



**SMITH HUTCHISON**  
LAW CORPORATION

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*Katy Hutchison*

27 September 2021

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

Att: Ryan Morhart - Manager

Dear Sir:

**Re: JR Slims - 1245 Wharf Street**

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I am writing to respond to your letter of 20 September 2021 regarding the Notice of Application to change to hours of liquor service for a food primary licence from 9:00am - 12:00am to 10:00am - 2:00am.

I am the owner of two Strata properties, one residential and the other commercial at 1218 Wharf Street; directly across the street from the subject property. My bedroom window faces north on Wharf Street and looks directly over JR Slims.

Since the start of the COVID-19 pandemic and the increase of outdoor seating in the neighbourhood necessitated by public health orders for social distancing, the noise level emanating from local establishments serving on the street generally has increased significantly. In the case of JR Slims specifically, there has also been a growing number of customers simply hanging around the front of the premises.

I have chosen to tolerate the situation to this point in an effort to support the local hospitality sector that has been so negatively impacted by the pandemic. It has been very challenging to cope with the ever-increasing volume of alcohol-fueled patrons at the corner of Wharf and Yates Streets. The yelling, vandalism, fighting, screeching tires, public urination and garbage left behind has become intolerable. The idea of that going on for an additional two hours each night is simply untenable.

I am vehemently opposed to this Application to extend the hours of operation of this business.

Yours truly,

Katy Hutchison

**Ryan Morhart**

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**From:** Kay Keyzer [REDACTED]  
**Sent:** September 29, 2021 9:58 AM  
**To:** Ryan Morhart  
**Subject:** J.R. Sims

With regard to the Application for Liquor Service to J.R. Sims my answer is “NO.”

D.K. Keyzer. 1234 Wharf Street. Victoria . V8W 3H9

## Ryan Morhart

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**From:** Paul Coppard [REDACTED]  
**Sent:** October 2, 2021 8:54 PM  
**To:** Ryan Morhart  
**Subject:** JR slims

I own a condominium at the corner of Wharf and Yates. This unit is leased and we look forward to it potentially becoming our pied-à-terre at some point in the future.

Over the past few years, it feels as if 90% of the City of Victoria notifications I've received relate to alcohol and cannabis capacity expansion in this tiny zone within 100 metres of my unit.

This experience is disconcerting and making my wife and I question our desire to own downtown, let alone live in Old Town in the future. My tenant is in his early 30's and intentionally leased for the downtown lifestyle quite happily for 5 years now but is now asking for his windows to be upgraded due to excessive late night noise he and his girlfriend are having to endure (note that many of the character conversions in Old Town don't have modern sound insulating windows).

I have no objection to selling liquor until midnight and will probably try out JR Slims myself (it looks like a fun establishment), but if I was living in the area, I could tolerate noise until midnight, but having to endure it until 2am night after night would be intolerable. In fact, based on the volume of applications, it feels as if Lower Yates is at high risk of pivoting from old town family friendly character to a Granville style party street.

I hope you consider this in your decision and note the following quote from the JR Slims Operating Partner after they first launched their happy hour special:

*"The only issue we did have problems with was at the end of the night when people wanted to all leave at the same time," Ralph admitted.*

### SOURCE

<https://www.victoriabuzz.com/2020/10/new-victoria-restaurant-defends-launch-party-after-complaints-to-police/>

### Lessons Learned from Vancouver- August 2021

*According to the Vancouver Police Department, the Granville Entertainment District in particular has seen a 607 per cent increase in liquor pour outs since June 1 compared to the same period last year. Compared to 2019, there's been an 84 per cent increase, police said.*

*"The Granville Mall is a place people are congregating and drinking," Visintin said. "This in turn, is leading to more and more disturbances, assaults and other crimes occurring in the area that are fueled by liquor."*

### SOURCE- CTV News August 13, 2021

Please encourage JR Slims to continue to provide their quality service until midnight, and then wish their patrons a good evening (not good morning) and allow those who live in the neighbourhood an opportunity for peace and quiet.

Thanks,

Paul and Andrea Coppard

Owners- #302 - 524 Yates Street  
Sent from my iPhone

## Ryan Morhart

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**From:** Tim Grant [REDACTED]  
**Sent:** October 14, 2021 10:36 AM  
**To:** Ryan Morhart  
**Cc:** Tim Grant  
**Subject:** JR Slims - 1245 Wharf St

Greetings Ryan,

Once again we are writing you to voice our concerns and 'no-support' for another business location to change hours of liquor service.

Our residence is 204-524 Yates Street. This location means we would be directly affected by noise arising from a late night operation.

We have shared identical concerns with you in the past regarding other permits in the neighbourhood. As well, a couple of years ago a number of the residence in our building met with Mayor Helps and the local Councillor. We discussed the importance of local business having to respect those that live in the community. Allowing permits that go beyond midnight do not represent 'respect for neighbours'. Even during COVID noise has been a general factor from the other establishments along Yates. We would appreciate an understanding that late night operations bring later night trouble and noise to areas in which they operate.

This will be a continued concern and management matter for the City if these operations are allowed to have late hours in a residential area. Signs asking patrons to respect neighbourhoods have not worked. To help resolve the matter, perhaps the City should support sound resistant windows for the local residences. Many current windows in our historic building are single pane per regulation of the planning department of the time. Such has certainly not helped to manage today's noise issues as the street has developed.

We would appreciate this request being denied and if the City would look for solutions to better manage noise from the establishments in the area.

Thank you

Tim and Sue Grant