need or want.

Please do not support this application. Thank you.



Gary Bauslaugh
847-205 Kimpta Rd
Victoria, V9A 6T5
778-265-2537

Cc Mayor Lisa Helps

Ryan Morhart

From: [REDACTED]
Sent: June 25, 2020 6:02 PM
To: Ryan Morhart
Subject: Victoria International Marina Application for Liquor Primary Licence

My wife and I are residents of 75 Songhees Rd Victoria BC (Townhouse #109) and have lived here for 18 years. I am writing in regard to your circular letter of June 4 2020.

The new Marina is an attractive site and brings some quality services to this area. I have no objection to the provision of liquor on the site but seriously question why they would want or need to have a licence to provide such a service from 9 am daily. This seems to be far out of step with normal hours for such types of business and unless they have some acceptable justification for the request would in no way support it.

At the same time when we first settled here this was primarily a residential area and we have definitely noticed some deteriorating factors resulting from the development. It appears that the quality of the water in some of the areas of waterfront near the Marina have stagnated due to changes in current flow. While this has largely been mitigated by cleaning out of debris it is a negative condition. The original intention of the Marina of course was to provide mooring for larger vessels but the actual usage appears to be very low other than for the occasional holiday weekend.

The occupant load of 260 people seems extremely high and I do not favour a licence that extends to 11pm on Fridays and Saturdays particularly in view of the lack of adequate parking for patrons in the area. Even with the short period in which the business has operated here we have seen a significant downgrading of available parking for residents . Immediately in front of our residence is an area of parking which is restricted by bylaw to those who are leaving their vehicles in order to walk on the Westsong Walkway for a period not to exceed 3 and one half hours. Having said that we notice that there are vehicles that are parking in this area for many more hours and this has accelerated since the coming of the Marina. It would certainly appear to be a strong likelihood that more than a few of these vehicles are used by persons employed at the Marina and in some cases possibly patrons as well.

While it likely does not have a direct connection to the Marina I would note that even with reduced traffic on the Walkway with the current Covid pandemic we are noticing an increase in the number of bike riders who are ignoring the restriction of the use of the pathway to pedestrians. We have not seen evidence of control of this matter or of the apparent misuse of the vehicle parking area at any time recently.

Thank you.

Geoff and Kathi Williams
109-75 Songhees Rd.

Victoria BC V9A 7M5

Ryan Morhart

From: George Syrotuck [REDACTED]
Sent: June 22, 2020 11:09 AM
To: Ryan Morhart
Subject: Victoria International Marina Liquor Application

This is in response to the Notice of Application regarding application for a Liquor Primary Licence for Victoria International Marina, 1 Cooperage Place.

Disclosure: I do enjoy going to the restaurant at the Marina.

That said, the Marina's Primary business was not to sell liquor.

The Marina has not make their parking spots inside the Royal Quays known or available to its customers and uses street parking out of proportion to their proposed pre-build publicity.

The Marina has boats smaller than their approved minimum length.

The Marina tried to obtain public park land for their electrical equipment once again outside of their approved plan. (Thank you City Hall for not allowing this).

The Marina did not complete the noise abatement and screening covers on their rooftop HVAC equipment.

There is already a pub close by in the neighbourhood.

This plan for a liquor licence appears to me to be an asset grab for a business that never made sense in the marketplace. If they always planned to apply for this it is sneaky. If they did not plan for this it is desperate and detrimental to the nearby established business.

Please do not reward this business with a Liquor Licence.

Let them continue as a Marina with a restaurant and also make them live up to all the previous agreed-to conditions.

Regards,
George Syrotuck
601-75 Songhees Rd.
Victoria, BC

Ryan Morhart

From: Glen Percy [REDACTED]
Sent: July 24, 2020 8:34 PM
To: Ryan Morhart
Cc: LCRBLiquor@gov.bc.ca; Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); loveday@victoria.ca; Sarah Potts (Councillor); Geoff Young (Councillor); Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor)
Subject: Victoria International Marina 260 Person Primary Liquor License Application

Dear Mr. Morhart:

I am writing as a resident of the Songhees neighbourhood to register my opposition to the proposed awarding of a Primary Liquor License to the Victoria International Marina.

Initially I was not in favour of the marina development due to the negative impact expected, and since actualized, on our neighbourhood. Given the anticipated benefits to the City, based on the project's business plan, I assume it was approved on the "greatest good for the greatest number" principle and accept that it is now in our neighbourhood's best interest to ensure the success of the business. For that reason I have been supporting the restaurant, and VIM events where I could.

It is disappointing (but not surprising) to realize that this business plan is clearly flawed, and that the City, and our neighbourhood, may now be facing the existence of a massive footprint white elephant. As troubling as this prospect is, I don't believe the business is worthy of a Primary Liquor License to attempt to salvage its survival. The VIM has a serious trust issue with its neighbours: the dishonest use of the 45 underground parking spaces required for its original zoning application is just one example.

Due to such betrayals of trust, and the Marina's current financial failure, I have no faith that the organization will use a permanent 260 person liquor license in a way that is appropriate for a residential neighbourhood.

I sincerely hope the Marina can find its way to viability, but not at further cost to its neighbours.

Respectfully,

Glen Percy
75 Songhees Rd
Victoria

Ryan Morhart

From: Gord [REDACTED]
Sent: July 12, 2020 12:28 PM
To: Ryan Morhart
Cc: Betty-Joan Traverse; Chuck Salmon; Geoff McLennan; Selma Linzer; Yehudi Freedman
Subject: Victoria International Marina Liquor License Application

Hello, I am the President of the strata council for the Legacy, 165 Kimta Rd., Victoria and I am writing regarding our concerns regarding the liquor license application by the Victoria International Marina (VIM).

We strongly oppose any type of license that would allow a drinking establishment open to the public. This residential area already has two liquor licenses in close proximity to our homes (Boom and Batten, Spinnakers Brew Pub) which result in noise and parking issues for local residents and their guests. If a liquor license is to be granted for the VIM it should be to facilitate private functions at the marina only and should have provisions that mitigate our residents' concerns regarding noise and other disturbances.

Thank for your attention to this matter.

Gord Hall

President, Legacy Strata Council

Ryan Morhart

From: Gordon Greeniaus <[REDACTED]>
Sent: July 7, 2020 11:26 AM
To: Ryan Morhart
Subject: Victoria International Marina (VIM) Liquor License

Manager, Permits & Inspections
Sustainable Planning and Community Development Permit
1 Centennial Square
Victoria BC V8W 1P6

I assume that VIM is making this application so that they do not have to make separate applications for every special event and rental use for their building that houses the marina office.

Provided that:

1. The operating hours for the license do not start as early as 9 am - perhaps 11am might be more reasonable
 2. The license cannot be used for daily use except perhaps in the crew lounge which should be limited mainly for crew on the yachts moored in the marina.
 3. VIM must not create a restaurant associated with their building - only catered food and limited snacks - so that the license cannot be bootstrapped to a lounge
 3. The license must be restricted so that it cannot be used in the event that VIM decides to open a lounge accessible to the general public on a daily basis.
- then I would be agreeable to the issuing of the liquor license.

If there are multiple complaints that are verifiable regarding noise or nuisance commotion from clients of VIM arriving at or departing the building, then the general license should be revoked.

Sincerely,
Gordon Greeniaus

L.G. Greeniaus | Phone : (250) 388-7960
109-165 Kimta Rd, Victoria [REDACTED]
[REDACTED] [REDACTED]

Ryan Morhart

From: Gord And Shirley Young [REDACTED]
Sent: July 9, 2020 8:47 AM
To: Ryan Morhart
Subject: VIM Licencing for alcohol

I think it is a good idea, just as long it is for PRIVATE functions taking place in the ADMINISTRATION building. I would not like it to turn into a Pub Style location. Our condo building is too close, and there would be noise etc, if it extended past the confines of the Admin building.

Yours truly
Gordon Young/Shirley Roberts
503 - 165 Kimta Rd
250-381-3241

Manager, Permits and Inspection
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC

Re: Notice of Application for a new liquor primary license for Victoria International Marina.

July 8, 2020

Dear Mr. Morhart,

Please register my opposition to the application by Victoria International Marina for a Liquor Primary Licence.

I live in a condominium overlooking the new Marina, which was marketed as a private international marina intended to serve a select marine clientele and granted a liquor primary club licence with terms and conditions regarding membership.

The proposal is for something quite different: a public drinking facility, with a daily high capacity of 260 people. This would negatively change the character of the area nearby, which is a peaceful residential area with many retired people. The proposed re-licensing of the Marina would inevitably create noise, congestion and security issues. Parking is completely inadequate to support the proposed change in the activities of the Marina. The noise on Cooperage at 11pm as a potential 260 people leave the bar is an alarming prospect.

Please do not support this application. Thank you.

Gwyneth Evans

Gwyneth Evans 847-205 Kimta Rd, Victoria, V9A 6T5
778-265-2537

Cc Lisa Helps, Mayor

Ryan Morhart

From: H SEGUIN / H MOREU <[REDACTED]>
Sent: June 27, 2020 1:12 PM
To: Ryan Morhart
Subject: Notice of Application for Liquor Primary License /// Victoria International Marina

TO: City of Victoria /// Permits & Inspections

Please be advised that we are 100% against this proposal as presented, as it is not consistent with the original vision that was planned and marketed for our neighbourhood

The Marina was marketed as a private membership to serve a select marine clientele, and not as a gathering place for the local population

Our opposition is based on the following:

> the change in venue from a members only for limited use to a high capacity party venue open to the public

> we already have 2 restaurants/bars in the area (BOOM & BATTEN and SPINNAKERS) and the noise factor as these venues close for the evening already causes havoc for the local residents (many are seniors) and therefore, we do not need another party-type of venue

> we have had the opportunity to be in the public party area and can't see where they can barely fit 100 people, let alone 260 people

> parking in the area is already very congested on Kimta Road as well as on Cooperage Place & Paul Kane Place, and it is also part of the noise factor, plus with the bike lanes proposed on Kimta Road, they will take away lots of existing parking spaces, plus once the Bayview Roundhouse project gets going, it will also bring many more residents and visitors to the neighbourhood, and this too will contribute to the already congested parking issue

**H. Seguin & H. Moreu
423-205 Kimta Road
Victoria V9A 6T5**

Ryan Morhart

From: Lucas De Amaral
Sent: July 28, 2020 9:29 AM
To: Ryan Morhart
Cc: Lisa Helps (Mayor)
Subject: Fw: Objection to the Granting of a Primary Liquor License at 1 Cooperage Place (Marina)

Hi Ryan,

Please see below for your records.

Sincerely,

Lucas de Amaral
Correspondence Coordinator

From: Helen Timoffee <[REDACTED]>
Sent: July 27, 2020 11:22 AM
To: Ben Isitt (Councillor) <BIsitt@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthорnton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday <loveday@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>
Subject: Objection to the Granting of a Primary Liquor License at 1 Cooperage Place (Marina)

To City of Victoria Mayor and Council;

I understand that you have received an application for a Primary Liquor for the marina clubhouse in front of Royal Quays. Given the current zoning for the marina clubhouse and the broad nature of the Primary Liquor license the marina is applying for, there is nothing preventing expansion of the uses of the marina clubhouse to the detriment of Royal Quays owners. Specifically, my concerns are as follows:

1. Despite the application of the marina indicating a very narrow intended use for the liquor license there are no provisions in the zoning or liquor license that would prevent the marina from expanding their business plan at a future date. In the current zoning this could enable the following permitted uses - restaurants, clubs or a lounge license all pursuant to the Liquor Control and Licensing act. In summary the granting of a primary liquor license could result in any one of these uses on a full-time basis (9:00 AM to 10:00 PM, Mon to Thurs and 9:00 AM to 11:00 PM Fri and Sat).
2. The application is for events of up to 260 people, the existing zoning does not require the facility to provide any more parking than they already have in our building parking lot. This will result in substantial congestion on Cooperage and surrounding streets.
3. Increased use would also come with the additional noise and disturbances on evenings when these events take place. This risk is increased when you consider that the marina can expand use in the future to full-time services as listed in the zoning by-laws.
4. All of these uses are beyond what is desirable in a multi-residential neighborhood. There are already sufficient licensed premises in the immediate area, with Spinnakers, Boom & Batten, Delta Ocean Point and the anticipated licensed premises associated with lime bay and railyard mews development.

I am voicing my strong objection to the granting of a Primary Liquor License to the marina at 1 Cooperage Place for the above reasons.

Helen Timoffee
#118 10 Paul Kane Place
Victoria, BC.

Ryan Morhart

From: Victoria Mayor and Council
Sent: July 28, 2020 1:03 PM
To: Councillors
Cc: Ryan Morhart
Subject: FW: Please deny the marina this liquor licence.

Good Afternoon Council,

Please see below regarding the Victoria marina liquor licence application.

Sincerely,

Heather McIntyre
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Kim And Hill Stevens <[REDACTED]>
Sent: July 27, 2020 4:37 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Please deny the marina this liquor licence.

My neighbour has articulated our feelings perfectly.
Hillyard Stevens
424-205 Kimta Road

What Fresh Hell is this now ?? The idea of having a possible club open 7 days a week next door would Certainly yes , be financially alluring : generating consistent \$\$\$\$ to the owners (Not living on site or in the area either). A local club or 7-days-a-week-event-for-hire location with "no- legal responsibilities -2the-locals living there" will ,like every nite club downtown with combo of overloud music & booze ,attract a certain reliable repeat demographic : young adults from all municipalities to congregate , drink and behave post indulgence , less than optimally after hours . Even if adjacent to residential areas ; just as it does every night downtown . We hear them screaming(apparently intoxication impairs your hearing , who knew?) cursing and discussing relieving them selves as they perform their bodily function testing late at night after Spinnakers closes. The establishment is not mandated & does not following customers home. Behaviour outside its doors is not their legal duty or concern.Who knew that the Marina zoning was so open ended in a residential area? Unbelievable this is happening here.

June 30, 2020

To: Manager, Permits and Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

RE: APPLICATION for LIQUOR PRIMARY LICENCE at 1 COOPERAGE PLACE

I am a tenant in the Royal Quays building at 10 Paul Kane Place. I have lived here nearly 3 years.

There was a period of time when there was not a restaurant less than 10 yards from this building. Paul Kane Place was peaceful and the area had a residential feel to it. However, since Boom and Batten Restaurant opened, the atmosphere has changed considerably.

I can assure you that the same will happen on Cooperage Place if a liquor licence is granted for private functions of 260 people. The hours of closing at the Marina are proposed to be earlier than at Boom and Batten restaurant.

Issues that have occurred on Paul Kane are:

- Delivery trucks back down the cul-de-sac with their brakes squealing or backup sounding sometimes before the 7am by-law allowance
- Noisy patrons exiting the restaurant at closing
- Car doors slamming or car alarms going off late at night
- Lack of street parking near the condos

Because of other benefits to this location I continue to rent here.

Sincerely yours,

Holly McDonald



Ryan Morhart

From: Ian McPherson [REDACTED]
Sent: June 26, 2020 9:02 AM
To: Ryan Morhart
Subject: Liquor license for International Marina.

Re: Victoria International Marina Liquor Primary Licence Application

I am very opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. The proposed capacity of 260 people. I attended a private event at the venue with approximately 100 attendees and it felt very crowded. The 260 capacity will result in a "night club" environment focused on pushing liquor sales.
3. The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. The noise caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.
5. There is already an existing liquor primary, Spinnakers Pub, only 230 meters away.

Ian Macpherson
315-203 Kimta Road

Sent from my iPad

Ryan Morhart

From: Ida Peters <[REDACTED]>
Sent: July 26, 2020 11:15 AM
To: Ryan Morhart
Cc: Papa
Subject: Liquor Peimary Licence VIM

Hello,

I live in 418-10 Paul Kane place, and am writing regarding the liquor license at 1 Cooperage Pl Vivtoria International Marina.

My family and I do not agree with the proposal of a liquor license in this neighbourhood. Since the opening of Boom and Batten, there has been a significant amount of volume and traffic within our usually quieter neighbourhood. The addition of another place selling liquor will just increase such volume. In addition to this, there will be an increase in vehicle volume, decreasing the amount of parking within our neighbourhood. For a neighbourhood, 2 restaurants within our neighbourhood (Spinnakers and Boom and Batten) has already made the area feel much more crowded and noisier. The city should consider that this area is a residence to many people and not a commercial area such as downtown.

Thank you,
Ida Peters

Sent from my iPhone

Ryan Morhart

From: Jack Gaston <[REDACTED]>
Sent: July 28, 2020 10:15 AM
To: Lisa Helps (Mayor)
Subject: Liquor Application

To Mayor and Council

Regarding the Victoria International Marina's Application for a Liquor Primary Licence

Introduction:

The Marina's application letter of intent (LOI) implies that the Victoria International Marina seeks a Liquor Primary Licence as a means to supplement the original purpose of the Marina which is moorage rentals and service for boat owners. The LOI goes on, though, to paint a different picture: allowing for the possibility of a huge entertainment-related expansion in the administrative building. Instead of occasional events, they are proposing that entertainment can occur seven days a week from morning until night. The basis of the proposal is liquor sales and enhanced revenues through entertainment. This fundamental change to the Marina's operation will create major problems for the surrounding residents and therefore we oppose granting the Marina a Liquor Primary Licence.

The Songhees Neighbourhood :

Clause 5 of the letter of intent misleads by describing areas near the Marina as a mix of retail and residential. It is not. In fact, the area is nothing but a high density residential neighbourhood for blocks around composed of nine different large condominiums containing 779 Units. Disputes between these residential and Marina communities are bound to occur as is the case currently between Paul Kane residents and the marina restaurant over daily on-street customer traffic congestion and safety issues owing to a lack of dedicated restaurant parking.

Noise:

Noise problems will be a major concern if the licence is granted. First, because entertainment will greatly increase from morning until night seven days a week with happy hours added on Friday and Saturday nights. During these times food and liquor along with live music, dancing and DJ's will be offered. Though the administration building has been sound proofed, patrons will be reminded according to LOI to keep noise to a minimum. Also, residents in the area are to be assured that music will be kept "to reasonable volume as the night goes on" by reminding drink- fuelled guests verbally and with signage to keep it down. These half measures amount to an admission that noise and rowdiness will be a serious problem as patrons leave.

Traffic Congestion, Safety and Parking:

The biggest source of noise, however, is generated outside by customer traffic congestion. The quiet residential streets near Cooperage Marina building will become a "parking lot" as customers troll for spots, park bumper to bumper, slam doors and taxis come and go as up to 200 people arrive and depart the proposed Marina Club daily. Additionally commercial trucks of all sizes will arrive to service the building adding to the congestion and noise. This scenario exactly describes the current situation on Paul Kane where residents contend with the on-street congestion generated by the Marina Restaurant daily all year long. This also will be the case on and around the Cooperage building because there is no mention whatever of off-street parking in the Marina's Letter of Intent. Apparently, customer traffic congestion and noise is of no concern and not addressed. This begs the question how will the City provide off-street parking for up to

200 customers at the Marina Club on Cooperage and another 47 customers at the restaurant on Paul Kane, as required in the Off-Street Parking By-Law No. 80-150?

Conclusion:

For the reasons outlined above we oppose in the strongest possible terms granting a Liquor Primary Licence to the Victoria International Marina. The availability of liquor on such a large scale will allow the possibility of creating a night club-like entertainment venue and when combined with the City's unwillingness to protect Victoria's residents from traffic congestion will degrade the quality of life for Songhees residents even further.

Jack and Nicole Gaston
#121 75 Songhees Road
Victoria, B.C.

Manager, Permits & Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

Jacob and Victoria Cikaliuk
309 – 68 Songhees Road
Victoria, BC V9A 0A3

email: rmorhart@victoria.ca

July 5, 2020

For your attention >>> Council Members,

I have recently been informed that the Victoria International Marina property located at 1 Cooperage Way, has made application for a Liquor Primary Licence.

We are **emphatically opposed** to a new Liquor Primary Licence for the Victoria International Marina property located at 1 Cooperage Way. We are residents in a very near building. City Council MUST fulfill one of its primary tasks and reject the application.

At the present time, **Parking** is barely tolerable, and any conversion to angle parking on an already congested street, is a recipe for frustration and accidents . . . even if the “patrons” are sober! Additional parking for the vehicles (130?) for up to 260 patrons will create a hazard for residents.

Currently, this is a peaceful neighbourhood that does not require **Noise disturbance** 7-days a week from an operation of the facility with a liquor license. The noise disturbance from 260 patrons will be an annoyance which residents should not have to suffer from each day from 9:00 am to 10:00 pm Sunday through Thursday and until 11:00 pm on Friday and Saturday.

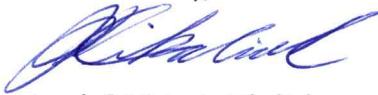
Neighbourhood quality will certainly be disrupted. As this is an older family-oriented neighbourhood, the quality will be undermined by the provision of alcohol 7-days a week. Furthermore, the newly expanded bike lane on Kimta Road which intersects with Cooperage Way, will have a negative affect on Cyclists. Vehicular traffic and alcohol do not mix.

Long-term needs of the community MUST take PRIORITY over “commercial desire”.

As a City Council Member, you already know that Victoria International Marina is the **WRONG place** for a facility of this type. Please make the right decision and say NO, and the developers will need to find a proper location in a business district.

In closing, we are kindly asking that the Council **reject the request** for a new Primary Liquor Licence application.

Most Sincerely,



Jacob & Victoria Cikaliuk



Ryan Morhart

From: Jacqui Morgan <[REDACTED]>
Sent: June 23, 2020 9:13 PM
To: Ryan Morhart
Subject: Application for a new liquor license by the Victoria International Marina

Dear Manager, Permits and Inspections:

Thank you for your notice about the above-noted application, dated June 4, 2020.

Unless there is meaningful and productive face-to-face meetings among the Marina and adjoining strata buildings (Ocean Park Towers, Royal Quays, and Mariners Landing) to address current issues caused by the Marina, I oppose this application for the following reasons:

- According to the local *Times Colonist*, the Marina made significant modifications to the roof of the Boom and Batten restaurant without City approval. To date, nothing obvious has been done to address the Marina's seeming attitude that "it's better to get forgiveness than permission."
- While the Marina did comply with the requirement to have off-street parking spaces to operate the Boom and Batten restaurant, it doesn't require staff or encourage clientele to use those spaces. Instead, it rents a number of those spaces out on a monthly basis to others. Hence, traffic is often a mess on Paul Kane street, with illegal parking (even in front of the fire hydrant) and large semis having to back their way down the street for deliveries.
- While the Marina is intended to house yachts that are a minimum of 65 feet (if memory serves), it seldom has more than 4 such at any given time, and often houses several smaller boats, presumably, if not legit, in an effort to look prosperous. Perhaps this application for a liquor licence just a "finger in the dike" to try to generate revenue for a business that's already non-viable.
- Numerous noise and nuisance issues related to the Marina and its restaurant have been reported to various bylaw officers with minimal, if any, remedial attention taken by the Marina/restaurant.

In short, the Victoria International Marina has been less than a good neighbour. Should another liquor licence be granted to it, I suspect the issues to date will simply multiply.

Unless the Marina reaches out in a sincere way to address existing concerns by local residents, I will be among quite a few who will oppose this application, as it will simply be an invitation for the Marina ignore problems to date and for it to create new ones.

If the Marina were in your backyard, would you support this application?

Thank you for your consideration.

Sincerely,
Jacqueline Morgan
#804 - 75 Songhees Rd.
Victoria, BC V9A 7M5
(250) 381-5659

Ryan Morhart

From: Brinda & Jai [REDACTED]
Sent: July 26, 2020 8:24 PM
To: Ryan Morhart
Cc: Lisa Helps (Mayor); LCRBLiquor@gov.bc.ca; Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Liquor Primary Licence application by Victoria International Marina.

We are in receipt of the city of Victoria's notice with regard to the Liquor Primary Licence application by Victoria International Marina.

We DO NOT support this application

We, the residents of Mariners Landing along with the residents of the other residential complexes have already been negatively impacted by the Victoria International Marina and especially their tenant - Boom + Batten. We have serious parking issues on Paul Kane Place and Cooperage arising from many of the patrons of Boom + Batten. The congestion and the noise created by delivery trucks associated with this restaurant, and the inconsiderate behaviour of guests at night has completely ruined the tranquility of this neighbourhood. As we see it, another licensed establishment in what should be a quiet, residential area is totally unwarranted. The result will be more parking issues outside our front doors on Paul Kane Place. It is, therefore, unfair to expect the residents of what was originally intended to be a quiet neighbourhood to accept the disturbance created by another 260 patrons of the Marina. The residents of this neighbourhood should not have to pay the price for a failing business. Integrating commercial entities within a residential neighbourhood should be done in a thoughtful manner and this is definitely not the case in this instance.

Sincerely,

Jai & Brinda Menon
Mariners Landing
124-75 Songhees Road
Victoria, BC
V9A 7M5

Ryan Morhart

From: Jan Ross <[REDACTED]>
Sent: July 10, 2020 10:39 PM
To: Ryan Morhart
Subject: Liquor license and parking

I am writing about the liquor license for the VIM, I would be ok with it, if it was only used for VIM events, and not open to the public, like open for a open bar, also the parking on Paul Kane and Cooperage should stay the same as they are both residential areas, and the noise would be worse then they already are at this time.

I am a concerned Kimta resident

Jan Ross

Sent from my iPhone

Ryan Morhart

From: Lucas De Amaral
Sent: July 28, 2020 9:28 AM
To: Ryan Morhart
Cc: Lisa Helps (Mayor)
Subject: Fw: Proposed Liquor License Marina Office

Hi Ryan,

Please see below for your records.

Sincerely,

Lucas de Amaral
Correspondence Coordinator

From: Gmail <[REDACTED]>
Sent: July 27, 2020 11:39 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Proposed Liquor License Marina Office

Ryan Morhart

From: jean bowles [REDACTED]
Sent: July 24, 2020 8:08 PM
To: LCRBLiquor@gov.bc.ca; Ryan Morhart; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); loveday@victoria.ca; Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Ben Isitt (Councillor)
Subject: Opposition to a Primary Liquor License for Victoria Internal Marina

To Whom It May Concern:

The purpose of this letter is to state my opposition to a Primary Liquor License for Victoria International Marina.

The Songhees neighbourhood is a residential area with kids, families and seniors. A large venue serving liquor is not compatible with a residential neighbourhood. The building on Cooperage was intended as an administrative office. A primary liquor license is an open ended possibility for many different business models that are not compatible with a multi family high density residential neighbourhood. The marina should be operating as a marina and not an ongoing event space to handle 260 patrons at a time.

The established venues in the area are Spinnakers, Delta Ocean Point, Browns Social House and Boom & Batten. The events at the marina office were to be one time events for the 'mega' yacht owners. There should not be competition set up for the local businesses.

And lastly is the very important question:

'Why is this being requested and why now?'

I note the marina has had very few boats using its services since inception. Is it financial trouble? Is there a deal to sell the marina which is pivotal on a large primary liquor license? If so, who is buying and just what will be happening on the beautiful, peaceful waterfront?

Thank you,

Jean Bowles
308-75 Songhees Rd
[REDACTED]

Ryan Morhart

From: [REDACTED]
Sent: July 20, 2020 1:37 PM
To: Ryan Morhart
Subject: VIM liquor license application

To the committee considering this application:

We are the owners of #512 at The Legacy at 165 Kimta Road.

We have read the letter sent to you on July 13, 2020 by Gord Hall, the president of our strata council and are in complete agreement with his concerns.

We are on the west side of the building, on the corner of Cooperage and Kimta. Obviously we will be impacted by additional noise, activity and parking under our windows if this proposal is accepted.

Already parking issues will be exacerbated by the upcoming reduction of parking on Kimta due to the bike lane project.

Please take the concerns of the neighbourhood seriously as you consider this matter. Thank you.

Sincerely,

Jean Robinson
(Earl Schmidt)

Ryan Morhart

From: Lucas De Amaral
Sent: July 28, 2020 9:27 AM
To: Ryan Morhart
Cc: Lisa Helps (Mayor)
Subject: Fw: Marina Clubhouse Primary Liquor License Application at 1 Cooperage Place (Marina)

Hi Ryan,

Please see below for your records.

Sincerely,

Lucas de Amaral
Correspondence Coordinator

From: Jerry Timoffee <[REDACTED]>
Sent: July 27, 2020 11:54 AM
To: Ben Isitt (Councillor) <BIsitt@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornnton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday <loveday@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>
Subject: Marina Clubhouse Primary Liquor License Application at 1 Cooperage Place (Marina)

Sent to City of Victoria Mayor and Council;

As a resident at Royal Quays, I object to granting of a Primary Liquor License to the marina at 1 Cooperage Place for the following reasons:

1. Nothing would restrict the marina from expanding their business in the future seriously affecting residents in the Royal Quays as well as other residences in the area.
2. Parking will be an issue on Paul Kane PI and Cooperage PI
3. There are currently enough licensed premises in the immediate area .
4. Noise from the activity at the marina will increase significantly

Thanks in advance in rejecting this application

Jerry Timoffee
#118 - 10 Paul Kane PI, Victoria, BC V9A 7J8

Ryan Morhart

From: jihong larson [REDACTED]
Sent: July 2, 2020 8:26 AM
To: Ryan Morhart
Subject: Liquor license

Hi there

I am the owner of a condo unit at 10 Paul Kane place.

I don't think severing alcohol passing 10, 11pm is a good idea.

I think it would be acceptable until 9pm

Many seniors living nearby.

Thank you

Jihong Larson
Sent from my iPhone

Ryan Morhart

From: Joan Withers [REDACTED]
Sent: July 10, 2020 11:37 PM
To: Ryan Morhart
Subject: 10 cooperage. Liquor licence

Manager,, Permits and Inspections
Sustainable Planning and Community Development

I am stating my Strong opposition to this Liquor application for the International Marina at 10 Cooperage.

Specifically:

1. This is a residential neighbourhood!!!
2. Parking and noise is already an issue for the neighbours of The Boom and Batten.
3. The Marina did not get this permit before opening. It should not get one now.
4. 260 seats is far too many patrons.
5. Residential Property values will decrease further.

Yours sincerely,
Joan Withers

Ryan Morhart

From: Lucas De Amaral
Sent: July 29, 2020 10:29 AM
To: Ryan Morhart
Cc: Lisa Helps (Mayor)
Subject: Fw: Application for Liquor Licence for 1 Cooperage Place Victoria BC (Victim Response)

Hi Ryan,

Please see below for your records.

Sincerely,

Lucas de Amaral
Correspondence Coordinator

From: J Morley [REDACTED]
Sent: July 28, 2020 1:32 PM
To: morhart@victoria.ca <morhart@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; cthornton-joe@ca <cthornton-joe@ca>
Subject: Application for Liquor Licence for 1 Cooperage Place Victoria BC (Victim Response)

Subject: Victoria International Marina Application for Primary Liquor Licence.

Dear Mayor and councillors

We live at 11 Cooperage Place directly opposite the Victoria International Marina, our condo is on the bottom floor in the southwest corner of the building, and our apartment is the one most severely impacted by events occurring at the Marina.

Since the Marina opened, the main effect on us has been from some of the events that have been held, usually at the weekends, when liquor has been served. The entrance way is only about 10 m from our front windows and people leaving the events late in the evening make a disturbing volume of noise especially when they have been drinking. Even with the best of intentions of the Marina staff, it not possible control people who have been drinking. Luckily to the present, it seems, that not every event involves a liquor licence. If the marina has a permanent liquor licence I can see that what is at present an unpleasant but infrequent occurrence will become something we have to suffer through every night of the week.

Another issue has been the clean-up and garbage disposal after the events, the cleaning seems to be done immediately after the event, in addition to the slamming of car/van doors and noise as the cleaners arrive and depart they also seem to have a problem with garbage disposal. Because they have access to our underground parking, on occasion, they have been disposing of their garbage in our condo's garbage skips; although this in itself is unethical, the worst effect is the repeated slamming of the basement door late at night.

Everything the Marina does seems to be to the full extent of its permits; without a doubt, if they a liquor licence for 260 patrons they will want to extend their serving area beyond the limited space available inside the building and will be wanting a beer garden on the patio area at the foot of Cooperage Place. Because this space is usually very windy they will then want to construct a taller wind break along waters edge; the table umbrellas will blow over so they will want a more permanent structure tent or awning which will further obstruct our rather limited view of the harbour; they have already eliminated most of our view with construction of the building.

Summarising

We do not like:---

The increased traffic volumes

The increased noise late at night

The increased early morning noise due to garbage collection.

And potentially: all day noise and congestion that would be caused by a beer garden/patio.

Responding with our concerns on this issue is severely hampered by the lack of details, for instance is the marina going to be run as a lounge bar or Pub or is the liquor licence wanted so that each event at the venue does not have to apply for its own licence. Lack of information makes us very apprehensive concerning its effect on our property and well being.

Presumably if this leads to a reduction in the assessed value of our property we will be eligible for a reduction in our property taxes.

Yours truly

John and Georgina Morley #105 11 Cooperage Place Victoria BC V9A 7J9

Sent from [Mail](#) for Windows 10

Ryan Morhart

From: Judy Jabusch [REDACTED]
Sent: July 27, 2020 3:28 PM
To: LCRBLiquor@gov.bc.ca; Ryan Morhart; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor)
Subject: Re: Primary Liquor License Application for Victoria International Marina

I am writing to voice my strong opposition to the above application.

Issues I have with this application are:

- this is a multi residential neighbourhood inhabited, for the most part, by senior citizens. This is in their front yard. Would you want a bar on the sidewalk in front of your home? Neither do we!
- we already have late night noise from existing nearby pubs and restaurants.
- there would be "no smoking" inside the facility so people would gather outside to smoke, taking their conversations and laughter outdoors and these are people who may have several drinks in them. No way to enforce a noise bylaw.
- we were led to believe that this building would be used for marine administration, not as an event center. There is a huge difference. The fact that the marina is looking for some source of revenue because it is empty of yachts most of the time must not be a factor in this decision.
- we already have Spinnakers, Delta Ocean Point and Boom and Batten very close by. They all sell liquor and stay open late.
- where are all of these people going to park?
- what happens when the Bayview and Roundhouse projects are completed and they have hotels, etc. that need to serve liquor also.

This application must not be granted. Please do the right thing for these taxpayers.

Regards,
Judy Jabusch

Ryan Morhart

From: Michael Ross <[REDACTED]>
Sent: June 28, 2020 2:26 PM
To: Ryan Morhart
Cc: Kathie Ross
Subject: Liquor Primary Licence Application by Victoria International Marina

Good afternoon

On June 19, 2020 we received the City of Victoria's notice dated June 4, 2020 with regard to the Liquor Primary Licence Application by Victoria International Marina.

We DO NOT support this application!

Our community has been negatively disrupted by the Victoria International Marina and especially their tenant - Boom + Batten. We have a constant parking issue on Paul Kane and Cooperage and, more critically, patrons who over consume alcohol and bring their loud and obnoxious behaviour to their vehicles parked in front of our residence doors on Paul Kane. We are currently engaged in regular communication with the City of Victoria with respect to the current parking issues.

It is unfair to expect residents accept an additional 260 alcohol fuelled individuals in our neighbourhood seven days per week who also require parking that is already a problem.

Respectfully,

Kathie and Michael Ross
#125, 75 Songhees Road
Victoria, British Columbia, V9A 7M5

Cellular: [REDACTED]
email: [REDACTED]
[REDACTED]

Ryan Morhart

From: Kathryn Templeton <[REDACTED]>
Sent: July 8, 2020 10:18 AM
To: Ryan Morhart; Victoria Mayor and Council
Subject: VICTORIA INTERNATIONAL MARINA LIQUOR PRIMARY LICENCE APPLICATION

I am opposed to the proposal as presented.

This proposal is inconsistent with the original vision marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

I am concerned about:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. The proposed capacity of 260 people, which will result in a "night club" environment focused on pushing liquor sales.
3. A lack of parking to support the proposal. There will be a significant impact from dozens of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. The City of Victoria is planning a mixed used bike lane on Kimta Road, which will further exacerbate parking issues.
5. The noise caused by larger numbers of people coming and going to the facility. We are on the waterfront, which amplifies sound in a residential neighbourhood with a high percent of retired people.
6. Our quiet neighbourhood becoming a pub district. There are already two existing liquor primary license holders, Spinnakers Pub, only 230 meters away and Boom and Batten, which is 300 meters away.

Kathryn Templeton
#318 203 Kimta Road, Victoria V9A 6T5

Mayor and City Council
City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location. The Marina was presented as a private international marina dedicated to serving a select marine clientele. That vision would only allow for a private club for boat owners docking at the marina with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. **The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.** Currently special events disturb the peace of the neighbourhood as intoxicated people stand outside talking and yelling late into the night. Their sound travels all the way up my building and I've been woken several times. The quality of life in our residential community would be greatly impacted if this became a daily occurrence.
2. **The proposed capacity of 260 people.** The OPT condo held an event for approximately 100 and it felt quite full, I can only imagine that cramming 260 people into the space will create a noisy and raucous environment akin to a night club.
3. **The Marina does not have parking to support this proposal.** There will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom + Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. The proposed bike lane on Kimta will reduce parking further. Parking will be particularly challenging once the Bayview development is completed.
4. **The noise** caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.
5. **The residential area is already well served.** An existing liquor primary is held at Spinnakers Pub, only 230 meters away and Boom + Batten is also a licensed venue.

Kathy Kay
633 – 203 Kimta Rd
Victoria, BC V9A 6T5

Ryan Morhart

From: KA Malcomson [REDACTED]
Sent: June 26, 2020 7:20 PM
To: Ryan Morhart
Subject: Victoria International Marina Liquor Primary Licence Application

Hello Ryan,

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location.

The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. **Venue Change:** The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. **Capacity Change:** The proposed capacity of 260 people. I personally attended an event (with my Strata) at the venue with approximately 100 attendees and it felt very crowded. I am confident that the proposed 260 capacity will result in a "night club" environment focused on liquor sales.
3. **Parking:** The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. **Noise:** The noise caused by intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.
5. **Existing:** There is already an existing liquor primary, Spinnakers Pub, only 230 meters away.

Respectfully,

Kelly-Anne Malcomson
525-205 Kimta Road

--
KA

Ryan Morhart

From: kevin neill <[REDACTED]>
Sent: July 11, 2020 1:43 PM
To: Ryan Morhart
Subject: Liquor License for 1 Cooperage Pl

Hi,

Living at 165 Kimta Rd I have seen first-hand and more importantly heard the increased car traffic, notably high-end supercars with very loud engines that seem to have some kind of affiliation with the marina at the end of Cooperage, and late night pedestrian revelry coming from events held at the marina. And now they want to add a permanent liquor license to the facility to have even more loud parties in a tight residential area.....please, for the love of God don't let this go through. The last thing our world needs is more noise and selfish behavior from people with little to no self-awareness who don't give a rat's ass about other people's living space. Just my two cents.

Thanks,

Kevin Neill

Ryan Morhart

From: Larry Steeves [REDACTED]
Sent: June 22, 2020 7:08 PM
To: Ryan Morhart
Subject: Application for Liquor Licence - Victoria International Marina

This email is in response to the June 4th, 2020 message from the City of Victoria regarding the request for a liquor license by the Victoria International Marina. My wife and I, as owners in 407 - 11 Cooperage Place, wish to express our deep concern regarding this proposed approval. We do not believe it is in the interest of the neighbourhood to see this particular application proceed.

We therefore express our strong disapproval of this proposed application.

Larry and Donna Steeves
07 - 11 Cooperage Place

Ryan Morhart

From: Lynn MacDonald <[REDACTED]>
Sent: July 31, 2020 4:45 PM
To: Ryan Morhart; LCRBLiquor@gov.bc.ca
Cc: Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Primary Liquor License Application - Victoria International Marina
Importance: High

I wish to express my strong opposition to the granting of a Primary Liquor License at the Victoria International Marina administrative office.

I have lived in the Songhees since 1990, first at Royal Quays and then at Mariner's Landing. I have witnessed our neighbourhood grow into a very strong, vibrant and diverse community. In my complex, our youngest residents are six-year old twins (they were born here) and our oldest resident is 96. The entire Songhees community shares this diversity.

Our retired residents are active participants who bike, kayak, golf, walk and jog along the West Song Walkway and contribute significantly to the economic viability of the downtown core where they walk to shop and dine. We also contribute \$3.1 million dollars annually to the City of Victoria tax base with our 779 residential units. The adjacent Bayview area contributes another \$1.7 million to the tax base with their 450 units. We also have a significant number of working residents who chose this neighbourhood so that they could walk or bike to work. We socialize together, take care of each other and respect the values and differences that we all bring to our community.

Our corporate neighbours, Spinnakers and the Delta Ocean Pointe, Bayview, Victoria Harbour Ferries and the Trek Bike Shop have all worked very hard to contribute to the respect and confidence we have in this community. The corporate neighbours and residents have co-existed peacefully – we have supported their businesses as they have supported our residents.

Unfortunately, this has not been the case with the Victoria International Marina and their tenants Boom & Batten. Since they opened their doors our two small cul de sacs, Paul Kane and Cooperage have become a David and Goliath scenario. The marina and restaurant have overwhelmed our neighbourhood with congestion, noise and an utter lack of respect for the neighbourhood they have moved into. Our phone calls and emails to them have gone unanswered – they look upon us as the “complainers” instead of treating us as potential guests to their establishments.

I am very much opposed to the granting of a Primary Liquor License for the administrative office for the marina on Cooperage for the following reasons:

1. Based on current behaviour, I simply do not believe that they have the management skills to be socially responsible with a Primary Liquor License. A corporate administrative office should not be used as an event centre.
2. The marina's intended usage of the event space and liquor license is vague at best. I do not trust their claim that the purpose of the license is to avoid obtaining individual liquor licenses when they hold events. A primary liquor license would allow the marina to open a bar in our neighbourhood – one that is not even required to serve food to its patrons. The addition of such an establishment is outrageous and would further degrade the quality of life for residents and citizens accessing the West Song Walkway.
3. Parking has become a nightmare in our neighbourhood since these facilities were built – the Marina has fraudulently indicated that they have the 48 parking spaces in the Royal Quays underground to meet their zoning requirements, but they don't use them, instead choosing to plug up our streets with their guest and staff parking. In fact, it has been brought to my attention that they are renting the spaces to anyone willing to pay the \$125 plus GST per month fee.

I understand that there is no extra parking requirement if they were to get this 260 seat license within the purview of the City of Victoria zoning and parking bylaws – this is simply wrong and quite bluntly shameful. As it is now, Paul Kane is constantly completely plugged with large delivery trucks and cars as is Kimta Road. Cooperage will suffer the same fate.

4. Suggestions that the marina will make efforts to curtail noise from their patrons leaving the facility is ludicrous – they certainly do not at their tenant's Boom and Batten restaurant nor have they for the events that they have already held at their facility. My neighbours have reported the same loud, obnoxious problem with guests leaving both of these venues.

The situation will get progressively worse if the marine is granted a 260-seat liquor license. They may be trying the old trick of asking for the sky and being happy with half that amount – that type of rhetoric may have worked in the past but I trust that city staff and our elected officials will see past that. I took great exception to their comment in the Letter of Intent when they said “they would not have gambling or exotic dancers” – if they thought this was to be comforting to the neighbourhood it certainly was not – it was insulting and condescending.

We are grateful that City Council has shelved the idea of angled parking on Paul Kane and Cooperage as this would have severely added to the safety issues on these two small cul de sacs. I would suggest you speak with your bylaw infraction department to see the number of complaints and emails they have received since the opening of the restaurant – I would think those complaints will multiply significantly if this Liquor License were to be granted.

It is obvious to everyone that the marina side of their business is failing – it has been since it was built – very rarely are there anymore than 3-4 ships in the marina at any given point – hardly a sustainable business. I’ve heard that they are using our COVID pandemic as an excuse for why business is bad – but the marina had not been busy pre COVID. We have heard from various sources that the marina has been sold or is in the process of being sold, and as a business person I know that having a Primary Liquor License would make this a more valuable asset – to the marina, but not to the neighbourhood.

Long term restaurant, hotel and event facilities are suffering with the economic fallout that this COVID pandemic has thrust upon our tourist dependent city. I believe that we need to support those long term community businesses. The granting of a 260 seat liquor license in a primarily high density residential neighbourhood that the residents are clearly not in favour of, is not how the city can show the much needed support to the business community. The commercial expansion of the Bayview complex with the thoughtfully planned retail and hotel component will greatly add to the diversity in our neighbourhood and I welcome that.

Please remember that the administrative office of the marina where they are applying for liquor license is “not across the street” from a residential building – it is a mere 20-30 feet away from my neighbours’ bedroom windows.

I respectfully request that the City of Victoria do the right thing and not approve this liquor license application.

Sincerely,

Lynn MacDonald

903-75 Songhees Road

Victoria, B.C. V9A 7M5

250-361-7997

Sent as email Attachment to: rmorhart@victoria.ca

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am very opposed to the proposal.

This proposal is inconsistent with the original vision that was marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. The change of venue use for the Victoria International Marina from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all;
2. The proposed total occupant load of 260 people. A 260 capacity occupant load will result in a "night club" environment focused on pushing liquor sales;
3. Add live or canned music to this mix of liquored up folks with little regards to this neighbourhood which is mostly occupied by a high percentage of retired people;
4. The uncontrollable noise caused by hundreds of jubilant perhaps intoxicated people leaving the venue after 10/11pm in a primarily residential neighbourhood (the Songhees);
5. The Marina does not have parking to support this proposal. There will be a significant impact from hundreds of motor vehicles looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living nearby;
6. Further, "Parking" will be particularly challenging once the Bayview development is completed and surrounding parking disappears due to proposed bike lanes;
7. Also, Kimta Rd is a corridor for bicyclists accessing the Galloping Goose Trail and downtown cycling paths. As well many tourists park their vehicles on Kimta to start their bicycling adventures or walk the West Song Walkway;
8. There is already an existing liquor primary, Spinnakers Pub, only 230 meters away in this neighbourhood;
9. Thus, this application for a new Liquor Primary Licence should be **denied**. Let's support the existing appropriately zoned downtown licensed establishments.

M. Stebbing

314-203 Kimta Rd, Victoria, BC V9A 6T5

Ryan Morhart

From: Margo Cooper <[REDACTED]>
Sent: July 28, 2020 5:33 PM
To: LCRBLiquor@gov.bc.ca; Ryan Morhart; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); loveday@victoria.ca; Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Application for liquor license by 1 Cooperage Place (Victoria International Marina)

We are resident owners at Bayview One . We are vigorously opposed to allowing this business to obtain a primary liquor license.

This is a quiet, multi residential neighbourhood. Parking is already an issue for residents and business patrons. The several licensed premises in the immediate area which have limited or no parking attached to them currently test our residential streets. Adding a facility with a potential capacity of 260 people would impact residents far beyond the 100 metre boundary. On the basis of parking alone, this is a terrible idea.

Of course there are other concerns; the most obvious being noise as well as undue competition for existing businesses which are still struggling due to COVID.

We urge you to deny this application.

Sincerely,
Margo and Michael Cooper
709-100 Saghalie Road

Ryan Morhart

From: [REDACTED]
Sent: July 31, 2020 3:27 PM
To: mayor@victoria.ca
Cc: Ryan Morhart; Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); loveday@victoria.ca; Sarah Potts (Councillor); cthorton-joe@victoria.ca; lcrbliquor@gov.bc.ca
Subject: Victoria International Marina - primary liquor licence

Mayor Lisa Helps
City of Victoria

July 31, 2020

Dear Mayor,

It has come to my attention that the Victoria International Marina has requested a primary liquor licence. I would like to share my reasons for vehemently NOT SUPPORTING the request:

1. The Marina is situated on the Songhees Walkway which was the original home of the Songhees Nation where the people recognized the spiritual power of the water. This walkway is a tribute to the Songhees people where the beauty of nature is available to all people in Victoria and beyond - young and old, rich and poor, First Nations, residents and visitors. People drive to this location specifically for the opportunity to walk, talk, reflect and relax. Many children enjoy the opportunity to play and learn about the Songhees Nation. The area is really a park-like setting and I especially appreciate the planting of the native flora. This is not the location for another establishment that caters to parties and liquor. The Delta Hotel and Spinnakers Pub are suitably located at distances that do not distract from the serenity of the walkway.
2. Victoria's Harbour is beautiful. The other side of the Harbour is highly commercialized and not a serene walkway. Let's keep this side of the harbour with no further commercialization (i.e. liquor establishments etc.) along the walkway for the current and future generations.
3. I support using the Marina for unique experiences with a temporary liquor licence where the usage can be controlled for selected events that relate to the environment, such as symphony, art, First Nations displays.
4. The request for the primary licence is poorly written and is distasteful such as, no exotic dancing. I understand that the property is for sale and because of that, the licence must be denied and reconsidered with a new owner.
5. The potential for noise and disruption in the area is significant. I would expect complaints from not only local people but also from citizens who enjoy the peaceful nature of the park. The walkway was not designed for another event area and the parking situation is not adequate. I expect that the VicPD will experience a large number of calls as has happened in the downtown area where the mixture of drinking establishments and residential condos has been a problem.
6. Finally, let's think about what is really important to all citizens in Victoria. The Songhees walkway belongs to all of us and there is no need to further disrupt the beauty of the walkway for the sake of another place to drink. There are lots of establishments downtown.

Sincerely,
Marguerite Rowe

100 Saghalie Road #6
Victoria, BC

Royal Quays: COVID19 Response, Bike Lane Expansion, Liquor Licence Application

Royal Quays (VIS1889) is a property on the Songhees waterfront consisting of two residential buildings, one on Paul Kane Place and the second on Cooperage Place. These issues all impact both parking availability and quality of life for residents of Royal Quays.

COVID19 and Boom & Batten Outdoor Space

On July 4th Boom & Batten installed 5 planters, 6 tables and 32 chairs on the seawall walkway in front of Paul Kane Place. This effectively reduces the width of the public walkway by half. I understand creating outdoor seating on Government Street was authorized by the City, but in their situation the road was closed to car traffic. This enabled social distancing to be maintained by walkers which is not the situation here.

The restaurant has a perimeter deck on three sides of the building. I was told when the facility first opened, that this area would be used for outside seating. This option for outside seating would eliminate the impact on the Songhees walkway.

Operating hours of the outdoor space are from 9 a.m. to 10 p.m. (11 p.m. on Friday to Sunday). This outdoor space is very close to the living rooms, bedrooms, patios and balconies of many residents in the Paul Kane building. I am concerned that noise will be an issue and our privacy and quality of life will be negatively impacted.

Parking on Paul Kane Place and Cooperage Place

Before COVID19 Boom & Batten customers occupied all the street parking (2 hour parking from 8 a.m. to 6 p.m. Monday to Saturday) during the hours the restaurant was open and do again since the re-opening. Paul Kane Place is used by the restaurant's vendors to deliver product and remove garbage and recycling. Noise from trucks often begins as early as 7 a.m.

There are now two additional proposals which will only exacerbate the parking situation on these two streets.

- 1) The owners have recently received a letter from the City of Victoria, Sustainable Planning and Community Development Department, regarding a request by the Victoria International Marina located at 1 Cooperage Place for a liquor primary licence with hours of service from 9:00 a.m. to 10:00 p.m. Sunday to Thursday and 9:00 a.m. to 11:00 p.m. Friday and Saturday, with a total occupant load of 260 people. When special events are held at the Marina there will be an additional demand on both Cooperage and Paul Kane for on-street parking.
- 2) The City of Victoria, Engineering Department, is proposing building a bicycle path along Kimta. Parking (3 hour parking from 8 a.m. to 6 p.m. Monday to Friday) on this road is used by a number of condominium developments for owner/occupant and visitor parking. Removal of parking along Kimta to create a bike lane puts even more pressure on Paul Kane and Cooperage parking and the creation of angle parking on these streets is a safety issue.

During your review of these issues, I would appreciate your consideration of the lifestyle impacts on the residents of Royal Quays and our neighbouring condominium developments.

July 2, 2020

Manager, Permits and Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC
V8W 1P6

rmorhart@victoria.ca

Re: Victoria International Marina Liquor Primary Licence Application

I am very strongly opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

I purchased my condominium with full knowledge of the Marina and the type of events and noise this facility would generate. In no way would I have purchased in this location had I ever expected the possibility of dealing with the consequences of a public house venue outside my bedroom window.

My opposition is based on the following concerns:

- The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
- The proposed capacity of 260 people. I attended a private event at the venue with approximately 100 attendees and it felt very crowded. The 260 capacity will result in a "night club" environment focused on pushing liquor sales.
- The noise caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percentage of retired people.
- The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
- The Bayview Development has approved plans for two future hotels. The expectation is they would both be licensed as well.
- There is already an existing liquor primary, Spinnakers Pub, only 230 meters away.

- The parking on Kimta Rd between Cooperage and Spinnakers's Pub is already at capacity during the evening hours.

Thank you for considering my opposition to this permit application.

Sincerely,
Melissa Henneberry
316-205 Kimta Road
Victoria, BC V9A 6T5
259-888-8106

Ryan Morhart

From: Mike Marley <[REDACTED]>
Sent: July 25, 2020 10:19 AM
To: Ryan Morhart; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); loveday@victoria.ca; Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Liquor Licence for Victoria International Marina

I am writing to voice my objection to you granting a new and improved Licence to this organisation. They already have available to them a special events licence, and I do not think they should be permitted to have the opportunity for yet another Restaurant/Pub on this site. The granting of this licence would be an open ended invitation for that and all sorts of other business opportunities which would not be compatible with the surrounding zoning. Parking has been an issue with the existing restaurant, which fills on road parking, on Paul Kane Plc. to the point that residents of Victoria are unable to find parking, if they just wish to come here and go for a walk on the Windsong Walkway. The Commercial area is attached to the Marina and to have it possibly consolidated as a liquor hub is untenable, while considering the additional noise & traffic it would generate, should yet another liquor establishment open in what is realistically a residential area, especially when there are other liquor licences in the area. There is the restaurant already associated with the Marina plus "Spinnakers" just about 300 yards further up the walkway, then there is the restaurant/Bar at the Delta Hotel about a quarter mile down the walkway. There is the opportunity for another bar / restaurant at the Railyards project some 300 yards to the north, already being proposed. Surely enough liquor outlets for the area, without adding this.

This is a relatively recently zoned area, the original concept being for a Marina for Elite mega yachts, not for a liquor hub, which I am convinced would not have been approved, if it had been presented as such.

It is my hope that this licence will not be granted, as it is unwarranted and unnecessary. One may ask themselves why would we need yet another liquor outlet in the area.

Mike Marley

PLEASE NOTE MY NEW EMAIL ADDRESS:

[REDACTED]

[REDACTED] for me!

Ryan Morhart

From: Mike Marley [REDACTED]
Sent: June 27, 2020 9:15 AM
To: Ryan Morhart; lclbhelpdesk@gov.bc.ca
Subject: Liquor Licence Victoria International Marina

Dear Sir,

I have just seen your notice placed in one of the Marina windows and am writing to voice my objection to you granting a new Licence to this organisation. They already have a special events licence on this site as required and I do not think they should be permitted to have another Restaurant/Pub on this site, an opportunity that would present itself if a licence was granted. Parking has been an issue with the existing restaurant, which fills on road parking, on Paul Kane Plc. to the point that residents of Victoria are unable to find parking, if they just wish to come here and go for a walk on the Windsong Walkway. To create another entity that would require further parking and thus getting rid of even more of the on road parking.

This is the only Commercial area in close proximity to the Marina and to have it consolidated as a liquor hub is untenable, considering the additional noise & traffic it would generate, should yet another liquor establishment open in what is realistically a residential area, especially when there are other liquor licences in the area. There is the restaurant already associated with the Marina plus "Spinnakers" just about 300 yards further up the walkway, then there is the restaurant/Bar at the Delta Hotel about a quarter mile down the walkway.

It is my hope that this licence will not be granted, why would we need yet another liquor outlet in the area.

Mike
Royal Quays Unit #506

PLEASE NOTE MY NEW EMAIL ADDRESS:

[REDACTED]

Please update your contact info for me!

Ryan Morhart

From: Robert Carlen [REDACTED]
Sent: June 22, 2020 12:21 PM
To: Ryan Morhart
Subject: Application for a Liquor Primary Licence for the Victoria International Marina

To: Manager,Permits & Inspections:

As residents of The Legacy at 165 Kimta Road, we are opposed to the granting of this licence. Already with its restaurant on the other side near Paul Kane Place, there are parking issues which the city has not addressed. We are also concerned about the inevitable noise problems which will occur if up to 260 people are allowed to party and imbibe. The city should remember that our area is a *residential not a commercial* area. Apparently the Marina has been given an extraordinarily favourable tax rate totally out of line with general commercial rates in the city; that should be sufficient generosity for the Marina.

Yours truly,
Monica & Robert Carlen
208-165 Kimta Road
Victoria,BC

Monique Cikaliuk
413-165 Kimta Road
Victoria BC V9A 7P1

Manager, Permits & Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

July 7, 2020

Dear Council Members,

I am writing this letter to oppose a new Liquor Primary Licence for the International Marina property located at 1 Cooperage Way. As a resident in the adjacent building, I have three key reasons for the Council to reject the application.

Parking. Additional parking for the vehicles of up to 260 patrons will create a hazard for residents. Street parking is severely limited on Cooperage Way which is a small cul-de-sac. Any accommodation, such as a change from current parallel parking to angle parking to allow more vehicles will create an unnecessary hazard for residents with increased traffic flow.

Noise. The 7-days a week operation of the facility with a liquor license will be a nuisance to this peaceful neighbourhood. The noise disturbance from 260 patrons will be an annoyance from which residents should not have to suffer from each day from 9:00 am to 10:00 pm Sunday through Thursday and until 11:00 pm on Friday and Saturday.

Character of the neighbourhood. The quality of the older family-oriented neighbourhood will be undermined by the provision of alcohol 7-days a week along the newly expanded bike lane on Kimta Road which intersects with Cooperage Way. Cyclists, vehicular traffic and alcohol do not mix.

It is ill-advised to place immediate commercial desires above long-term needs of the community.

I am asking that the Council reject the request for a new Primary Liquor Licence application.

Sincerely,



Monique Cikaliuk

Ryan Morhart

From: FIRTH <[REDACTED]>
Sent: July 13, 2020 9:00 AM
To: Ryan Morhart
Subject: Liquor Primary for 1 Cooperage Place

We're opposed to 1 Cooperage Place receiving a Liquor Licence.

As retired business owners we seldom oppose new business development. In this situation we feel that Victoria International Marina should not receive any further development permits until they live up to their agreement and obligation from past permits.

- The restaurant fails to use the Marina's off the street parking stalls for their staff and customers. This action alone causes congested and unsafe street parking in a residential area.
- No attempt was made to screen the large machinery on the roof which is a constant eye sore for the surrounding high rise residential units.
- The management and/or staff of the Marina and restaurant seemingly don't comprehend the fact that they are in very close proximity to the local residents. Instead of having a Good Neighbour policy they are a constant irritation who seemingly don't care about the neighbourhood.

Asking you to not reward the Marina by approving a liquor Licence but instead instruct operators to finish that which was originally promised.

Murray and Carol Firth
113-75 Songhees RD

Ryan Morhart

From: Alex and Norma Montgomery [REDACTED]
Sent: July 2, 2020 10:46 AM
To: Ryan Morhart
Subject: Liquor licence / 1 Cooperage Place

I am against this proposal

There is not enough parking to sustain a potential occupancy of 260 at this establishment. This could require parking in an already congested area , for up to 130 cars.

We already have a problem with the traffic re Boom & Batton as well as noise and the need of workers and patrons needing a smoke.

This also impacts our visitor parking, especially around the meal hours when the restaurant is at its peak.

This was a lovely quiet neighbourhood before. We pay a premium in taxes living here Please give us space to enjoy it.

Another problem I see is the people , who wish to come and enjoy our beautiful walkway, are denied that privilege.

N. Montgomery
A Legacy Occupant

Sent from Norma's iPad

Ryan Morhart

From: Neil Rawnsley <[REDACTED]>
Sent: July 8, 2020 2:08 PM
To: Ryan Morhart
Cc: Geoff Young (Councillor)
Subject: 1 Cooperage Place - Application for Primary Liquor License

In regard to the notice of application for a Liquor Primary License by the Victoria International Marine I have the following comments and would urge the City of Victoria to consider modifications noted here in reviewing and making recommendations on the application.

There is little detail in regards to the application and the proposed usage of the facility. In a March 1, 2019 application to the Liquor and Cannabis Distribution Branch by VIM the purpose was for the reception space and the captains and crews facilities. I am not aware of the status of that application but the current application with a total occupation load of 260 while at the limit of the occupant load permitted under building regulations, is excessive and does not limit the usage of the site.

My understanding of the Liquor Primary License from the government site is: "Liquor Primary-for businesses where the primary purpose is to sell liquor (such as bars, pubs, and nightclubs, as well as stadiums, theatres, aircraft, etc.). Liquor primary licences are also for businesses that wish to serve liquor as an additional service to their primary business (such as spas, salons, art galleries, etc.)"

The nature of this license and the number applied for would give the Victoria International Marina far more flexibility in the usage of the building and it's event centre than would be acceptable in relation to the residential nature of the neighbouring property both in regard to potential noise and parking issues. They are not a bar and the nature of the Liquor Primary License gives VIM too much latitude in it's operation.

The VIM original application stated: "**VIM will also be requesting to have minors in the service area, as alcohol is not the primary focus of the establishment. VIM is primarily a yacht moorage facility and club space, thus will have people of all ages through the property.**"

As the club reception area, with a maximum capacity of 200 people is rented out for events such as weddings, community celebrations, musical and art events is should require a **SPECIAL EVENT PERMIT** which is provided for in the LCB licensing. This would limit the license to the event.

Recommendations;

- * Licensing for the captain and crew area be limited to 100 or less based on the number of moorages (48) and the fact that is seldom anywhere near capacity.
- * Events held in the Marina Club and Reception space require a **Special Event Permit**.
- * Activities are limited to the enclosed area and no outdoor sitting or reception areas be allowed for noise considerations.

I would hope that the council in consideration of this application will also consider the interests of the residents effected by the impact of VIM and keep in mind the Good Neighbour Agreement which deals with issues of non-compliance.

Yours truly,
Neil Rawnsley
112-10 Paul Kane Pl.

[REDACTED]

Ryan Morhart

From: NICHOLAS BROWNE [REDACTED]
Sent: July 9, 2020 2:21 PM
To: Ryan Morhart
Subject: victoria international marina application for a licquor license

As written the VIM application for a liquor license can not be supported by these citizens.

The application fails to limit and specify exactly what clients would have access to the proposed liquor service premises. We can support the application if the clientele was stringently limited to exclude the general public and define precisely when and who else might have access to the premises.

There are already three licensees with liquor licenses within one kilometer of the VIM including the VIM's own restaurant, the nearby Ocean Point hotel (with another hotel scheduled to be built nearby), and the Spinakers Pub restaurant. As residents, we are already-- on an daily basis-- confronted with traffic and voice noises associated with the currently operating VIM restaurant and nearby pub. We can only imagine what the granting of yet another liquor license will mean to the peace and quiet of this supposedly residential neighborhood.

We request that this application be thoroughly examined to determine if it meets the needs and interests of an area which over the last 30 plus years was ostensibly designed and built for residential purposes.

Nicholas and Ella Browne
Condo 506
165 Kimta Road
Victoria BC V9A 7P1

#739, 205 Kimta Road
Victoria
BC V9A6T5
June 27, 2020

Manager, Permits & Inspections
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

I am responding to the invitation to provide input to the Liquor Licence Application submitted by the Victoria International Marina.

I am opposed to this application for the following reasons:

1. There are already sufficient licensed premises in the immediate area.

The Boom & Batten, part of the Marina development already has a licence as well as long established Spinnakers which has recently been granted an extended hours liquor licence. In addition, I would anticipate other licensed premises associated with the hotels planned/ approved for Kimta Road will have liquor licences. Adding another licensed establishment in such close proximity is both unwarranted and unnecessary in this largely residential neighbourhood.

2. Why did the Marina not apply for a liquor licence at the outset?

Is it because the Marina has not generated the anticipated revenues and the ownership has decided to diversify? Originally the space was intended as an "exclusive facility for Marina Guests" Asking for a licence to accommodate 260 people, for 7 days a week, with extended hours on the weekend suggests that the facility is being opened up to the general public - a night club perhaps? Certainly not a facility for Marina guests only. If this licence is granted, what will the next step be? A licence to go beyond 11.00pm?

3. Noise disruption

Asking for a licence for 260 guests is not for a sit down event, but rather a "standing room only" event, serving mostly alcohol, and little food. What will be the impact on adjacent residential zoned areas when 260 patrons leave the Marina after an evening of drinking?

4. Parking

There is insufficient parking nearby to accommodate 260 patrons. The proposed bike corridor on Kimta Rd, will result in fewer parking spaces on Kimta; the proposed angle parking on Cooperage will help offset the reduced parking on Kimta, but not to accommodate the needs of the Victoria Marina if this proposal is approved. Again with the imminent development of hotels and residential accommodation on Kimta this will only add pressure for parking.

Thank you for providing me the opportunity to convey my concerns to Victoria City Council whom I hope will support the local residents and vote against this application for a Liquor Primary Licence for the Victoria International Marina.

Yours



Norman W Leslie

#739, 205 Kimta Road
Victoria
BC, V9A6T5
July 28, 2020

City of Victoria
1 Centennial Square
Victoria, BC , V8W 1P6

Dear Mayor Lisa Helps,

I wish to share with you my opposition to the application for an unrestricted Liquor Primary Licence Application submitted by the Victoria International Marina.

I am opposed to this application for the following reasons:

1. Why did the Marina not apply for a liquor licence at the outset?

Is it because the Marina has not generated the anticipated revenues and the ownership has decided to diversify? Originally the space was intended as an "exclusive facility for Marina Guests". Asking for a Primary Licence to accommodate 260 people, for up to 88 hours per week, 7 days a week, with extended hours on the weekend suggests that the facility is being opened up to the general public - a night club perhaps? Certainly not a facility for Marina guests only. If this licence is granted, what will the next step be? A licence to go beyond 11.00pm? The Marina may claim that they don't have plans to operate a licenced facility 7 days a week, but once this application is approved, there will be NOTHING to stop them from doing just that.

2. Noise disruption

Asking for an unrestricted Primary Licence for 260 guests is not for a sit down event, but rather a "standing room only" event, serving mostly alcohol, and little food. What will be the impact on adjacent residential zoned areas when 260 patrons leave the Marina after an evening of drinking? The Marina owners have said they will keep any noise to a reasonable level. What is reasonable to the owner may not be reasonable to residents juxtaposed to the facility.

3. Parking

There is insufficient parking nearby to accommodate 260 patrons. The proposed bike corridor on Kimta Rd, will result in fewer parking spaces on Kimta. The imminent construction of hotels and residential accommodation already approved on Kimta this will only add pressure for parking.

4. There are already sufficient licensed premises in the immediate area.

The Boom & Batten, part of the Marina development already has a licence as well as long established Delta Hotel and Spinnakers which has recently been granted an extended hours liquor licence. In addition, I would anticipate other licensed premises associated with the hotels planned/approved for Kimta Road will have liquor licences. Adding another licensed establishment in such close proximity is both unwarranted and unnecessary in this largely residential neighbourhood.

Thank you for taking the time to read my concerns and you will support the local residents and vote against this application for a Liquor Primary Licence for the Victoria International Marina.

Yours

Norman W Leslie

Ryan Morhart

From: Olga Gill <[REDACTED]>
Sent: June 25, 2020 11:40 AM
To: Ryan Morhart
Subject: VIM Liquor License

Importance: High

Dear Ryan Morhart,

This application is being made in a predominantly high density residential area where residents purchased their homes because of the quiet area it used to be. We don't like what it's become with the high traffic and high noise levels related to this development. Since VIM and Boom + Batten Restaurant have been in business this has changed drastically for the worse. The noise is too loud and too late into the night, Cooperidge Place and Paul Kane Road are now filled with noisy vehicles late into the night and past midnight. The guests have no respect for keeping noise levels to a minimum while entering and exiting the buildings. There are police vehicles now parked regularly around this area with up to 4 police vehicles at a time on Paul Kane Road. Guests in groups of 10-20 tend to congregate under the eave by the parkade entrance of The Legacy smoking marijuana during rainy nights, laughing and yelling at midnight. This wakes up the people who live in that area and it's very disturbing and annoying. We are not deaf and blind, but more polite than anything else.

Dr. Bonnie Henry has ordered no more than 50 people to congregate at one time in an enclosed space until a vaccine is found. I would like this Public Health Order followed for everyone's sake.

Under no circumstances do I ever want to see the VIM turn into a pub, that would be a disaster to our neighbourhood and reduce the value of our real estate property. Nor do I want to see this establishment serving the general public.

Regards,

Olga Gill

Ryan Morhart

From: Ora Mae Guinness [REDACTED]
Sent: July 11, 2020 10:57 AM
To: Ryan Morhart
Subject: VIM liquor License Application

I am writing to express objection to the granting of a new liquor license for the Victoria International Marina. They wish to expand their license to allow 260 patrons. This can only mean that they propose to rent their facilities to large groups, parties, weddings, etc. Perhaps in future, armed with this license, they will request that they be allowed to open their facility to the general public for bar services.

I encourage the City to deny their request.

- The Songhees is a residential neighbourhood. It was intended to be. The Marina is an anomaly that was established with no small amount of warranted controversy and resistance from the City and the community. The Marina construction was given the go ahead with strict guidelines. Let it not be the thin end of the wedge that turns our residential neighbourhood into a commercial centre.
- We already have Spinnaker's nearby and Boom and Batten. This is enough. Already we put up with road traffic, parking congestion, and noisy bar patrons that emerge when the facilities close at night. We put up with noisy food delivery trucks, linen supply trucks, and a variety of other service vehicles related to Boom and Batten. All of these are inimical to such a dense residential living space.
- Although we live in a mixed use neighbourhood, the existing and proposed restaurant and bar facilities will be unduly concentrated in one small area at the waterfront. This is inappropriate.
- The condos in the Songhees are taller buildings. This makes any noise emanating from the street amplified and highly disruptive. This is especially problematic at night...after the bars close, when patrons get back to their cars, say their loud goodbyes to friends, and accelerate the cars up the inclines of Cooperage or Paul Kane to reach Kimta. The noise is trapped between the buildings, is very loud, and disrupts sleep.

Please take these issues into account when you evaluate the VIM liquor license proposal. They are significant issues that negatively impact our residential neighbourhood.

Sincerely,
Ora Mae Guinness
165 Kimta Road

303 – 75 Songhees Road
Victoria, BC V9A 7M5

To Whom It May Concern:

I am writing in response to the application for a Liquor Primary License (LPL) by the Victoria International Marina.

I find this a very puzzling application. Their primary focus as stated in their Letter of Intent is marina moorage, marina club space rental and captain and crew facilities. They do not need a LPL for moorage and they have not needed a liquor license very often for the marina club space rental. So that only leaves captain and crew facilities. But facilities for which captains and crews? Most days there are only three vessels there. Recently there have been four or five and on July 1, possibly as many as fifteen. (But a few days after July 1, it was back to three.) Even taking the higher number, fifteen potential "captains and crews" for a few days a year does not seem like a large enough market to support their enterprise. And this market is unlikely to increase any time soon given the current travel restrictions and the likely event of even more encompassing restrictions in the fall/winter.

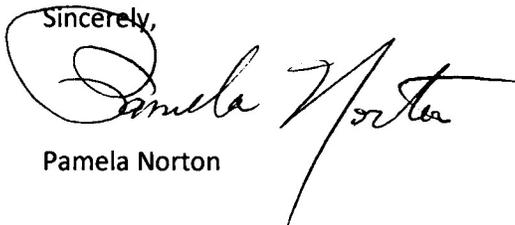
So what else will this license give them that current establishments in the area (Delta Ocean Point, Boom and Batten and Spinnakers Pub) do not have? The only thing I can come up with is the ability to serve liquor from 9AM to 11AM. Is there a large market for this service? I really doubt it. Anyone who requires alcohol at that early hour no doubt has a ready supply in the bottled form. And do we really want boat captains and crews drinking that early in the morning, before they go out onto the water?

Permitted uses of the VIM space in the application include a lounge and a club. Perhaps the market they are anticipating is a local Victoria one, rather than the boat crews. Since they know the current crunch on parking in the area, you would think if this was the case that they would address where potential parking could be found. They do go to great lengths discussing the types of entertainment and food service, yet they have nothing to say about parking in their letter of intent.

So what is the Victoria International Marina doing submitting this application? How will they benefit from it? The only thing that makes economic sense is that the marina is for sale, as is the rumor. Having a LPL would greatly increase the attractiveness of the property and be well worth the time and energy necessary to put this application together.

Do we REALLY want to give a failing corporation or a completely unknown corporation the most coveted liquor license available in our city? I for one vote no.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela Norton". The signature is written in a cursive, flowing style with a large initial "P".

Pamela Norton

Ryan Morhart

From: Paul Jarrett <[REDACTED]>
Sent: July 9, 2020 9:12 PM
To: Ryan Morhart
Subject: 1 Cooperage Place Liquor Primary licence

To whom it may concern,

With regard to the Notice of Application referenced above, as a resident of the area (75 Songhees Road) my wife and I are somewhat surprised at this permitting request.

A blanket request for 13-14hrs per day licensing without additional clarification to the local residents is surprising. Will this be another restaurant, a Public House, or just for special events licence; there has been no specific clarification from the city or the Province.

We feel that with the Boom and Batten restaurant and Spinnakers Pub within close proximity that there is no need for another licensed premises. If the Marina requires a Special Events Licence then surely they can apply on a case by case basis. Should they are to be given a seven day licence then it should be for a far lesser occupancy, which is commensurate to the parking the establishment can provide. Parking is already an issue in this area and the situation is already exacerbated with the current proposal for bike lanes on Kimta Road.

In conclusion, we do not feel that this is a request that should go forward without serious input from the community and if Permits and Inspections continue without Input, we are sure there will be protest from the residents living by the Marina.

Regards, Paul & Leanne Jarrett,
117-75 Songhees Road.

[REDACTED]
[REDACTED]

Date: 2020 July 29

To: **Liquor Licensing Branch**
LCRBLiquor@gov.bc.ca

Ryan Morhart

RMorhart@victoria.ca

Mayor Lisa Helps

250.361.0200

mayor@victoria.ca

Councillor Marianne Alto

250.361.0216

malto@victoria.ca

Councillor Sharmarke Dubow

250.361.0223

sdubow@victoria.ca

Councillor Ben Isitt

250-882-9302

bisitt@victoria.ca

Councillor Jeremy Loveday

250-361-0218

jloveday@victoria.ca

Councillor Sarah Potts

250.361.0221

spotts@victoria.ca

Councillor Charlayne Thornton-Joe

250.361.0219

cth Thornton-joe@victoria.ca

Councillor Geoff Young

250.361.0220

gyoung@victoria.ca

We understand that the Victoria International Marina has applied for a Liquor Primary Licence for its facility at 1 Cooperage Place, Victoria, BC.

As residents living very close to the Victoria International Marina, my husband and I strongly oppose the granting of a Liquor Primary Licence to this Marina.

The Boom & Batten restaurant, associated with the Victoria International Marina (VIM), has already provided ample proof of the disturbing nature of a liquor licence establishment amid a primarily residential zone. The Marina with its Liquor Primary Licence is bound to behave similarly causing an increase in parking and noise problems.

The Marina is currently demonstrating a lack of trustworthiness. It is highly unlikely to change. The Boom & Batten restaurant rents space from VIM, making VIM ultimately responsible that its lessee is adhering to conditions jointly established with the City of Victoria, particularly parking by patrons. However, VIM has not followed through. The restaurant made a feeble one time show of offering the promised valet service to off-street underground parking. After that it has abandoned all caring about the effect the vehicles of its patrons are creating among the area residents.

Astoundingly, the City of Victoria is not in a position to enforce the agreed upon parking conditions. That means, any conditions demanded by the City and agreed to by the Victoria International Marina in regard to the Liquor Primary Licence (LPL), also cannot be enforced. This would allow the Marina to disregard with impunity all relevant laws, by-laws, regulations and any unique conditions applicable to it. As the City is not able to enforce its own authority, it should not grant the Marina a Liquor Primary Licence which will negatively impact hundreds of area taxpayers and voters.

Further to the issue of a lack of trustworthiness: being residents in the immediate area of VIM, my husband and I do not trust VIM to limit its functions to yacht clientele as stated in their LPL application. Part of the reason is that it is obvious even to casual observers that VIM's yacht space rental business is dismal. As very few slips are occupied by boats at any given time but maintenance expenses continue, it is to be expected that VIM owners and management will aggressively pursue any and all event business to try to make up for the financial shortfall. With their LPL licence, there would be little or no supervision as to attendance numbers, event hours, types of activity/entertainment nor whether those in attendance are land-based Victoria and area folks or actual water-based yacht clientele. City staff and police will be inundated with constant complaints from VIM neighbouring residents regarding noise and obnoxious behaviour at all hours of the day and night.

As mentioned above, Boom & Batten has not complied with parking arrangement rules by which it promised to abide. And it has ample business. VIM, with its lack of sufficient yacht clientele, will be even more motivated than the restaurant to ignore the parking situation of its land-based customers/guests.

It has been our experience during normal times (as opposed to abnormal COVID19 times) that we are awakened mostly on weekends, by departing clientele at closing time of the Boom & Batten bar and restaurant. Departing people have been drinking alcohol, rendering their voices loud and fogging their judgement. They think it is funny to sing, cheer and shout while trying to figure out where they parked their cars. This type of behaviour would be amplified by people leaving functions held at VIM facilities. On a trip to Europe some years ago, I stayed at a hotel located across the street from a bar and event venue. Each day at breakfast in the hotel restaurant, all the hotel guests complained about being awakened by folks departing from the bar and event facility the previous night. I was exhausted after several nights of disturbed sleep. The bar and venue facilities closed at different times, so there were two nightly noise disturbances, every night. A similar situation would become regular around the VIM area should the LPL be granted. Marina area residents would also become vocally unhappy in such circumstances.

Should there be change in ownership of the Marina, the new owners and management will need to be even more aggressive than the current owners/managers in attempting to ignore as many rules, laws, agreements, etc. as possible in order to pursue whatever activities will bring in financial gain.

Given the lack of respect or compliance over the past year, my husband and I have no faith in the current or any new Victoria International Marina ownership being respectful, considerate or law/agreement abiding. They cannot be trusted with a Liquor Primary Licence.

Respectfully,

Peter E. Leesment

Helgi Leesment

Peter and Helgi Leesment
#603, 75 Songhees Rd
Victoria, BC V9A 7M5

Ryan Morhart

From: Peter Foran [REDACTED]
Sent: June 22, 2020 5:28 PM
To: Ryan Morhart
Cc: Jeremy Loveday (Councillor)
Subject: 1 Cooperage Place application for Liquor Primary Licence

Boom & Baton/Victoria International Marina appear to have common ownership and we generally view the patron restaurant/marina parking problem, as one. Assurances were made to the city and immediate residents at the time of approval that parking spaces that the investors control or own within the Royal Quays strata complex would be used for patrons. These spaces appear to be rented out.

Noise from restaurant and bar patrons at closing is a nightly disturbance on Paul Kane.

How do they propose to accommodate an additional 260 occupant parking load?

The Bayview complex is about to build a 24+ storey residential building at the cross section of Cooperage & Songhees, with the number of resident parking spaces appear approved significantly below the normal city code.

The restaurant/marina investors had presented a project without the visual pollution of the industrial mechanical equipment on their roofs. Residents were advised that city planning was following up with a remediation plan more than a year ago.

Overall, I have little confidence that the investors assurances to city residents can be relied upon, or that the city would follow up if they failed to do as promised.

Sincerely,

Peter Foran
701-75 Songhees
[REDACTED]

Petition to Liquor & Cannabis Regulation Branch (LCRB) and City of Victoria

Petition summary and background	Victoria International Marina (VIM) has submitted an application for a Liquor Primary License
Action petitioned for	We, the undersigned, are concerned citizens and residents of The Legacy at 165 Kimta Road who urge Victoria Council and LCRB to oppose the VIM application for an unrestricted Liquor Primary License for the following reasons:
	<ol style="list-style-type: none"> Despite the application of the Marina indicating a very narrow intended use for the liquor license there are no provisions in the zoning or liquor license that would prevent the marina from expanding their business plan at a future date. In the current zoning this could enable the following permitted uses - restaurants, clubs or a lounge license all pursuant to the Liquor Control and Licensing act. In summary the granting of a primary liquor license could result in anyone of these uses on a full-time basis (9:00 AM to 10:00 PM, Mon to Thurs and 9:00 AM to 11:00 PM Fri and Sat). The application is for events of up to 260 people, the existing zoning does not require the facility to provide anymore parking than they already have in the Royal Quays parking lot. This will result in substantial congestion on Cooperage and surrounding streets. Increased use would also come with the additional noise and disturbances on evenings when these events take place. This risk is increased when you consider that the marina can expand use in the future to full time services as listed in the zoning by-laws. All of these uses are beyond what is desirable in a multi residential neighborhood. There are already sufficient licensed premises in the immediate area, with Spinnakers, Boom & Batten, Delta Ocean Point and the anticipated licensed premises associated with lime bay and railyard news development.

Printed Name	Signature	Unit	Comment	Date
CHARLES SALMON		514		July 26/20
Gerald Arrow		110		July 28/20
Yehudi Friedman		411		July 27/20
Jennifer Bobbrey		405		July 28/20
ANNE FREY		210		July 28/20
ROBERT CARLEN		208		JULY 27/20

Printed Name	Signature	Unit	Comment	Date
M Cirkduk	<i>M Cirkduk</i>	413		July 27/20
Gord Hall	<i>Gord Hall</i>	606		July 27/20
LILIAN ANDERSEN	<i>Lilian Andersen</i>	310		7-27-20
ORAMAE GILIBESSE	<i>Oramae Gilibesse</i>	313		July 27/20
Phyllis Aron	<i>Phyllis Aron</i>	110		July 27/20
CAROLYN GREENVAUS	<i>Carolyn Greenhaus</i>	109		July 27/20
Gerald Greenhaus	<i>Gerald Greenhaus</i>	109		July 27/20
Marie Joseph Mathias	<i>Marie Joseph Mathias</i>	117		July 27/20
Penny Patterson	<i>Penny Patterson</i>	117		July 27/20
NORMA MONTGOMERY	<i>Norma Montgomery</i>	406	Apewit	July 27/20
ALEX MONTGOMERY	<i>Alex Montgomery</i>	406	"	"
BILGAD WHITE	<i>Bilgad White</i>	412		July 27/20
Rita Louie	<i>Rita Louie</i>	214		July 27/20
BEN MARTIN	<i>Ben Martin</i>	214		July 27/20
Sally-Jean Jensen	<i>Sally-Jean Jensen</i>	501		July 27/20
Lionel Traversi	<i>Lionel Traversi</i>	501		27.07.2020

Printed Name	Signature	Unit	Comment	Date
R. McCollan	<i>R. McCollan</i>	314 314		July 27/2020
DUNCAN ROSS	<i>Duncan Ross</i>	408		July 27/2020
KEVIN NEILL	<i>Kevin Neill</i>	312		
BRUCE JOHNSON	<i>Bruce Johnson</i>	307		JUL 27, 2020
Archie M'Gugan	<i>Archie M'Gugan</i>	601		JULY 27 2020
S. WATSON	<i>S. Watson</i>	309		July 28/20
R. BROWNE	<i>R. Browne</i>	407		" "
Charlotte Lane	<i>Charlotte Lane</i>	218		" "
Donna Kirk	<i>Donna Kirk</i>	411		July 29/20
DOROTHY BALL	<i>Dorothy Ball</i>	116		July 28/20
OLEA GILL	<i>Olea Gill</i>	107		July 28/2020
SPENCER BRIDGES	<i>Spencer Bridges</i>	215		July 28/20
CHRISTINE HARGREAVES	<i>Christine Hargreaves</i>	108		28 July/2020
JEANNETTE WARD	<i>Jeannette Ward</i>	113		28/07/20
Diane Robertson	<i>Diane Robertson</i>	104		28/07/20
JIM WARD	<i>Jim Ward</i>	113		29/07/20

Petition to Liquor & Cannabis Regulation Branch (LCRB) and City of Victoria

Petition summary and background	Victoria International Marina (VIM) has submitted an application for a Liquor Primary License
Action petitioned for	We, the undersigned, are concerned citizens and residents of The Legacy at 165 Kimta Road who urge Victoria Council and LCRB to oppose the VIM application for an unrestricted Liquor Primary License for the following reasons:
<ol style="list-style-type: none"> 1. Despite the application of the Marina indicating a very narrow intended use for the liquor license there are no provisions in the zoning or liquor license that would prevent the marina from expanding their business plan at a future date. In the current zoning this could enable the following permitted uses - restaurants, clubs or a lounge license all pursuant to the Liquor Control and Licensing act. In summary the granting of a primary liquor license could result in anyone of these uses on a full-time basis (9:00 AM to 10:00 PM, Mon to Thurs and 9:00 AM to 11:00 PM Fri and Sat). 2. The application is for events of up to 260 people, the existing zoning does not require the facility to provide anymore parking than they already have in the Royal Quays parking lot. This will result in substantial congestion on Cooperage and surrounding streets. 3. Increased use would also come with the additional noise and disturbances on evenings when these events take place. This risk is increased when you consider that the marina can expand use in the future to full time services as listed in the zoning by-laws. 4. All of these uses are beyond what is desirable in a multi residential neighborhood. There are already sufficient licensed premises in the immediate area, with Spinnakers, Boom & Batten, Delta Ocean Point and the anticipated licensed premises associated with lime bay and railway mews development. 	

Printed Name	Signature	Unit	Comment	Date
DORIS SCHMITT		402		20/07/28
HANNA WEITZEL		402		20/07/28
SELMA LINDZER		401		20/07/28
JACK MAYER		401		20/07/28

Petition to Liquor & Cannabis Regulation Branch (LCRB) and City of Victoria

Petition summary and background	Victoria International Marina (VIM) has submitted an application for a Liquor Primary License
Action petitioned for	We, the undersigned, are concerned citizens and residents of The Legacy at 165 Kimta Road who urge Victoria Council and LCRB to oppose the VIM application for an unrestricted Liquor Primary License for the following reasons:
<ol style="list-style-type: none"> Despite the application of the Marina indicating a very narrow intended use for the liquor license there are no provisions in the zoning or liquor license that would prevent the marina from expanding their business plan at a future date. In the current zoning this could enable the following permitted uses - restaurants, clubs or a lounge license all pursuant to the Liquor Control and Licensing act. In summary the granting of a primary liquor license could result in anyone of these uses on a full-time basis (9:00 AM to 10:00 PM, Mon to Thurs and 9:00 AM to 11:00 PM Fri and Sat). The application is for events of up to 260 people, the existing zoning does not require the facility to provide anymore parking than they already have in the Royal Quays parking lot. This will result in substantial congestion on Cooperage and surrounding streets. Increased use would also come with the additional noise and disturbances on evenings when these events take place. This risk is increased when you consider that the marina can expand use in the future to full time services as listed in the zoning by-laws. All of these uses are beyond what is desirable in a multi residential neighborhood. There are already sufficient licensed premises in the immediate area, with Spinnakers, Boom & Batten, Delta Ocean Point and the anticipated licensed premises associated with lime bay and railway mews development. 	

Printed Name	Signature	Unit	Comment	Date
C.R. STEINBL		PH 4		20/07/28
Joan Steindl	JOAN STEINDL	PH4		20/07/28

Petition to Liquor & Cannabis Regulation Branch (LCRB) and City of Victoria

Petition summary and background	Victoria International Marina (VIM) has submitted an application for a Liquor Primary License
Action petitioned for	We, the undersigned, are concerned citizens and residents of The Legacy at 165 Kimta Road who urge Victoria Council and LCRB to oppose the VIM application for an unrestricted Liquor Primary License for the following reasons:
<ol style="list-style-type: none"> 1. Despite the application of the Marina indicating a very narrow intended use for the liquor license there are no provisions in the zoning or liquor license that would prevent the marina from expanding their business plan at a future date. In the current zoning this could enable the following permitted uses - restaurants, clubs or a lounge license all pursuant to the Liquor Control and Licensing act. In summary the granting of a primary liquor license could result in anyone of these uses on a full-time basis (9:00 AM to 10:00 PM, Mon to Thurs and 9:00 AM to 11:00 PM Fri and Sat). 2. The application is for events of up to 260 people, the existing zoning does not require the facility to provide anymore parking than they already have in the Royal Quays parking lot. This will result in substantial congestion on Cooperage and surrounding streets. 3. Increased use would also come with the additional noise and disturbances on evenings when these events take place. This risk is increased when you consider that the marina can expand use in the future to full time services as listed in the zoning by-laws. 4. All of these uses are beyond what is desirable in a multi residential neighborhood. There are already sufficient licensed premises in the immediate area, with Spinnakers, Boom & Batten, Delta Ocean Point and the anticipated licensed premises associated with lime bay and railyard mews development. 	

Printed Name	Signature	Unit	Comment	Date
Ross Ens		511		18 July 2020
Dawn Ens		511		28 July 2020

July 31, 2020

Ryan Morhart, Manager
Permits & Inspections
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

Re: Liquor Primary Licence – Victoria International Marina

The attached petition regarding the application for a Liquor Primary Licence by the Victoria International Marina has been signed by the majority of owners in The Legacy, 165 Kimta Road, Victoria. The owners do not support the City of Victoria recommending approval of this application. The reasons for their disapproval are listed on the petition.

The original of this petition is being dropped off at City Hall the morning of July 31, 2020 as the date for providing correspondence was extended to today. I will also email you a PDF copy of the petition along with this letter.

The Strata Council members have signed this petition and support it going forward to the City.

Please contact me if you have any questions regarding this petition.

Sincerely,

Chuck Salmon
Strata Council Member
The Legacy
165 Kimta Road

Ryan Morhart

From: Deborah Little [REDACTED]
Sent: July 10, 2020 12:56 PM
To: Victoria Mayor and Council; Ryan Morhart
Cc: Carol Bremner
Subject: Petition to Oppose Marina Application for Liquor Primary Licence

Please accept this petition of 68 signatures to oppose the Marina's application for a Liquor Primary Licence submitted by 203 & 205 Kimta Rd. Several of the residents here have already submitted individual letters and we understand that the deadline to submit is July 31, 2020. We may have a few more letters that will be submitted from our location up until that time. Thank you for receiving our input and we sincerely hope the licence application will not be approved. Can you please advise us when council will review the submissions and consider a decision? If you have any further suggestions for us in terms of how we can express our concerns that would have a better impact on the decision process please advise.

Regards,
Deb Little

848 205 Kimta Rd
Victoria, BC V9A6T5
250 592 9996

July 31, 2020

Dear Mr. Morhart:



As the Property Manager for Strata Plan VIS3900 (Mariners Landing located at 75 Songhees Road), I have been directed by the Strata Corporation to express their strong opposition to the application of the Victoria International Marina (VIM) for a Primary Liquor License.

At the Strata Annual General Meeting on July 27th, 2020, 94.7% of the registered proxy holders voted in favour of the Strata Corporation officially submitting their written opposition. Attached to this letter is a petition confirming that opposition which has been signed by a significant number of our residents.

The Strata believes strongly that the VIM administrative office should not be used as an “event location” and that the infrastructure of this neighbourhood simply cannot sustain this type of facility – especially for what could potentially become a 260 seat “club”. The primary but not sole concern is the parking required to accommodate such a venue. The VIM application fails to address this significant issue, as well as other critical concerns.

The quality of life in the vicinity of the marina has already been substantially diminished by the opening of Boom and Batten Restaurant at the foot of Paul Kane Place. The Strata strongly believes that issuing a liquor license to the VIM will significantly exacerbate the issues currently experienced regarding the operation of the Marina’s tenant, Boom and Batten Restaurant.

These include:

- Ongoing parking issues on the small Paul Kane Place cul de sac, with almost all parking spaces being taken up by staff and patrons of the restaurant, leaving nothing available for visiting family members and guests, trades people and care aids;
- Noise complaints when patrons and staff are leaving the restaurant;
- Continual congestion, with cars and taxis constantly trolling up and down the cul de sac seeking parking spots; and
- Large delivery trucks blocking the street from the wee hours of the morning and continuing throughout the day, creating noise and air pollution and unsafe conditions as these large trucks enter and exit this small cul de sac.

To date, the restaurant and marina operators have not been required by the City to use the off-street parking under Royal Quays that allowed the restaurant and VIM administrative office to obtain their occupancy permits. This is untenable. Phone calls to the management of Boom and Batten and to the VIM to attempt to deal with these issues have gone unanswered, as have efforts to engage the City in addressing these concerns. The neighbourhood was also promised through zoning that ugly ventilation and other equipment on the roofs of these two buildings would be properly screened. That has not happened either.

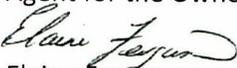
The Strata Corporation has grave concerns that these issues will not only be duplicated if the Victoria International Marina were to be issued a Primary Liquor License but increased tenfold.

Both the Marina and Restaurant owners and operators have not shown any signs of respect for our neighbourhood. Our residents are frustrated, angry and have absolutely no faith or trust in the Marina organization. In a primarily residential neighbourhood such as ours, it is incumbent on the City to ensure that the concerns of residents are not only heard but acted on. We respectfully request that this application be denied.

Yours truly,

PROLINE MANAGEMENT LTD.

Agent for the Owners, Strata Plan VIS3900



Elaine Ferguson

Supervisor, Senior Property Manager

PROLINE MANAGEMENT LTD.

July 30, 2020,



Dear Jocelyn Jenkins,

Could you kindly keep the originals of our petition. Thank you.

I will be in contact once I speak to other members of our Strata Council.

S/ Paulus

Stephanie Paulauskas

Strata Council member



11 COOPERAGE PLACE Petition to LCRB and City of Victoria

Petition summary and background: Victoria International Marina (VIM) has submitted an application for a Liquor Primary License

Action petitioned for: We, the undersigned, are concerned citizens and residents of Royal Quays, 11 Cooprage place and 10 Paul Kane Place who urge Victoria Council and LCRB to oppose the VIM application for an unrestricted Liquor Primary License.

Printed Name	Signature	Unit	Comment	Date
JOHN WEIR		101	ABSOLUTELY NO WAY - TOO MUCH LEGALITY	July 25
DOUGA WEIR		101	WAY TOO MUCH AMBIGUITY - NO PERMIT!	July 25
TRISH GOLDBY		301	DEFINITELY NOT	July 25
DEREK GOLDBY		301	ABSOLUTELY NOT	July 25
Stephanie Paulauskas		103	Not appropriate for our community	July 25
S. Holunga		103	No Need!	July 25
GILMAN BARRETT		303	DEFINITELY NOT! THIS KIND OF ACTIVITY IS NOT APPROPRIATE FOR OUR COMMUNITY	July 25
Barbara Picket		104	Already noisy on event nights	July 25
Tony Picket			<i>Please no</i>	July 25
Robert ORNSTEIN		406	RIPE FOR ABUSE!	July 25
GEORGE WAINWRIGHT		105	TOO NOISY! TOO MUCH TRAFFIC!	July 25
MARGARET ORNSTEIN		406	ABSOLUTELY NOT - NOT A COMMERCIAL AREA	July 25

11 COOPERAGE PLACE

Printed Name	Signature	Unit	Comment	Date
L. GLOVER		306	Let's not make this travesty worse	July 26 2012
SIBBLEY JOHNSON		404	Too many unknowns. We don't want this 20 feet from our homes!	July 26
NICK MAREY		506		July 26
Andrea Simmonds		107	NO	
ROSS CHARLETTE		28	Nener!	
Denise DeRape		503		July 26
Robert Johnson		404	oh please, No!	July 27
Kornelia Eisteld		304		July 27
John & Beatrix		105	Depressing!	
John & Beatrix		504	NO!	
Nurmalia Laili		504	No!	
RANDY MENNEAR		505		July 27
Francis da Silva		509		July 27
Erin & Paul		408		July 28
ELLE HOFER		408	It's a service bldg. No need for it!	July 28
Jim Penner		109	This liquor application is a very bad idea	July 29

11 COOPERAGE PLACE

Printed Name	Signature	Unit	Comment	Date
Jean Lewis	Jean Lewis	507	no need	July 25
Don Roughley	Yellu	401	too many unfirmen's/hotel ^{event} center	July 25
Pam McGroby	Pam McGroby	402	Too close to the condo building	July 25
Stone Carr	Stone Carr	409	Too much traffic	July 25
Laurie Appleton	L. Appleton	305	Too close to bldgs / too much traffic	July 25
J. House	J. House	209	Too many unfirmen's - so NO!	July 26
C. JONES	C. Jones	205	NO THANKS	July 26
SQUIRES	J. Ann Squires	207	not needed	July 26/20
SQUIRES	J. Ann Squires	207	see inquiry bars	
STEALING	Judy Stealing	302	not needed or wanted	July 26
Gail Carr	Gail Carr	409	residential area	July 26
ETHEL MARLEY	Ethel Marley	506	NOT APPROPRIATE	July 26
KAYSA GILLEN	Kaysa Gillen	502	NOT IN A QUIET RESIDENTIAL ZONE	July 26
PRO'HAGAN	Pro'Hagan	309	NO THANKS	29 July 22
ROSEMARY	Rosemary	204	NO THANKS - WILL BE ABUSED	28 " 2022

Manager of Permits and Inspection Ryan Morhart

RMorhart@victoria.ca

Mayor Lisa Helps

250.361.0200

mayor@victoria.ca

Councilor Marianne Alto

250.361.0216

malto@victoria.ca

Councilor Starmark Dubrow

250.361.0223

sdubow@victoria.ca

Councilor Ben Isett

250-882-9302

bisitt@victoria.ca

Councilor Jeremy Loveday

250-361-0218

loveday@victoria.ca

Councilor Sarah Potts

250.361.0221

spotts@victoria.ca

Councilor Charlayne Thornton-Joe

250.361.0219

cthornton-joe@victoria.ca

Councilor Geoff Young

250.361.0220

gyoung@victoria.ca

Thank you

Your Strata Council

Date issued: July 24, 2020

PAUL KANE 10 PAUL KANE PLACE

Petition to LCRB and City of Victoria

Petition summary and background: Victoria International Marina (VIM) has submitted an application for a Liquor Primary License
 Action petitioned for: We, the undersigned, are concerned citizens and residents of Royal Quays, 11 Cooperage place and 10 Paul Kane Place who urge Victoria Council and LCRB to oppose the VIM application for an unrestricted Liquor Primary License.

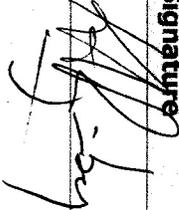
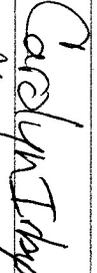
Printed Name	Signature	Unit	Comment	Date
Neil Rawnsley	Neil Rawnsley	112	Sent email previously suggest for events they get a "special event" license	July 24/20
Betty Wood	B Wood	311		July 25/20
George Sutherland	G Sutherland	218		25/7/20
Sherry Dagle	S Dagle	218		July 25/20
Ida Tokis	I Tokis	314		July 26/20
DAVE O'BYRNE	D O'Byrne	412	WILL SEND ADDITIONAL EMAIL(S)	JULY 25/20
Sherry Dagle	S Dagle	513		July 25/20
M. OGLE	M Ogle	513		25/7/20
H Thompson	H Thompson	217		July 25/20
XXXXXXXXXX	XXXXXXXXXX	XXXX		
S. Long	S Long	512		July 25/20
M. LUNDEN	M Lunden	113		July 27/20

Petition to LCRB and City of Victoria

Petition summary and background	Liquor Primary License application from the Victoria International Marina		
Action petitioned for	We, the undersigned, are concerned citizens and residents of Ocean Park Towers, 203 - 205 Kimira Road, do urge Victoria Council and LCRB to oppose the application for an unrestricted Liquor Primary License submitted by the Victoria International Marina. Granting such an open ended liquor licence to a facility whose primary purpose is to serve as a marina, and NOT an entertainment venue operating up to 88 hours per week is NOT compatible with the immediately surrounding residential community.		

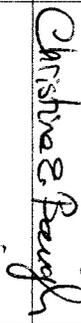
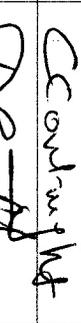
Printed Name	Signature	Unit	Comment	Date
L ROMANCIUK	<i>L Romanciuk</i>	848	Have enough bars in the neighborhood	July 26/20
D. E. RUMOR	<i>D. E. Rumor</i>	848	we do not need any more bars in the neighborhood	July 26/20
BRIAN HILL	<i>B. F. Hill</i>	P-316	IT WAS APPROVED AS A MAJORITY NOT A BARR!	July 26/20
Carol Brenner	<i>Carol Brenner</i>	P-635	This is a residential neighborhood We already have bars in the neighborhood We already have bars in the neighborhood We already have bars in the neighborhood	July 26/20
Colleen Rimest	<i>Colleen Rimest</i>	423	We already have 2 licensed establishments within 1500m of the site	July 25/20
Dorel Smith	<i>Dorel Smith</i>	P105	we have enough bars - this was approved	July 25/20
Eric Riddood	<i>Eric Riddood</i>	P104	we have enough bars - this was approved	July 24/20
NICKIE BESSON	<i>Nickie Besson</i>	P104	Really!! NOT THE BLOODY MATHS ENOUGH.	July 24/20
Valerie Swill	<i>Valerie Swill</i>	105P	This is still a neighborhood - not a bar!	July 25/20
St Serge	<i>St Serge</i>	211P	This is a neighborhood!	July 25/20

Printed Name	Signature	Unit	Comment	Date
Sylvia Buckhead		Park #847	Too much noise by visitors coming out of a driveway at 1:15 AM. What was the noise?	July 25, 2020
John Bell		P 315	W/6 PARKWAY AT BATTERY PLACE	July 25, 2020
BARB HARDIE		106	This is a residential area	July 26, 2020
JOHN BELL		209-203	Too much traffic, noise & mms that isn't	July 26/20
Tony Kelle		Park 912-203	P bar would bring noise, vandalism, conflict with residents nearby, disruption of the park, danger of FIRE	July 26/20.
ERIC GELING		P 315	Too much traffic, noise etc. Increase noise, disruption, traffic.	July 26/20
Carol Greenaway		P 318	Increase noise, disruption, traffic.	July 26. 20
Kathy & Kim		P 633	Disturbance to a residential neighborhood	July 26/20
STEVE BARBER		P 738	Too many seats! Not necessary	July 26/20
KATHRYN Tomplehn		P 318	Noise too nearby residents 11 pm way too late when go to bed @ 10:00 pm	July 26/20
KON DAVIS		P 741	Noise - NOISE. NEED POLICE	July 27/20
JANICE CAMPBELL James Campbell		P 421	What is the noise? Speaking twice, loud stereos, noise what?	July 27/20
Randy Waldie		P 633	residential neighborhood. No benefit to us	July 27/20
ROSS SPORREED		P 528	Residential area	July 27/20
THOMAS WOOD		P 101		July 27/20
MA STEARNS		P 314	taking a nice dining table to residential neighborhood	July 27/20

Printed Name	Signature	Unit	Comment	Date
Ken Rimbey		423	PARKING - NOISE - IMMEDIATELY 2 ESTABLISHMENTS IN AREA ALREADY	July 27
Carolyn Top		205	We already have 2 drinking establishments. Not appropriate in residential area?	
Ben Johnson		103-203		
Leanne LaRaine		422-203	Front line essential worker requires peace & quiet for restful sleep shift worker	July 28
STU DAVIS		208		

Petition to LCRB and City of Victoria

Petition summary and background	Liquor Primary License application from the Victoria International Marina
Action petitioned for	We, the undersigned, are concerned citizens and residents of Ocean Park Towers, 203 - 205 Kimita Road, do urge Victoria Council and LCRB to oppose the application for an unrestricted Liquor Primary License submitted by the Victoria International Marina. Granting such an open ended liquor licence to a facility whose primary purpose is to serve as a marina, and NOT an entertainment venue operating up to 88 hours per week is NOT compatible with the immediately surrounding residential community.

Printed Name	Signature	Unit	Comment	Date
IAN PAPP		0737	TOO MUCH NOISE, PARKING CONGESTION	JULY 25/20
S. McNeill		0744	AGREE - TOO PRIMARY LICENCE	JULY 25/20
A. SEGUN		0423	NOISE & PARKING ISSUES	25/7/20
H. MOREU		0423	NOISE + CONGESTION + PARKING ISSUES	July 21/20
L. PAPP		0528	NOISE & PARKING,	JULY 25, 2020
C. Baugh		0528	Noise + Parking	25 July '20
C. Courtwright		0104	Too disruptive in Neighbourhood	25/7/20
D. SCOTT		0633	Noise + parking issues	25/7/20
Don Gordon		0845	QUIET DESTROY THE SPACE, QUIET DESTROY THE SECURITY OF NEIGHBOURHOOD	25/07/20
Janet Medd		0846	High potential for unpleasant disruptions to quiet residential neighbourhood.	25/07/20
JOANNE NICHOLSON		0102	We love our quiet, safe neighbourhood! Not enough parking as is.	Not enough 29/07/20

Printed Name	Signature	Unit	Comment	Date
Preston Wells	<i>Preston Wells</i>	0846	Noise & Parking problems	25/07/20
Nancy McLaughlin	<i>Nancy McLaughlin</i>	0103	Noise, high traffic, parking problems	25-07/20
MADÉLINE BLACKBORN	<i>M. Blackburn</i>	207	Noise will increase. Parking Problems	25/07/20
SARA BLACKBORN	<i>S. Blackburn</i>	207	NOISE TRAFFIC	25/7/20
ROSE FENTON	<i>Rose Fenton</i>	0636	Pressure, Traffic, noise	25/7/20
Ross Fenton	<i>Ross Fenton</i>	0844	noise, Traffic, parking	25/17/20
R BOUTILLIER	<i>R. Boutillier</i>	420	Noise traffic parking	25/07/20
V BOUTILLIER	<i>M. V. Boutillier</i>	420	Noise, increase to parking	25/07/20
Ron Fenton	<i>Ron Fenton</i>	0636	Parking Space - Noise	26/07/20
H + K + STEVENS	<i>H. Stevens</i>	0424	NOISE PARKING OVERRROWING	26/07/20
RALPH Diamond	<i>R. Diamond</i>	0632	Noise, traffic, parking	26/07/20
Mr Doctor	<i>Mr Doctor</i>	0211	Crazy Place for Nightclub	27/7/20
Fred Alcock	<i>Fred Alcock</i>	0314	Noise problems; lack of street parking	29/07/20
Arlene Phillips	<i>Arlene Phillips</i>	738	Parking Problems + Noise	26/07/2020
N + S LESLIE	<i>N + S Leslie</i>	739	Parking, noise, traffic	26/7/2020
SHIRLEY SWIFT	<i>Shirley Swift</i>	530	Parking, noise, traffic, noise, traffic, noise, traffic	26/7/2020

Printed Name	Signature	Unit	Comment	Date
K. B. DICKER		317	Approvals is a very bad decision TRAFFIC, CONGESTION, NOISE FOR RESIDENTIAL NEIGHBORHOOD TO JULY 2020	25 July 2020
B. WATZEMAN		317	TRAFFIC, CONGESTION, NOISE FOR RESIDENTIAL NEIGHBORHOOD TO JULY 2020	25 July 2020
BARBARA DEXTER		0211	TRAFFIC + NOISE	27 July 2020
Ann Baker		529	Excessive use of local capacity	27 July 2020
Brian Kentle		340	With Parking Pile Ups, where do vehicles go?	27 July 2020
M. REID		241	too much noise, traffic for area residents.	27 July 2020
C. VAKENIER		0737	Parking noise, crowding, increased pressure on police resources, excessive on-street parking	27 July, 2020
R. Munzer		843	Noise traffic congestion	July 28, 2020
S. Bolicki		843	Lots of after hours noise with location. Related behavior: SKYSCRAPER SKYSCRAPER	July 28, 2020
SCHIFFER		315	SMALLER'S BOOK-STORE. Owner's car at house. ROAD BLOCK, THAT'S COMING AT Roundhouse soon. (NOTE: Related) swimming's swimming at Roundhouse soon. No THANK YOU. Although it is readily available at Spinners Restaurant to buy groceries at their deli. (Road block) why do they want "head of road" people on their application? this is a residential area and have plenty of cars already creating parking noise every night. Set aside parking spots. Give us the (A) APPROVED KIM'S BIKE CARVE next to 11. Could we get a large grocery or pharmacy instead? noise, load of parking, would be an over	July 28, 2020

KERRY WATCHORN. Kerry Watchorn 0317

PARKING VERY LIMITED & WE HAVE JULY 29, 2020
 TOO MUCH NOISE AT TIMES.
 THIS IS A RESIDENTIAL AREA!

Ryan Morhart

From: John Weir <[REDACTED]>
Sent: August 3, 2020 11:10 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); joe@victoria.ca; Sharmarke Dubow (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor); Ryan Morhart
Subject: Petitions from Royal Quays to stop liquor permit to VIMarina
Attachments: Royal Quays liquor petition pgs 1&2 against Cooperage.pdf; Royal Quays liquor petition pgs 3&4 against- cooperage .pdf; IRoyal Quays liquor petition pgs 1&2against-Paul Kane,.pdf

In June residents of Royal Quays were mailed a "Notice of application" for a Primary liquor license for the Victoria International Marina. Your Strata council has been working with other Songhees strata councils in gathering information on this application to enable our owners to respond in an informed manner to this application. As a result of our endeavours your strata council is of the opinion that given the current zoning for the marina clubhouse and the broad nature of the Primary Liquor license the marina is applying for there is nothing preventing expansion of the uses of the marina club house to the detriment of Royal Quays owners. Specifically, our concerns are as follows:

1. Despite the application of the Marina indicating a very narrow intended use for the liquor license there are no provisions in the zoning or liquor license that would prevent the marina from expanding their business plan at a future date. In the current zoning this could enable the following permitted uses - restaurants, clubs or a lounge license all pursuant to the Liquor Control and Licensing act. In summary the granting of a primary liquor license could result in anyone of these uses on a full-time basis (9:00 AM to 10:00 PM, Mon to Thurs and 9:00 AM to 11:00 PM Fri and Sat).
2. The application is for events of up to 260 people, the existing zoning does not require the facility to provide any more parking than they already have in our building parking lot. This will result in substantial congestion on Cooperage and surrounding streets.
3. Increased use would also come with the additional noise and disturbances on evenings when these events take place. This risk is increased when you consider that the marina can expand use in the future to full time services as listed in the zoning by-laws.
4. All of these uses are beyond what is desirable in a multi residential neighborhood. There are already sufficient licensed premises in the immediate area, with Spinnakers, Boom & Batten, Delta Ocean Point and the anticipated licensed premises associated with lime bay and railyard mews development.

We were able to secure an extension to the comments period to July 31st. We will be posting a petition for residents to sign similar to our angled parking petition and would also encourage owners if they have concerns to email your Mayor and Council before July 31st (email addresses above). Please ensure you cc any correspondence to Ryan Morhart (email above) as he is the manager that will be summarizing concerns to the Mayor and Council.

Below are the results of our petition to our owners and residents.
We delivered the same petitions to your offices at City Hall on July 30th 2020 to all of your attention.

Please consider carefully our letters and appeals to you , Mayor Helps and Councillors, there are almost a thousand citizens affected by what you decide when you vote on this Primary Liquor Permit and we feel very strongly that it is not justifiable ,nor reasonable, to issue it to this Marina Corporation.
Royal Quays Condominium Association.

Ryan Morhart

From: Preston and Janet Medd [REDACTED]
Sent: June 26, 2020 10:48 AM
To: Ryan Morhart
Subject: Victoria International Marina Liquor Primary Licence Application

We are opposed to and very concerned about the proposal from the Marina.

We have restaurants, Spinnakers and Boom+Batten, already serving liquor and causing some disruption to the quiet in the evenings.

The inevitable increase in inebriated people would be disturbing to the many condo residents in close proximity to the Marina.

We have parking along Cooperage and Kimta from those restaurants and when there's a special event at the Marina parking is solid.

The proposed changes in Kimta for bike lanes will result in reduced parking capacity.

Higher traffic volume would increase the risk for pedestrians, especially the elderly and those with walkers.

We request that approval NOT be given for this liquor primary licence at the Marina.

Thank you,

Preston and Janet Medd
846, 205 Kimta Road
Victoria, BC V9A 6T5

Ryan Morhart

From: Victoria Mayor and Council
Sent: July 8, 2020 9:22 AM
To: Councillors
Subject: Fw: Victoria Marina request for Liquor Primary License

Good Morning Council,

Please see below regarding the Victoria Marina application for a liquor license.

Sincerely,

Heather McIntyre
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

From: Randy Waldie <[REDACTED]>
Sent: July 7, 2020 3:50 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Victoria Marina request for Liquor Primary License


Dear Mayor and Council

The Victoria International Marina is applying for a liquor license for its 260 person entertainment space. I strongly object to this proposal.

This is a residential neighborhood with residences immediately adjacent. My residence is on the 6th floor on the north side of the greenspace. When people congregate outside of events presently happening for a smoke or any other reason, I can hear their conversation very clearly, without their raising their voices particularly.

If I need to access a pub or restaurant, I already have two options as well as being close to town. There is no benefit to me or my neighbors in introducing a liquor primary establishment here. This enterprise does not serve our neighborhood and serves merely to enrich a very few people at the expense of many people.

This would be a different situation if we were moving into a building next to a pre existing nightclub like the Strathcona, but this is not the case. We share our neighborhood and greenspace with the public, and do so happily, every day. Please let us have some peace at night. There is no upside to this request. Except for a couple of already wealthy people.

Kind regards,

RANDY WALDIE.

Ryan Morhart

From: Rita Louie <[REDACTED]>
Sent: July 11, 2020 12:02 PM
To: Ryan Morhart
Subject: Liquor license for VIM

Hello,

As owners at The Legacy condo building, we are very concerned about VIM having a liquor license open to the public. We have already seen a substantial increase in noise and congestion (both vehicle and pedestrian traffic) due to the opening of the Marina, particularly the Boom and Batten restaurant.

With the closeness of Spinnakers Pub, the Boom and Batten and the construction pending at the Round House property, we have great concern that having an additional licensed establishment open to the public will have a significant negative impact on the infrastructure and residents of this community.

Our request is to please keep VIM closed to any public events.

Rita Louie and Bev Martin

Without prejudice

Rob & Arlene Blackwell
118-75 Songhees Rd

July 28 2020

City Of Victoria Manager, Permits & Inspections and all pertinent persons

Firstly thank you for extending the response date to receive our correspondences pertaining to the liquor Licence application at 1 Cooperage Place.

With the recent approval of the bike lanes and now a potential 260 seat drinking establishment it will create further problems with parking as well as numerous other issues related to this type of establishment. For example our paraplegic and senior family member's difficulty in visiting for the lack of parking spaces available. With this licence application of 260 further seats and the increase parking congestion this will cause, one can only wonder what is going on. Is the city hell bent on destroying residential neighbourhoods for the sake of a questionable business model.

We have been a bit miffed at the lack of consideration to long term tax paying residences that continually have to defend their community and homes from this community plan change. This application is from a failing or already failed business that has been deceitful at almost every turn. This licence is just another tack that will lead to further resentment in this family neighbourhood. I would think the people in council would not want any further application approvals for this organization. Based on the lack of integrity that this organization appears to have I would not want my name associated with this questionable organization.

If you wouldn't want this in your front yard then please don't approve this in mine.

Best Regards
Rob and Arlene Blackwell

Ryan Morhart

From: Rob Brownlee [REDACTED]
Sent: July 10, 2020 3:35 PM
To: Ryan Morhart
Subject: Victoria International Marina (VIM) Liquor License Application

I understand that the above noted business is requesting a liquor license.

I respectfully request that this license be approved for VIM events only and not open to the public. We already have two restaurants in close proximity (Boom & Batten & Spinnakers) and we do not need another full-time restaurant nearby.

Thank you

Rob Brownlee / Victoria Jekabsons
165 Kimta Road

Ryan Morhart

From: Robert Simmonds <[REDACTED]>
Sent: June 23, 2020 12:43 PM
To: Ryan Morhart
Cc: Andrea Simmonds
Subject: Liquor Primary Licence 1 Cooperage Place

Without Prejudice

In response to your letter dated June 4th 2020. I'm opposed to granting Victoria International Marina a Liquor Primary Licence on the premises located 1 Cooperage Place. My investment and retirement home is located at 11 Cooperage unit # 107.

The development of the Marnia and its associated impact on the area as been a controversial issue for the City of Victoria, the Government of Canada and the residents within the area for 30 years stemming from the first time Songhee was permitted to transition from an industrial area to a inner harbour residential area. The Songee's development was established on the merits of providing a preferred residential environment for families and specifically for elder residents.

With all due respect to Victoria International Marina's interest to generate revenue for their investment it shouldn't be at the expense of the residents of the area whether related to a degradation of the harmony in the community, or security in the area, or in respect to transient traffic. The Victoria International Marina's position themselves to aggressively cause consequences in the area that is at odds with the interests of our residential district. I firmly believe that this is yet another imposition by them in an attempted to expand their impingement in the area without regard to residents views. In observing the Victoria International Marina behaviour over the years, one could say that "the deal is never done nor is it transparent as agreed amongst other parties that are affected".

In consideration of the City of Victoria invitation to provide comments to this application, I am opposed in providing a Liquor Primary Licence on the premisses of 1 Cooperage under the application presented to the City, as it will significantly change the surroundings to the detriment of residents in the area.

It is important to establish community alignment when both business and residential development intertwine. In my experience this is done with fairness, respect for each others views.

Kind Regards

*Rob Simmonds
Unit 107 11 Cooperage*

[REDACTED]

June 22, 2020

Sent as email Attachment to: rmorhart@victoria.ca

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am very opposed to the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. The proposed capacity of 260 people. I attended a private event at the venue with approximately 100 attendees and it felt very crowded; 260 will result in a "night club" environment focused on pushing liquor sales.
3. The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. The noise caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.

It is my expectation that the City of Victoria will forward a resolution to the LCRB opposing this application.

R Munzer

Resident

843-205 Kimta Road, Victoria BC V9A 6T5

Ryan Morhart

From: Ross Ens <[REDACTED]>
Sent: June 20, 2020 8:54 AM
To: Ryan Morhart
Subject: Notice of Application 1 Cooperage Place

Dear Sir/Madam:

As a resident at 165 Kimta Rd I received notice of application for a new liquor primary license for 1 Cooperage Place. Before commenting on this subject, I would like more information. Is this a change to the license for the existing restaurant? Is this a license for a new facility? What is the licensed capacity for the existing restaurant? Your notice to residents lacks much required information to properly comment on this matter.

Thank you,

Ross Ens
5284 11 Ave
Delta, BC
V4M 1Y9

City of Victoria, Permits and Inspections

Re: Victoria International Marina Liquor Primary Licence Application

I am writing to express my concerns about the proposal as presented.

This proposal is inconsistent with that original vision that was marketed to the community for this location. The Marina was marketed as a private international marina dedicated to serving a select marine clientele. That vision would only be consistent with a "Private Clubs" liquor primary club licence with terms and conditions regarding membership.

My opposition is based on the following concerns:

1. The change of venue use from a limited use (members and private special occasion venue) to a daily high capacity public operation open to all.
2. The proposed capacity of 260 people. I attended a private event at the venue with approximately 100 attendees and it felt very crowded. The 260 capacity will result in a "night club" environment focused on pushing liquor sales.
3. The Marina does not have parking to support this proposal, and there will be a significant impact from hundreds of cars looking for parking in the surrounding neighbourhood. The neighbouring Boom and Batten restaurant is already causing parking congestion and is significantly impacting residents living on Paul Kane. Parking will be particularly challenging once the Bayview development is completed and surrounding parking disappears.
4. The noise caused by hundreds of intoxicated people leaving the venue after 11pm in a residential neighbourhood with a high percent of retired people.
5. There is already an existing liquor primary, Spinnakers Pub, only 230 meters away.

Thank you for considering these issues as you make your decision

Sincerely

Ross D Parke

844-205 kimta rd

Victoria bc V9A 6T5.

Ryan Morhart

From: S. Watson [REDACTED]
Sent: June 28, 2020 9:56 AM
To: Ryan Morhart
Subject: 1 Cooperage Place Application for new Liquor Primary Licence

Hello.

I am a resident of the area next to 1 Cooperage Place. From time to time, I notice there are functions attended by many people. My preference would be to allow these to continue, primarily because they are infrequent.

I am strongly opposed to opening the building up to what I imagine is equivalent to a neighbourhood pub, primarily for reasons of noise, cooking fumes and parking.

1. Already, there is one not far away (Spinnaker's) and late at night, patrons are wandering around making a lot of noise after having been out partying.
2. The parking in this area is already congested with the Boom & Batten patrons. In fact, many park on Kimta Road where there is 3 hour parking during the day (2 hours on Cooperage). There will be little parking space for visitors to the condos in the area (as is often the case on Paul Kane from the Boom & Batten).
3. Cooking food in the establishment will produce more toxic fumes coming into our condo units (as is the case from Boom & Batten). It is difficult not being able to have our windows open, especially in the warmer months.
4. Patrons cannot be counted on to be respectful of the fact that people live in the condos nearby and do not appreciate shouting, drunken behaviour, etc. at all hours.

Thank you.
S. Watson

Ryan Morhart

From: Selma <[REDACTED]>
Sent: July 9, 2020 11:43 AM
To: Ryan Morhart
Subject: Marina liquor license

Hello, My husband and I own a home which is a condominium on Kimta Rd. We are very near the new Marina.

Every holiday week-end the marina fills with boats big and small who come to “party”. What was once a quiet residential area (other than Spinnakers with drunken parties every Friday and Saturday—before Covid) has now become a party waterfront area for the very rich.

Boom & Batten has taken most of the on street parking on Paul Kane and Cooperage.

The minimal parking for the marina on street and in the underground will be very insufficient with another bar at the water’s edge.

Please do not permit a liquor licence at this location. As it is, we are now sandwiched between 2 bars at Spinnakers and Boom & Batten.

Thank you

Selma Linzer and Jack Mayer

Ryan Morhart

From: Shane Ford <[REDACTED]>
Sent: July 6, 2020 5:09 PM
To: Ryan Morhart
Subject: Liquor Primary License - 1 Cooperage Place

Hello,

Could you provide a copy of the application or other associated planning documents? I'd like to understand the broader context for my comments. For instance, is this unclear whether this license pertains to special events or part of a retail-style pub establishment.

Nearby Services

Generally speaking, the proximity of this license request to Spinnaker's Pub (approx. 100 metres), Lure restaurant (approx. 400 metres) and Boom and Batten (approx. 20 metres) would negate the need for another pub-style establishment and place strain on existing infrastructure.

Parking

As a neighbour that fronts onto Kimta Road, I have witnessed first hand the lack of suitable parking for patrons of local restaurants and the restaurant staffs. This results in significant congestion on nearby roadways. Adding parking requirements for an additional 260 patrons without adding parking seems unreasonable.

Enforcement

I have a yet to see regular traffic enforcement of parking time limits on Kimta Road or enforcement of repeated use of parking (i.e. turning your car around and parking on the other side of the road). The latter is particularly problematic as Boom and Batten serving and kitchen staff regularly do this as does the local car dealership. Added service staff will seemingly increase this pressure.

Noise and Disturbance

Patrons of Boom and Batten (and perhaps others) have occasionally been drunk and disorderly. Though infrequent (and the restaurant to their credit was responsive to my email), I was still forced to call police services. Living on the ground floor increase the sense of discomfort with these events.

Wholesale Delivery Services & Maintenance Services

Adding another licensed location with increased delivery and service requirements further disturbs the quiet enjoyment of residents in the area as well as noise and congestion. Deliveries to Boom and Batten require reversing down Paul Kane Rd and I expect the same will happen on Cooperage Place regardless of the type of license requested.

Waste Disposal Services

Increasing the use at 1 Cooperage Place will also affect the frequency of waste disposal in the area. Kimta Road is currently the point where all commercial waste bins are assembled, unloaded, and replaced. Adding yet more bins to the din of recycling or disposal day almost seems cruel.

Consistency with Nearby Development

With the development of a bike lane, Kimta Road will be narrowed and some parking may be lost. Coupled with the recent re-development proposal of Bayview Place and Lime Bay to have commercial/residential and hotel facilities, the infrastructure and parking will be further eroded with the addition of yet more density at 1 Cooperage Place.

Consistency with Previous Plans

Though I purchased after the marina development, it seems that the overall planning when the development, including Boom and Batten, was proposed should inform this decision.

My question to Council if given the opportunity would be: how much is enough? I am neither a supporter nor critic of development but it seems to me that the cumulative effects of too much development results in a loss of community. Those with a vested interest in the culture and neighbourhood are outnumbered by those who visit; that balance is essential to community vitality.

Thank you for putting these considerations in front of Council.

Sincerely,
Shane Ford
165 Kimta Rd.

Ryan Morhart

From: Bains, Sharon [REDACTED]
Sent: July 29, 2020 9:57 AM
To: Ryan Morhart
Cc: Lisa Helps (Mayor)
Subject: FW: Strongly Oppose Granting Victoria international Marina (VIM) unrestricted Liquor Primary License

Being a condo owner at The Legacy, 165 Kimta Road facing Cooperage Road, I Strongly Oppose Granting Victoria international Marina unrestricted Liquor Primary License.

For the following reasons:

1. This is a Residential neighborhood not a mix of retail and residential. Across the sidewalk (not street) from VIM's entrance is the Royal Quays residential building. As well as The Legacy, Mariners Landing, and Ocean Park Towers all residential buildings, all within 1 block surrounding VIM.
2. Parking will be a major issue for holding events of up to 260 people. There is no parking available in this area to hold such events. It will only lead to absolute Chaos.
3. Hours of Operation as VIM has outlined on their proposal is basically full time starting at 9 AM in the morning to 10 - 11 PM at night, 7 days a week. This type of facility is not desirable in a multi residential neighborhood.
4. Noise disturbances will spill out into our neighborhood early morning as well as past midnight with Catering Trucks, Staff and Event Goers coming & going. VIM will not be able to control the noise or the congestion this will cause on Cooperage as well as the surrounding streets. This really is very concerning to us residents.
5. The Primary Focus of business at VIM is marina moorage, marina club space rental, and captain and crew facilities. This is how it should remain. Not a Licensed Banquet facility with live music, DJ booth & dance floor.

Best,
Sharon Bains
215-165 Kimta Road
Victoria, BC V9A 7P1
[REDACTED]

As more information and resources about COVID-19 become available, we will continue to update the COVID-19 section of our website at worksafebc.com. Follow us on [Facebook](#), [Twitter](#), [LinkedIn](#), [Instagram](#), and [YouTube](#) for the latest announcements, jobs, workplace health and safety resources, and news from WorkSafeBC.

CONFIDENTIALITY DISCLAIMER

The information contained in this transmission may contain privileged and confidential information of WorkSafeBC - the Workers' Compensation Board. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.

Ryan Morhart

From: Shaun Traill [REDACTED]
Sent: July 26, 2020 12:37 PM
To: Ryan Morhart
Cc: Ben Isitt (Councillor); Sharmarke Dubow (Councillor); Lisa Helps (Mayor); Marianne Alto (Councillor); loveday@victoria.ca; Sarah Potts (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor)
Subject: Cooperage Place

Dear Victoria City Council,

We are writing to strongly oppose your most recent ludicrous proposal to grant a Liquor and Cannabis Licence to the Super Marina office on Cooperage Place.

The following are reasons for our opposition to the Liquor and Cannabis Licence being granted:

- 1- Of primary and utmost importance is the location of a 260 seat bar situated directly in front of a large residential neighbourhood. It will be located directly under the windows of bedrooms!
- 2- We already have two long established bars located on the waterfront on either end of the residential community of concern namely Spinnakers and Lure. These two establishments have been fabulous residents and adding competition to the neighbourhood will only impact these good establishments negatively especially with Covid-19 weakening this industry so dramatically.
- 3- The above point doesn't include the newest and most unruly bar Boom and Batten. Their presence has only inflamed anger in the community as being an unfriendly neighbour. Why do we need another bar next door to the Boom and Batten which already serves alcohol at the Marina.
- 4- This is a marina. In very quick order city council will be turning it into a bar district! We will have 4 bars in less than 1 kilometer! This is a residential neighbourhood! I invite council members to come sleep at my place after the latest bar is installed. Not in your backyard I would imagine but fine in mine.
- 5- Parking, parking and parking! Where are all these people going to place their automobiles?
- 6- We were informed of this proposal via our strata. You issued the notice only to occupants within 100m of said Cooperage Place address. The proposed facility will impact the entire neighbourhood not just a 100m radius! Please!
- 7- We are already living with loud and boisterous late evening diners from the Boom and Batten Restaurant. Throwing more proposed drugs and alcohol in to this residential

community will only inflame the current tenuous situation. The will likely increase your already weakened financial state by increasing enforcement of drunken behaviour, driving and vandalism. I believe you already have your fair share of these events in the downtown community which you are unable to control.

I could continue ad nauseam but I believe our point is made.

Do not grant the Marina a Liquor and Cannabis Licence on Cooperage Place!

Sincerely,
Shaun & Deborah Traill

Ryan Morhart

From: Stacy Mitchell [REDACTED]
Sent: June 25, 2020 12:22 PM
To: Ryan Morhart
Subject: Liquor Primary Licence - Marina
Attachments: Letter of Intent LL000319 Victoria International Marina.pdf

Hi Ryan,

Thank you for the providing me with the attached letter of intent. Upon reviewing it's contents, I strongly object to the licensing request made by the Victoria International Marina.

This application is much more than a request for a liquor licence. It is a "change of use" that would allow the marina owners' to rent the facility as a "party room" with live music and liquor.

In paragraph 5 of their letter of intent, they make the claim that this is an area of mixed retail and residential. That is not an accurate depiction. This marina is adjacent **only** to residential buildings (other than the marina's restaurant/coffee shop) that will be seriously impacted by this deviation to their core business.

In paragraph 1 of the letter of intent, it states that the primary focus of this business is **marina moorage**, **marina club space** rental, and **captain and crew facilities**. The building in question was approved for an office area, small marine store and a lounge area for the boat owners and their staff. The intent was never that it be rented as party space for the general population.

I sincerely hope the City of Victoria will do the right thing and shut down this request. It is not difficult to foresee that the next request will be to extend the hours of operation. If VIM wants to rent out party space, they should do that in a more appropriate location. In this location, they need to stick to the terms of their original application and serve as a marina for high-end yachts.

Regards,

Stacy Mitchell

#211 - 10 Paul Kane Place
(403) 461-2462

Begin forwarded message:

From: Ryan Morhart <RMorhart@victoria.ca>
Subject: RE: Liquor Primary Licence - Marina
Date: June 24, 2020 at 3:53:52 PM MDT
To: Stacy Mitchell <[\[REDACTED\]](mailto:[REDACTED])>

Hi Stacy - the info is attached for you.

If you have any more questions please let me know.

Ryan

Ryan Morhart
Manager & Chief Building Official
Permits & Inspections
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0241 F 250.361.1128

-----Original Message-----

From: Stacy Mitchell [REDACTED]
Sent: June 24, 2020 2:32 PM
To: Ryan Morhart <RMorhart@victoria.ca>
Subject: Liquor Primary Licence - Marina

Hi Ryan,

Per our phone conversation, I am sending you this request for more information on the proposed Liquor Primary Licence at the Victoria International Marina.

Thank you.

Stacy Mitchell

As residents in Royal Quays at 11 Cooperage Pl., we object to the Victoria International Marina (VIM) being issued a Primary Liquor License. Specifically, our concerns are as follows:

1. As two residents living at 11 Cooperage Place, we are not against VIM attempting to survive as a business. In fact, we want it to be successful. We know COVID 19 has not been kind to VIM and so it is not unusual for a business to look for other sources of revenue. This we fully understand. Our concern is how VIM conducts themselves unilaterally rather than collaboratively, something the City Council is well aware of when VIM made changes without obtaining a permit or consulting with the City Council (Times Colonist, September 24, 2019).
2. In addition, VIM has not been forthcoming with their business intent. VIM's primary focus of business and intent were to be moorage for yachts 65' and over, Marina club space, rental and captain and crew facilities. In their application, item 3, they mention that entertainment will vary depending on the type of function being held. Once again, they have deviated from their original intent without any collaboration with the surrounding community, especially Royal Quays condominium complex of 90 units which is steps away from the marina and Boom & Batten restaurant. The intent was never that it be rented as a party space for the general population, which it has become.
3. Craig Norris, CEO, stated "there is a trend towards chartering rather than buying yachts, something VIM might be looking into" (Times Colonist, April 18, 2019). Is this another change of intent? He also mentioned "that yachting activity tends to navigate south during the winter months hence the lack of large vessels stationed in Victoria" (Times Colonist, April 3, 2019). All the money that each yacht was supposed to bring to the coffers of the city and business looks like it won't be happening. So, it is becoming obvious that because the original intent for the Marina is struggling, the management is searching for new ideas to expand their business plan at a future date which will have repercussions on the residents of Royal Quays and the area.
4. In the application, VIM describes the area as a mix of retail and residential, when in fact it is primarily residential. There are multiple condominium complexes surrounding VIM. The area already has the following licenced establishments: Spinnakers, Boom & Batten (a VIM lease) and The Delta Hotel. Another licensed establishment would only add further congestion and noise to an already busy dead-end street which has very limited parking and will not be able accommodate their large planned gatherings. In addition, such a liquor licensed establishment would add nothing to enhance the area and it would compete with VIM's own leased restaurant, the Boom & Batten.

The Liquor Primary Licence gives VIM a right to change their original business intent without consulting with the primarily residential community that will have no say in the matter. Once the license is given, it means VIM will have the right to establish a pub/bar, restaurant or nightclub some time in the future and the residential community will have no recourse to stop it.

We ask you to take into account our concerns and the ramifications of issuing a Liquor Primary License to an establishment which is not forthcoming with their business intent in the future once they acquire this license.

Thank you,

Susanne Holunga
Stephanie Paulauskas

Royal Quays

103-11 Cooperage Place
Victoria, BC
V9A 7J9

Attention Ryan Morhart

Re: Victoria International Marina Application for a new Liquor Primary License

In June residents of Royal Quays were mailed a "Notice of application" for a Primary liquor license for the Victoria International Marina. After examining the current zoning by-laws that pertain to our area and what a Primary Liquor License would enable in terms of operations I am of the opinion that granting a Primary Liquor License to the marina could result in an expansion of the uses of the marina club house, beyond what they have stated as their intent in the application, to the detriment of the residents of the Songhees. Specifically, my concerns are as follows:

1. Despite the application of the Marina indicating a very narrow intended use for the liquor license there are no provisions in the zoning or liquor license that would prevent the marina from expanding their business plan at a future date. In the current zoning this could enable the following permitted uses - restaurants, clubs or a lounge license all pursuant to the Liquor Control and Licensing act. In summary the granting of a primary liquor license could result in any one of these uses on a full-time basis (9:00 AM to 10:00 PM, Mon to Thurs and 9:00 AM to 11:00 PM Fri and Sat).
2. The application is for events of up to 260 people, the existing zoning does not require the facility to provide any more parking than they already have in our building parking lot. This will result in substantial congestion on Cooperage and surrounding streets.
3. Increased use would also come with the additional noise and disturbances on evenings when these events take place. This risk is increased when you consider that the marina can expand use in the future to full time services as listed in the zoning by-laws.
4. All of these uses are beyond what is desirable in a multi residential neighborhood. There are already sufficient licensed premises in the immediate area, with Spinnakers, Boom & Batten, Delta Ocean Point and the anticipated licensed premises associated with Lime Bay and Railyard Mews developments.

Due to the above concerns I respectfully request that council not support the Primary Liquor License application submitted by the Victoria International Marina.

Respectfully

Steve Carr

July 7, 2020

Via Email

Mayor Lisa Helps and Victoria City Council,

We are writing in response to the City of Victoria notice dated June 4, 2020, regarding the application by Victoria International Marina for a new Liquor Primary License.

We strongly oppose this application.

In the 15 months since the opening of Boom and Batten restaurant, we have seen the quality of life in our neighbourhood substantially diminished. Our once quiet and peaceful streets are now plagued by constant traffic, noise and pollution resulting directly from the City allowing a large restaurant to open in a residential neighbourhood with no off-street parking.

The addition of a second commercial venue with a liquor license at 1 Cooperage Place would further damage the neighbourhood as potentially hundreds of patrons and their vehicles clog the surrounding streets, creating noise and disruption for residents and serious safety issues for resident and visitors alike.

We cannot believe the City of Victoria would countenance another such addition to a primarily residential neighbourhood. To date the City has shown no regard for the residents of this neighbourhood. It's time to stand up for citizens over business interests. We call on the Victoria City Council to do the right thing and deny this liquor license application.

Sincerely,

Steven Lucken and Petra Young
#122 – 75 Songhees Road
Victoria, BC V9A 7M5

Petition to LCRB and City of Victoria

Petition summary and background	Victoria International Marina (VIM) has submitted an application for a Liquor Primary License
Action petitioned for	We, the undersigned, are concerned citizens and residents of Bayview One at 100 Saghalle Road who urge Victoria Council and LCRB to oppose the VIM application for an unrestricted Liquor Primary License.

Printed Name	Signature	Unit	Comment	Date
VM YACOWAT	Mubenn	212		7/28/20
Andrew & Sophia		503	WE are in support of the liquor primary	
ANDREW BEURSEMAN		711	(a) Boom & Batter	
FE WANNER		507	DO NOT SUPPORT	
BRIAN TOUCH		304	AGAINST PROPOSAL	31/7/20
Marguerite Kow	Marguerite Kow	716	Do not support this proposal.	31/7/20

Ryan Morhart

From: [REDACTED]
Sent: July 30, 2020 11:35 PM
To: Ryan Morhart; Lisa Helps (Mayor); sdubrow@victoria.ca; loveday@victoria.ca; Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Victoria International Marina's application for a liquor license

I am most concerned about the application by the International Marina to have a liquor license, for several reasons.

First, that events of up to 260 people would be held in the marine building. This is a very large number for the space available. And the noise created by these people would spread to the Westsong path and to our buildings. We already have the Boom and Batten restaurant in front of one of our buildings. I frequently walk on the Westsong in the evening and the restaurant's clientele do change the character of the walkway. It can get quite noisy as groups leave after dining, clearly often having imbibed alcoholic drinks. Having the other building, at Cooperage Place, holding a licence that would enable it to function as a bar and take-out bottle shop would definitely lead to much more noise and disturbance.

I understand that the application at present states that they would be not be operating full-time but are interested merely in changing the way they supply alcohol at the events they run. At present these are not too frequent - but the noise when they end and their guests all leave certainly does ruin the peace of the evening. And if this licence were to be approved, they could then legally begin to operate a full-time service.

That would really ruin the atmosphere of our neighbourhood. At present it is peaceful, and I feel safe walking along the lit-up part of the Westsong in the evenings. There are other drinking establishments in the area - Spinnakers, the Boom and Batten, and the Delta Ocean Point Hotel - and more will be coming with the continuation of the Roundhouse transformation, which will bring lots of commercial development nearby. Victoria does not need to turn the Westsong into a commercial zone.

In addition, parking is already a problem when events are being held - any further commercial activity would only exacerbate the situation.

Please do not approve this application!

Yours sincerely,

Sue Martin
Resident of Royal Quays

Ryan Morhart

From: Terry Dance-Bennink [REDACTED]
Sent: July 9, 2020 1:45 PM
To: Ryan Morhart
Cc: vis4941@gmail.com
Subject: VIM Liquor application

To whom it may concern:

My husband and I own a condo at 165 Kimta Rd., unit 102. We are concerned about the proposed liquor license application from the Vancouver International Marina. The current wording indicates the marina could serve liquor from morning to late evening, seven days a week. I spoke to a marina staff member who clarified that the intent was to secure a license for **special events only**, not to open up a new pub for the general public.

If this is the case, please include this restriction in the license. Our community has already seen a big increase in traffic, parking, and noise due to condo construction, the Boom & Batten restaurant, and the marina. Another general purpose pub is not needed given the proximity of the licensed Boom & Batten and Spinnakers Pub.

Thank you for your consideration,

Terry Dance-Bennink
Unit 102
165 Kimta Rd.
Victoria V9A 7P1

Ryan Morhart

From: Judy Jabusch [REDACTED]
Sent: July 6, 2020 4:16 PM
To: Ryan Morhart
Subject: Liquor licence

I find it very hard to believe that anyone actually thinks we need another liquor outlet in a residential neighbourhood when we already have two within a ten minute walk of the marina. We are already experiencing disturbances in the late evening when the bars close. I wonder if this is the tip of the iceberg where the luxury marina is concerned. They have had a dismal rental year in their marina and we have observed several undersized boats according to their 60' minimum. The noise at closing time is increased because of the proximity to water, which makes it sound like they are right outside your window. I strongly feel we do not need any more bars in this residential neighbourhood.

Terry Jabusch
506 75 Songhees Road

Ryan Morhart

From: Theresa <[REDACTED]>
Sent: July 26, 2020 12:33 PM
To: Ryan Morhart
Cc: LCRBLiquor@gov.bc.ca; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); loveday@victoria.ca; Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Lynn MacDonald
Subject: Re: VIM application for a Primary Liquor License

Dear Ryan Morhart,

We understand that you are responsible for putting together a report on the proposed liquor license for the the Victoria International Marina. That is an awesome responsibility because it could profoundly affect the happiness and well being of several thousand residents living in the immediate vicinity of the marina. Many of these residents are elderly and fragile and have settled here in their retirement because of the peace and tranquility of the neighborhood. Granting the failing, mega-yacht marina a coveted Primary Liquor License to serve 260 people is certain to replace that peace and tranquility with traffic congestion and noise—a peace and tranquility that has already suffered with the opening of Boom & Batten.

The pandemic has created economic turmoil for our community. We need to support the long-term businesses such as the Delta Ocean Point Hotel and Spinnakers without adding additional competition. The Marina already includes the restaurant, Boom & Batten, which has a liquor license - they certainly do not need two! The only events that should be allowed in the marina office are the private events for their yachting patrons that were included in the original proposal and for which they can apply for one-time permits as needed.

Please don't betray the elderly who have supported the City of Victoria with their taxes over their lifetime by caving to the selfish interests of a tiny group bent on destroying our neighborhood. Building the marina was a mistake that doesn't need to be compounded.

Sincerely,
Terry Markle, Dave Markle and Theresa E Markle
75 Songhees Road, Unit 901
Victoria BC V9A 7M5

Ryan Morhart

From: CathyPotter [REDACTED]
Sent: July 26, 2020 6:02 PM
To: LCRBLiquor@gov.bc.ca; Ryan Morhart; Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor)
Cc: Lynn Macdonald
Subject: Primary Liquor Licence @ Marina Office Cooperage Place

My Husband and I are writing on behalf of this proposal to add a 260 seat Liquor Licence to the Marina Office Cooperage Place location.

We just moved here to this location because it is a unique quiet Residential area.

The Paul Kane Rd has become noticeably more congested with cars and trucks etc doing deliveries so thankfully angled parking was stopped, however the same issues will arise if more parking allotted for Marina events @ Cooperage Place that Residents will have to put up with, esp involving an added Liquor License.

The Marina should operate as a "Marina", not an events establishment that will affect the quality of life of the Residents in a quiet residential area.

A lot of residents in this area have already sacrificed losing views, and added noise and traffic to the area.

There are plenty of drinking establishments around here already and this will add to more competition to these nearby establishments and to the previously planned Round House establishments in the future.

As Victoria tax payers and Residents of the area, we totally disagree this proposal.

Regards,
Thomas & Cathy Potter
Victoria

Sent from my iPad

Ryan Morhart

From: Tony Keble [REDACTED]
Sent: June 30, 2020 6:36 PM
To: Ryan Morhart
Subject: Liquor Primary Licence for 1 Cooperage Place

Apt 212-203 Kimta Rd.,

Victoria B.C. V9A 6T5

To Mr. Morhart, the Manager, Permits and Inspections, Sustainable Planning and Community Development Department:

This is in answer to the notice to residents in the vicinity of 1 Cooperage Place regarding the proposal to allow a 260 seat "licensed service" at that address. It is not mentioned what form this licensed service would take, but I will refer to it as a pub.

The idea of a seven day a week pub in this location is inappropriate and a potential for disaster and conflict at so many levels, setting up inevitably, an on-going conflict with residents in the surrounding buildings.

There is no dedicated parking lot. With the many cars normally parked in the surrounding streets at present, in addition to those connected to future residential and commercial development in the Songhees, pub patrons would often have to walk from blocks away to the pub.

- Pub patrons who park in private apartment guest spaces will be upset when their cars are towed away.
- A pub in this location would result in street noise of shouting, arguments, loud conversations, disputes, car doors slamming, revving engines and drivers accelerating away, periodically, seven days a week, all day and late into the night for blocks around.
- The pub would be only the width of the walkway from the nearest apartments, only metres outside or below the windows of people's homes opposite.
- The pub's management would have no control over public behavior and noise outside. Appeals to customers to be considerate would be ignored in most cases.
- Vandalism, break ins, graffiti, trespass and damage to gardens would increase. There could be damage to the Marina itself, and if there was ever a fire caused by pub patrons

at the Marina and docks, the nearness of the residential buildings would result in loss of life and homes.

- Any challenge by residents to the behaviors above could very well escalate to serious conflict, incidents and personal harm, leaving the City liable to law suits for approving a pub in a location so close to homes in a residential neighborhood.
- Calls to the Police from residents would certainly increase.
- Right beside the proposed pub building is an exquisite little sea front park, a temptation for recent pub patrons who don't feel like going home . The long dry grass there would be a fire hazard.
- There is no need for another "licenced service". Spinnakers pub is three minutes' walk away, The Ocean Point Hotel has a bar, liquor is served at the Boom and Batton restaurant and I understand that pubs are planned for the future development on the other side of Kimta Rd. Another pub here would tip the balance badly and change the character of the whole area.
- The residents of the Songhees , many of whom are in the older demographic, bought their apartments in good faith that it would be a quiet residential neighbourhood, trusting in the City Council to help them maintain that character. Please, Councillors, do not betray that trust. If this pub is allowed, the residents from blocks around will be reminded every day and night of who approved this disaster.
- Yours sincerely,
- Tony Keble
-

Wynne Arden
#405-75 Songhees Rd.
Victoria V8A 7M5
June 25, 2020

Manager, Permits & Inspections
Sustainable Planning & Community Development Dept.
1 Centennial Square
Victoria V8W 1P6.

To Whom it may concern.

Re: Victoria International Marina.

The Marina knew what the permits & by laws were before they started the marina development and ever since they have wanted concessions & relief from by laws to suit their purposes. This is a residential neighborhood & we do not need more people and vehicles coming & going.

I hope you will reject any changes to by laws or licenses, as the Marina should blend into the neighborhood instead of the neighborhood adjusting to suit the Marina purposes. (which is to making money).

Sincerely

Wynne Arden

Ryan Morhart

From: Yehudi Freedman [REDACTED]
Sent: July 10, 2020 6:17 PM
To: Ryan Morhart
Subject: Liquor License Application - Victoria International Marina

We are residents and owners of a strata unit #411 at The Legacy 165 Kimta Rd. We firmly do not support the issuance of the license irrespective of the zoning. Our reasons are as follows;

- Approval of this licence would allow the establishment of a Liquor Lounge according to the City of Victoria zoning SCR-2. This would cause an excessive amount of noise, traffic congestion and parking, drug trade issues, other vice concerns, and general disruption of the peaceful senior and family-oriented life we have had to the present time.
- We note that hours of liquor service proposed include service up to 11:00 pm on some nights. This does not provide a peaceful neighbourhood for a primarily senior population.
- While there have been occasional events hosted by the Marina, we understand they are required to apply for a license on an event by event basis. We are not opposed to this. However, the establishment of a Liquor Lounge open to the general public greatly changes the community feel and character of a residential peaceful area that it has been to this point.
- There are also several Liquor Lounges available in the area, without the need for another establishment so close to the existing Liquor Lounges and Bars. Note that the Bayview lands will also create locations (hotels, etc), which will have Liquor Lounges in the immediate area.
- It is a question of the commercial need of so many of these liquor establishments so close together, but also perhaps the requirement of a minimum distance between these types of businesses.
- We also believe that residential property values will decline as a result of the introduction of this type of Liquor Lounge establishment in the area so close to residential properties, and within close distance to other businesses of this kind. This obviously will impact the City tax base from the over 700 stratas in the Songhees area.
- City Council has just dealt with the parking issues on Cooperage Rd, Kimta Rd and Paul Kane Rd. and have decided that angle parking is not necessary on Cooperage Rd and Paul Kane Rd. Parking will be a very serious issue not only for the residents of the established stratas in the area but also for any visitors to the Marina, as well as any of the other surrounding businesses. This will impact especially not only the strata residents in the immediate area, but also by those residents on the Bayview lands, now and in the future.

UNit 411
165 Kimta Rd. Victoria, BC, V9A 7P1
(((Yehudi Hy Freedman))) B. Eng., CPA, CA, M. Ec.
Donna G Kirk RN, BN, BA, M. Ed.

[REDACTED]
[REDACTED]
[REDACTED]
@Yehudi2

Ryan Morhart

From: Carolyn McRae <[REDACTED]>
Sent: July 8, 2020 12:10 PM
To: Ryan Morhart
Subject: Liquor Licence

To the Manager, permits and inspections, I live in the Encore Building and received a notice about the application for a license for the Victoria International Marina.

I would like to support the application. They are good neighbours and at this time need all the support we can give them.

I do not see any harm in their being able to serve drinks to their boaters or guests during an event in their beautiful Marina.

I am sure they would be subject to the same liquor laws as other places(having serving it right, etc.).

Thank You,

Carolyn McRae

Ryan Morhart

From: Frank Gatto <[REDACTED]>
Sent: June 22, 2020 2:38 PM
To: Ryan Morhart
Subject: Your Letter of June 4, 2020 ... (Which arrived by Mail June 22, 2020.)

Dear Sir,

Coincidentally, I happened to meet two Victoria International Marina Senior Staff, at the Marina Building, mere minutes before I checked my mail and found your letter.

Based upon the large amount of information provided to me by the Marina Staff, and my enthusiasm for the proposed Art Gallery which will be established in the VIMarina Building; I am completely in favor of the Victoria International Marina Plan.

I also fully understand the need for a Liquor Primary License, and also support this Application.

Sincerely,
Frank J. Gatto,
#514 10 Paul Kane Place.

Ryan Morhart

From: Janet Riecken [REDACTED]
Sent: July 7, 2020 4:04 PM
To: Ryan Morhart
Subject: Manager, Permits & Inspections City of Victoria

Re: 1 Cooperage Place, application for liquor primary licence.

I am in favour of/support the above applicant's liquor licence application as per notice of application, June 4, 2020.
Thank you.

- Janet Riecken

Ryan Morhart

From: John Savage <[REDACTED]>
Sent: June 27, 2020 12:02 PM
To: Ryan Morhart
Subject: 1 Cooperage Way Application for Liquor Primary Licence

MANAGER, Permits & Inspections
City of Victoria

I support this application.

John Savage
Mariners Landing
705 - 75 Songhees, Victoria

[REDACTED]

[REDACTED]

Ryan Morhart

From: Kelly & Rennie Bradley [REDACTED]
Sent: June 23, 2020 1:34 PM
To: Ryan Morhart
Subject: Victoria International Marina Primary Liquor Licence

YES, I heartily approve of a new Primary Liquor Licence to be granted to the Victoria International Marina, 1 Cooperage Place, Victoria, B.C.

Kelly Bradley
#202-65 Songhees Rd.
Victoria, BC V9A 6T3

Ryan Morhart

From: Les Archer [REDACTED]
Sent: June 22, 2020 2:50 PM
To: Ryan Morhart
Subject: Notice of application for a new Liquor primary Licence for 1 Cooperage Place

I am completely in favour of the submitted application as proposed. I live at the Encore condominium complex in the nearby Bayview Development.

Les M. Archer
209-70 Saghalie Road
Victoria

Ryan Morhart

From: Lynn Gordon-Findlay [REDACTED]
Sent: June 29, 2020 10:44 AM
To: Ryan Morhart
Subject: Application for Liquor License for 1 Cooperage Place

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

I am writing in support of the application for a new Liquor Primary Licence for 1 Cooperage Place. I live at Shutters (address below) and consider the Victoria International Marina and the Boom and Batten restaurant to be a neighborhood amenity and look forward to enjoying meeting friends and participating in other social and community events held at this great location on our spectacular waterfront.

Sincerely,

Lynn Gordon-Findlay | 61 Kimta Road . Victoria BC . V9A 0B1 | 250.589.1932

Ryan Morhart

From: nasser lalji [REDACTED]
Sent: July 3, 2020 9:28 AM
To: Ryan Morhart
Subject: NOTICE OF APPLICATION FOR A NEW LIQUOR PRIMARY LICENCE

We own 1 unit at the Encore building on 60/70 Saghalie Road, Victoria, under 1144085 BC Ltd.
We have no objection to the permit but prefer the timing to be limited to 9pm latest any day of the week.

--

STAY SAFE!

Nasser Lalji

Ryan Morhart

From: Roland Stillings [REDACTED]
Sent: June 25, 2020 2:19 PM
To: Ryan Morhart
Subject: Victoria International Marina

I am in favor of this application for Victoria International Marina at 1 Cooperage Place.
I want to see this business prosper in my neighborhood.
68 Songhees Rd.
Victoria BC

Ryan Morhart

From: Wanda Proulx [REDACTED]
Sent: June 29, 2020 11:09 AM
To: Ryan Morhart
Cc: [REDACTED]
Subject: Yes to approval of liquor primary licence for VI Marina

City of Victoria
Manager, Permits and Inspections

I 100% support the request for a liquor primary licence and hours of licensed service as put forward by the Victoria International Marina and wish to see them granted this application.

The Marina is a beautiful addition to our neighbourhood and to the city of Victoria. I want to see them succeed in all their endeavours and be able to host visitors from around the world as well as local celebrations. Granting them this licence will allow them to move forward and become the new jewel in the Victoria crown.

Sincerely,
Wanda Proulx
301-75 Songhees Road

Sent from my iPhone