

To: The City of Victoria.
General Manager, Liquor Control and Licensing Branch of BC.

From: David & Helen Peacock, owners
Peacock Billiards Ltd. and the James Joyce Bistro
1175 C Douglas St Victoria, BC V8W 2E2 250-384-3332
david@peacockbilliards.com David's cell 778-977-0883

LIQUOR PRIMARY STRUCTURAL CHANGE APPLICATION – LETTER OF INTENT

April 4, 2022

Peacock Billiards needs a Structural Change to our Liquor Primary Licence to increase the LP area of the poolhall to 74% from the current 39%. The pandemic has made it very clear that having a beer while playing pool is the essence of my business. April 4, 2022

Under this proposal $\frac{1}{4}$ of the poolroom will be dry with no alcohol passing through dry areas and no need for underage patrons to pass through the licenced part of the poolroom. The new layout will be much easier to enforce LCRB rules.

I can keep my commitment to youth, which I know the city values, by having 6 or 7 tables in a dry corner of the room separated by the same steel barrier currently used. This is an important clientele for the business: generations of kids have become loyal customers as adults. The ESL schools bring their students here early on because they know this is a safe place. Our many under-age customers would have nowhere at all to play pool if we didn't exist.

We have been supervising the current much larger dry area (61% of the poolhall) since 2014 without serious problems or infractions. But this current dry area extends 90 feet from the front desk to the very back of the room. Having a smaller dry area 18' - 54' from the desk will be much easier to keep an eye on. This new dry area is also immediately visible from the patio.

Customer are accustomed to the staff correcting their behaviour regarding the equipment (leaning on pool tables is okay, sitting on them isn't) and the politeness due to other players. For the last two years we have also been required to enforce the changing covid rules. This has been stressful for the staff because Canadians were really not as polite about this as I had come to expect. But we have become even more vigilant and demanding.

The City itself has said that Peacock Billiards has not been a drain on police resources in the past because the business focus remains consistent: operating a reputable pool hall.

We are in the intermediate Zone of the Noise Bylaw which allows for a higher threshold for noises. Nonetheless, noise is not a problem; pool is a quiet game. We have table tennis on the patio as well as a speaker for music. This does not cause complaints from either Iris Optical or CIBC during the day, and neither are there at night.

The Victoria Fire Department has signed off on the proposed layout as safe.



Liquor and Cannabis Regulation Branch
Liquor Primary #305957
 Expires on May 31, 2022

Establishment Name: **Peacock Billiards (305957)**
 Licence Name: **Peacock Billiards (305957)**
 Location Address: 1175 C Douglas St
 VICTORIA, B.C., V8W2E1
 Issued to: PEACOCK BILLIARDS LTD.

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	11:00	11:00	11:00	11:00	11:00	11:00	11:00
End	01:30	01:30	01:30	01:30	01:30	01:30	01:30

CAPACITY

Person01	52
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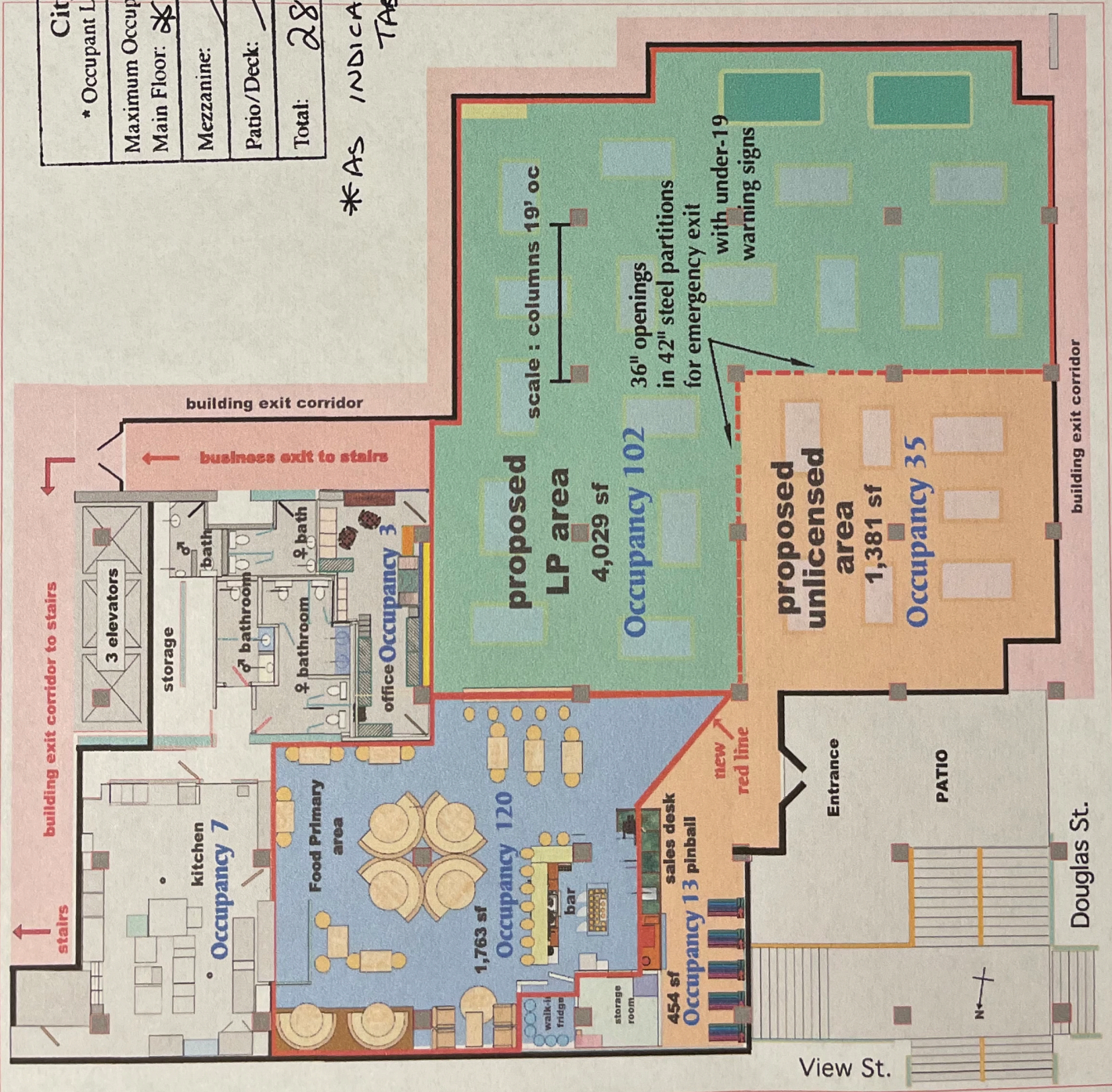
- Family Foodservice term and condition permits minors accompanied by a parent or guardian in all service areas until 10 PM when meal service is available.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB.
- Subject to terms and conditions specified in the restriction or approval letter(s). Copy of restriction or approval letter(s) must be kept with current liquor licence.

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

Licence Printed: April 04, 2022

Proposed change to Liquor Primary area from 39% to 74% of poolhall



*AS INDICATED ON TABLE

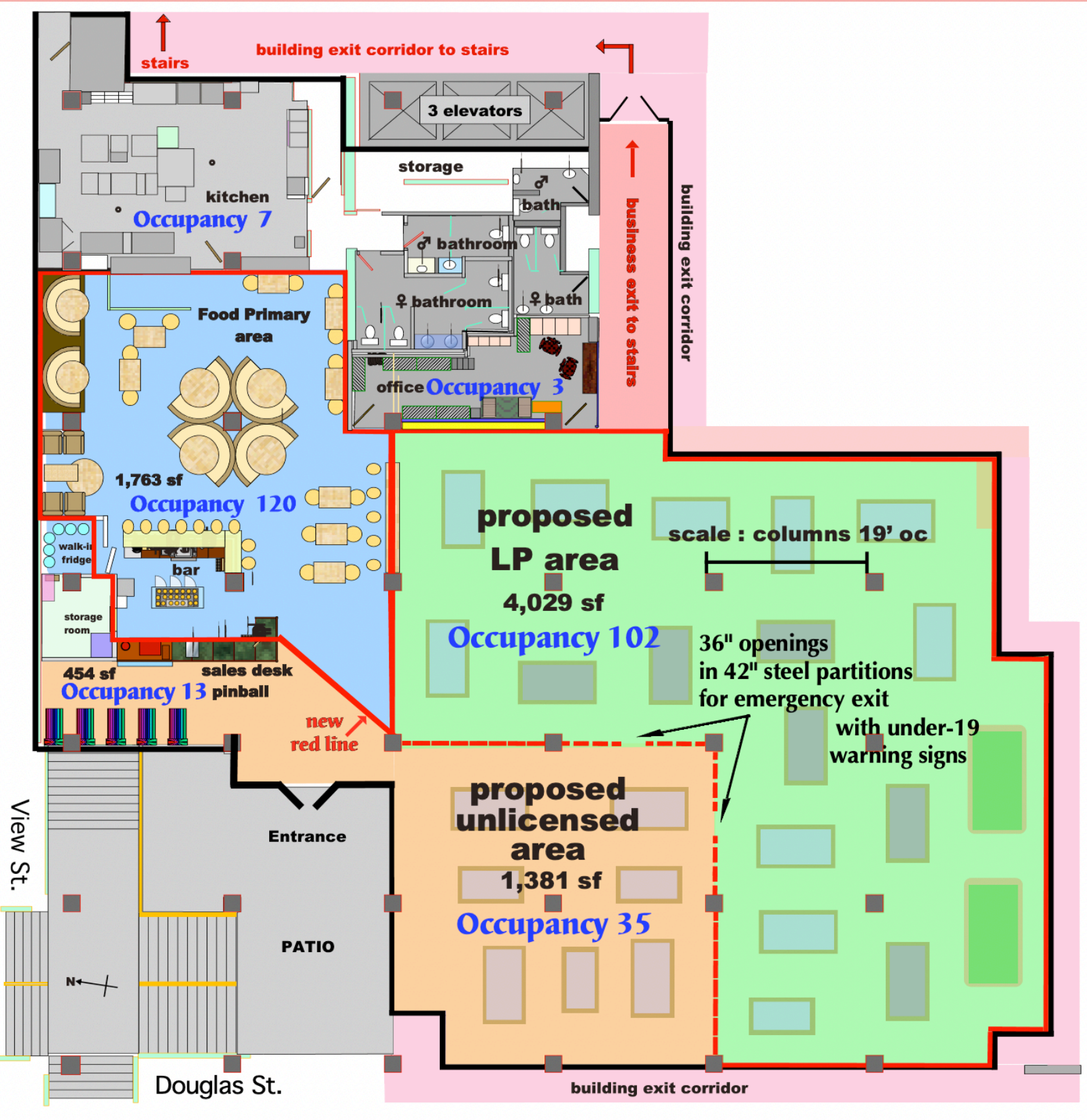
City of Victoria - Fire Department
 * Occupant Load Reviewed Under Current BC Fire Code Only

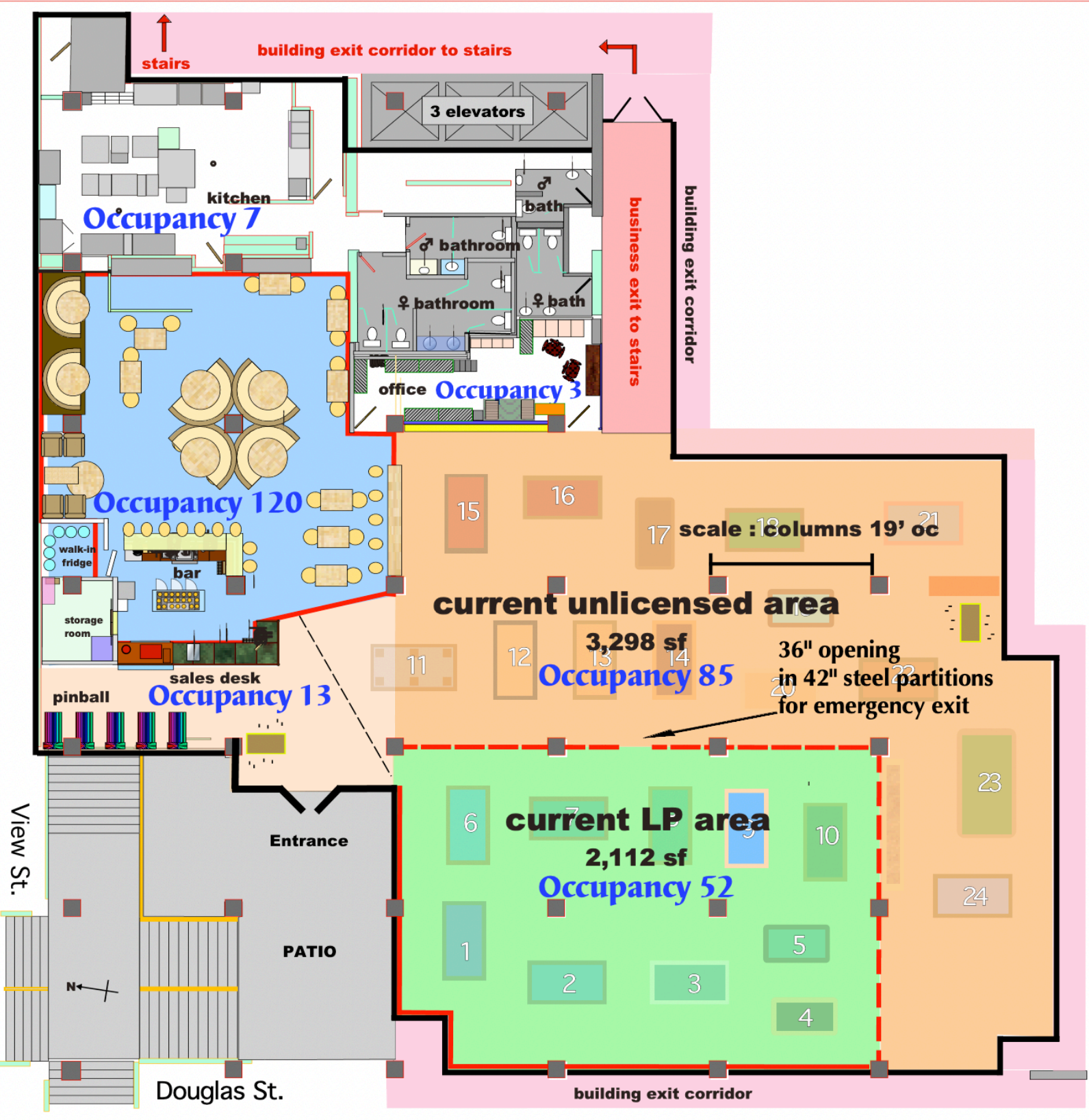
Fire Prevention Officer:
 Name: *M. SABELL*
 Signature: *[Signature]*
 Date: *Sept 17 2021*

Maximum Occupant Load is: *280* Persons
 Main Floor: *280* Persons
 Mezzanine: *—* Persons
 Patio/Deck: *—* Persons
 Total: *280* Persons

	CURRENT SQUARE FEET	CURRENT OCCUPANCY	PROPOSED SQUARE FEET	PROPOSED OCCUPANCY
LP poolhall	2,112	52	4,029	102
Unlicensed poolhall	3,298	85	1,381	35
Restaurant	1,763	120	1,763	120
Sales & Pinball	454	13	454	13
Kitchen	730	7	730	7
Office	295	3	295	3
Total	8,074	280	8,074	280

Peacock Billiards
 Victoria, BC V8W 2E1
 1175c Douglas St.
 OCCUPANCY LOAD
 & EMERGENCY OPENINGS
 IN PARTITIONS
 for LCRB application
 23 August 2021
 David Peacock
 778-977-0883





Code Information for Existing Space
 Maximum occupant load for space is 280 people
 (see occupant load calculation alongside plan)

Exits:
 2 exits required; 2 exits provided

Exit Widths:
 Door width required = 6.1 x 280 = 1,706mm (684mm per exit)
 Existing door width = 1,740mm, 1,740mm = 3,480mm
 Existing width is fulfilled by single leaf of double doors
 Stair width required = 9 x 280 = 2,520mm (1214mm per stair)
 Existing width is fulfilled by existing stairs

Minimum distance between exits = 1/2 diagonal dimension or 9 m whichever is greatest.

Diagonal dimension = 50,802mm / 2 = 25,401mm
 Distance between exits = 27,240mm

Maximum travel distance from any point in the floor area to an exit = 45m
 (sprinklered, non high-hazard industrial occupancy)

Maximum proposed travel distance = 40.8m
 (checked distances indicated by -----)

Washroom Facilities (as per Table 3.7.2.2.A of BCBC 2012)
 Female: 6 wc fixtures and 4 lavs = occupancy up to 150
 Male: 3 wc/fixtures and 2 lavs = occupancy up to 150

OCCUPANT LOAD SUMMARY
 Total permitted occupant load for space = 280

- Ratio and Entrances: 1/6
- Pool Area: 13 occupants
- Restaurant and Lounge: 120 occupants (incl. 3 staff)
- Office: 137 occupants (incl. 4 staff)
- Kitchen: 7 occupants (all staff)

TOTAL OCCUPANT LOAD - 280 OCCUPANTS

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 (see occupant load calculation alongside plan)

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 Existing width is fulfilled by existing stairs

Minimum distance between exits = 1/2 diagonal dimension or 9 m whichever is greatest.

Diagonal dimension = 50,802mm / 2 = 25,401mm
 Distance between exits = 27,240mm

Maximum travel distance from any point in the floor area to an exit = 45m
 (sprinklered, non high-hazard industrial occupancy)

Maximum proposed travel distance = 40.8m
 (checked distances indicated by -----)

Washroom Facilities (as per Table 3.7.2.2.A of BCBC 2012)
 Female: 6 wc fixtures and 4 lavs = occupancy up to 150
 Male: 3 wc/fixtures and 2 lavs = occupancy up to 150

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TOTAL OCCUPANT LOAD - 280 OCCUPANTS

PROJECT No.: 060909
Peacock Billiards Commerce Mall Lower Level
 1175 Douglas Street

TITLE **FLOOR PLAN & OCCUPANCY LOAD FOR LICENSING APPLICATION**

DATE: May, 2014 SHEET: **A 1** of 1
 SCALE: 1 : 150
 DRAWN BY: MN REV.

OCCUPANT LOAD CALCULATIONS

PROPOSED LICENSED AREA OF POOL HALL
 (area shown within red line)
 247 sq.ft. (23 sq.m.)
 52 occupants
 (3 per table + 2 per foosball)

PATIO AREA
 565 sq.ft. (54.3 sq.m.)

ENTRANCE AREA
 565 sq.ft. (54.3 sq.m.)

SALES DESK AND COMPUTER AREA
 247 sq.ft. (23 sq.m.)
 13 occupants

PROPOSED UNLICENSED AREA OF POOL HALL
 328 sq.ft. (30 sq.m.)
 9 occupants
 (3 per table + 2 per foosball)

COMBINED AREA OF RESTAURANT AND LOUNGE
 (area shown within red line)
 1550 sq.ft. (144 sq.m.)
 117 patrons and 3 bar staff

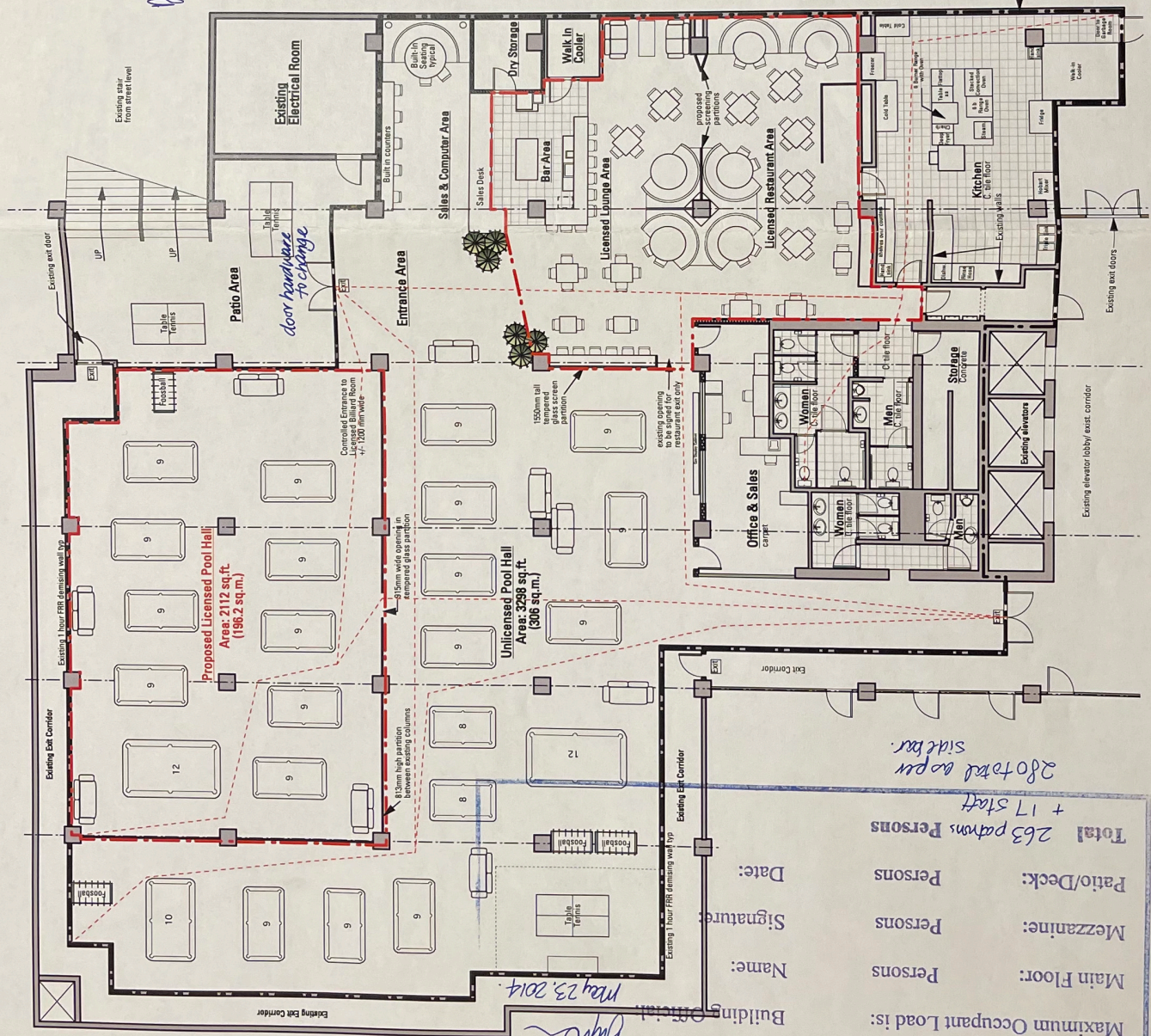
OFFICE AND SALES
 724 sq.ft. (67 sq.m.)
 3 occupants (all staff)

STAFF & SERVERS
 724 sq.ft. (67 sq.m.)
 4 occupants (all staff)

KITCHEN
 724 sq.ft. (67 sq.m.)
 7 occupants (all staff)

Dashed line indicates extent of tenant space.
 +/- 10140 sq.ft. (942 sq.m.)

00L-00062



City of Victoria
 *Reviewed for Occupant Load Only
 Building Official: *[Signature]*
 Name: _____
 Signature: _____
 Date: _____

Maximum Occupant Load is:	Persons
Main Floor:	Persons
Mezzanine:	Persons
Patio/Deck:	Persons
Total	263 patrons Persons + 17 staff = 280 total cap per side bar