

Ryan Morhart

From: Danny Pug [REDACTED]
Sent: June 17, 2022 8:01 AM
To: Ryan Morhart
Subject: Friends of Dorthy 537 Johnson Street

Hello

In regards to 537 Johnson street's application to change their liquor license.

I am against this change if it allows Friends of Dorthy to extend their hours later. This establishment keeps my wife and me awake when we would like to be sleeping as it is.

Thank you.
Daniel and Shannon Hagen
#302 - 1315 Waddington Alley
Victoria BC
V0R 1S0

Ryan Morhart

From: Danny Pug [REDACTED]
Sent: July 8, 2022 8:05 AM
To: Ryan Morhart; Mike Staples
Subject: In regards to Friends of Dorothy's nightclub

Dear Ryan Morhart and Mike Staples

I am a neighbour of Friends of Dorothy's nightclub. I purchased my condo with the purpose of renting it out as a legal Airbnb starting in August. Friends of Dorothy's is ruining my plan to do so. My \$500,000 investment is at risk because of the lack of soundproofing from this establishment as it is incredibly loud starting at 11:30 am until late at night. It is hard to concentrate with all the screaming and booming bass music. Other Airbnb businesses in our building are suffering from negative feedback from customers.

My hope is that Friends of Dorothy's is forced to soundproof their building in respect of their neighbours if they won't voluntarily do so.

My other hope is that they are not granted an improved licence which enables them to operate for more hours than they already do.

I am an entrepreneur and wish only the best for others who risk their capital on their endeavours, BUT, not at the expense of other entrepreneurs.

For taking my misgivings seriously, I thank you.

Daniel Hagen
#302-1315 Waddington Alley, Victoria B.C.
[REDACTED]
[REDACTED]

Ryan Morhart

From: lesli ellis [REDACTED]
Sent: June 15, 2022 4:33 PM
To: Ryan Morhart
Subject: Friends of Dorothy

As I resident of 1315 Waddington Alley , I feel very strongly that their license is not extended to midnight. We finally and thankfully are enjoying a safe and peaceful Alley now that we have patrol's . FOD are really loud when the shows are on !! To the point I can hear theirs words when they speak and the music is super loud . That said happy to have them in the hood and happy they have survived the last few years . But 11 in a residential area is late enough . Thank you.

Lesli Ellis
303-1315 Waddington Alley
[REDACTED]

Sent from my iPhone

Ryan Morhart

From: Marcella Leeper [REDACTED]
Sent: June 15, 2022 6:07 PM
To: Ryan Morhart
Subject: FOD 537 Johnson Street

Hi,

We live at 101-1315 Waddington Alley, Victoria BC, V8W 0B2 and received notice of application for a new liquor primary licence for Friends of Dorothy.

Friends of Dorothy that says it is a cocktail lounge, is really a night club

Right now the noise is somewhat bearable as we know it calms down at 10:30/11pm and we can go to sleep. I am not sure as the letter states that their will be no difference in their operating hours?

Still I have a concern that this will make it even more of a night club and the noise level will increase and will go later as they can then only serve alcohol and do not need to keep their kitchen open?

Waddington Alley is mostly residential with the Salvation Army who has rooms that face Waddington Alley.

The music and screaming, we can clearly hear in our apartment all night long even with the windows closed. With this license of liquor primary I have a fear it will go a lot later every night, what would make living here almost impossible as we have to get up at 6am to go to work.

Thanks

Marcella and Michael Leeper
[REDACTED]

Ryan Morhart

From: Marcella Leeper [REDACTED]
Sent: June 15, 2022 11:48 PM
To: Ryan Morhart
Subject: Re: FOD 537 Johnson Street

I would like to add one more thing part of the building of Friends of Dorothy has a cloth roof and plastic that inclosed the side of the building. Therefore there is no real sound barrier.

The owner Rudy has told us that he had asked the city if he could put up a more solid roof at that part of his business where most of the entertainment is, but was denied.

Maybe the city could reconsider this decision as this would make for a better sound barrier and a happier neighborhood.

Thanks,

Marcella and Michael Leeper

On Wed., Jun. 15, 2022, 6:06 p.m. Marcella Leeper, [REDACTED] wrote:
Hi,

We live at 101-1315 Waddington Alley, Victoria BC, V8W 0B2 and received notice of application for a new liquor primary licence for Friends of Dorothy.

Friends of Dorothy that says it is a cocktail lounge, is really a night club

Right now the noise is somewhat bearable as we know it calms down at 10:30/11pm and we can go to sleep. I am not sure as the letter states that their will be no difference in their operating hours?

Still I have a concern that this will make it even more of a night club and the noise level will increase and will go later as they can then only serve alcohol and do not need to keep their kitchen open?

Waddington Alley is mostly residential with the Salvation Army who has rooms that face Waddington Alley.

The music and screaming, we can clearly hear in our apartment all night long even with the windows closed. With this license of liquor primary I have a fear it will go a lot later every night, what would make living here almost impossible as we have to get up at 6am to go to work.

Thanks

Marcella and Michael Leeper
[REDACTED]

Ryan Morhart

From: Miranda, Marta [REDACTED]
Sent: July 4, 2022 8:54 AM
To: Ryan Morhart
Subject: 537 Johnson Street Licence Application

Dear R. Morhart,

I am not of the opinion that this is an appropriate request for this location. There are better locations for this type of establishment in the area. For example where the night club use to be in Market Square. Back to the point, this establishment is neighbors with residential suites. As it stand now, the noise levels from this establishment and fall-out street noise has increased significantly. The music and base permeates the walls into the residential suites. As it stands, this mostly only has to be tolerated on the weekends; however, if this is to happen nightly, it will impede peaceful living and the ability to rest appropriately in preparation for work the next morning. As a resident of 545 Johnson Street, I firmly oppose this application for dual licencing.

Please do not hesitate to contact me if you have further questions.

Regards,
Marta Miranda
[REDACTED]

Ryan Morhart

From: Michael Leeper [REDACTED]
Sent: July 5, 2022 8:55 PM
To: Ryan Morhart
Subject: Notice of Application for a new Liquor Primary License for 537 Johnson Street
Attachments: History Restored 2011.pdf

Att: Manager, Permits & Inspectors
Sustainable Planning and Community Development Department

From: Michael Leeper
1315 Waddington Alley, Unit 101
Victoria BC, V8W 0B2
[REDACTED]

Re: Notice of Application for a new Liquor Primary License for 537 Johnson Street

To whom it may concern,

Regarding the loud music and constant loud cheering from the patrons in Dorothy's Restaurant during their nightly Live Performances . . . I urge that this Application for a new Liquor Primary License be rejected on the grounds that 537 Johnson Street is architecturally and structurally unfit for the audio-challenge of a Liquor Primary License, as we are talking about a Bar/Nightclub with a curved rooftop made of fabric/canvas with a terrace dividing-wall that is now completely missing, allowing all interior noise from live performances with a very expensive sound system and a very excitable audience, to travel freely throughout the Alley and Lower Johnson District.

I am a 70 year old Resident/Owner of 1315 Waddington Alley, Unit 101 in The Morley Soda Factory where the one wall of my Ground Floor Unit is exactly 23 Feet from the 537 Johnson Street establishment called Dorothy's . . . while located in a very narrow Pedestrian Alley which is less than 20 Feet between building brick facades on either side making the traveling noises quite noticeable . . . especially considering I only have only one functional window in my unit which is facing on the Alley right next to 537 Johnson Street.

I urge whoever is reading this (or their associates) to please take the time and to please come down to Lower Johnson to hear the music, live performances and loud cheering for yourself once their Live Performances start at around 9:00 PM. on a Thursday, Friday Saturday or Sunday Night.

I know both Licensed Airbnb Businesses directly above me in Unit 201 and Unit 301 are getting bad reviews from the unchecked nightly noise. It is simply not fair or acceptable for the residents of The Morley Soda Factory, The Liesure Building or the numerous residents who live above The Salvation Army Family Thrift Store to tolerate these noises into the evening as would be verified by the use of an approved Class 1 Sound Level Meter.

I've included a PDF of my latest personal "Heritage Designation" so that you understand that I deeply respect and am passionate about anything to do with Heritage Buildings (Pam Madoff will vouch for my Heritage Enthusiasm) and that I will legally fight hand, tooth and nails to make sure that any activities that effect Old Town Heritage Properties (including my own) and that the use of surrounding buildings are legally appropriate so their continued use is acceptable for all those concerned.

Because any renovations to sound-proof 375 Johnson Street must visually conform to the current Heritage guidelines set out by The City of Victoria . . . I will consult with my cousin Jerry Ellins who has been an Architect in Nanaimo for

over 40 Years, out of personal curiosity, to see what options are appropriate for upgrading Dorothy's canvas roof to something more soundproof and the missing patio dividing-wall to something more suitable for a Downtown Nightclub/Bar that Features Live Nightly Performances and so that I can pass on the information to the owner of Dorothy's in order to assist him in his endeavours.

Again, I urge that this proposal be rejected for reasons stated above.

Deeply concerned,
Michael J. Leeper
1315 Waddington Alley, Unit 101
Victoria, British Columbia, V8W 0B2
[REDACTED]

Sent from my iPad

history RESTORED

BY SHELBY HILSON // PHOTOGRAPHY BY SANDY MACKAY



If these walls could talk, they would tell the story of Owen Sound through the past 120 years. It would begin with its builder John W. Redfern, a local hardware store owner who sold the house to Police Magistrate David Creasor in 1909 for \$6,000. It would go on to tell of the home's most famous year as a U.S. consulate, then of the next 52 years as the residence of Colin Russel of Russel Bros., a prominent boat building company when Owen Sound was an important Great Lakes shipping port. Tales of Billy Bishop would also be heard as he grew up right next door in a house that is now the Billy Bishop Heritage Museum.

Continued on page 36

OPPOSITE: This large salon with original mouldings is what convinced Michael Leeper this home was the right fit for him and his family. **TOP LEFT:** Family and friends can get cosy around an original coal-burning fireplace on a reupholstered, antique salon suite. **TOP RIGHT:** Michael enjoys playing guitar in this salon corner beneath some of his own Marilyn Monroe paintings. **RIGHT:** The tower of this historic home takes centre stage as it extends beyond the roofline to offer a spectacular view.





The ending of this home's story has yet to be written and if its current owners, Michael and Marcella Leeper, have anything to do with it, the story will never end. They have spent the past seven years restoring the huge, red brick Victorian back to its original glory and have also had the city designate and protect the house under Ontario Heritage Act legislation.

The Leepers "fell in love" with the Georgian Bay area after spending weekends at an old stone schoolhouse they bought in Griersville and finding themselves wanting to return to the city less and less. The prospect of buying a huge Victorian home is what prompted Michael to end his career as a stockbroker and move his family north.

"I didn't want my kids going to school in Toronto either," says Michael, who cites the opportunity to be around his kids "in the most important time in their lives" as the determining factor in leaving a very busy work schedule and city life behind.

Michael's lifelong infatuation with antique collecting and historic architecture is what has given this mature home its youthful appeal once again. The front entranceway leads into the lowest level of the three-storey tower, which is arguably the home's most alluring feature. A nature-inspired stained glass window welcomes guests and lights the way to the main staircase.

To the right is the salon, the room that won Michael over. "When I walked into this room I freaked out! This is what made me buy the house," he says. It's outfitted in a 10-piece Napoleonic salon suite that was featured in "Suez," a 1938 20th Century Fox film starring Loretta Young. Adorning the wall, next to the coal-burning fireplace, is a framed poster of Young sitting on the sofa before it was reupholstered.

Continued on page 39



The parlour is used as a family room and features more contemporary flair with a sofa upholstered in leopard-print cowhide with pillows to match. **OPPOSITE TOP LEFT:** The parlour leads to the wood-paneled office through this narrow doorway with detailed mouldings and header. **OPPOSITE TOP RIGHT:** French doors in the salon open to the parlour across the front hallway. **OPPOSITE BOTTOM:** A powder room off the recently added sunroom ties new and old together with an exposed brick wall.

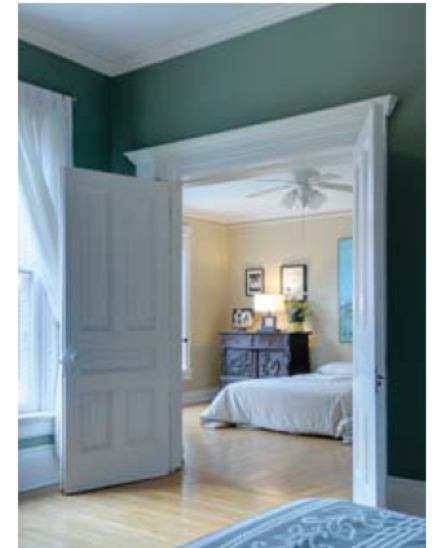




The sunroom accents the rear of the house beautifully and grants an unobstructed view of the backyard. LEFT: The large sunroom off the kitchen gives the Leepers more room to entertain guests in the summer. ABOVE: The home's character extends into a bright, intimate kitchen with a handcrafted wood range-hood.



The upstairs hallway fills with light through the windows of the tower's second storey. TOP RIGHT: Two of the upstairs bedrooms open to one another through double doors. BOTTOM RIGHT: Michael's Harrison Park painting hangs in a small enclave in the front hallway.



The original mouldings, representative of High Victorian-era, frame the wooden French doors and windows, and create two trey ceilings in this living area, or the party room, as the Leepers' son Robert calls it. At the far end of the room is a collection of Marilyn Monroe paintings that Michael did himself and below them is a spot for him and Robert to jam on their guitars.

Century-old, quarter-cut oak floors, refinished and recoated by **Wright Hardwood Floors**, are seen throughout the home and lead across the front hallway into the parlour. Used as a family room, this space boasts a more modern look with a sofa upholstered in a leopard-print cowhide (**The Upholstery Studio**). What used to be two separate doors leading out to the front verandah are now used as large windows. Michael framed a large, beautiful painting using old white trim he found in the basement and set it above the dark, Eastlake fireplace, which features original tiles.

Off the parlour is the office. It can also be accessed directly from the verandah through a door marked "office," that's been labeled that way since the home housed former American Consul, Augustus G. Seyfert. Hand-painted oak panelling and ceiling beams are what really set the room apart from the rest of the house.

The kitchen is fairly small and features cabinets, countertops, subway tile backsplash and trim all in white – offering a brilliant contrast to the neighbouring office. Michael constructed the wood range-hood himself after finding plans on the Internet. What was once a servants' staircase is now used as a pantry, but it was one of the previous owners who removed the staircase and installed an elevator next to it, which, believe it or not, is still in working order.

Two French doors lead out to a large sunroom addition (**Devitt Uttley & Company**) that offers a panoramic view of the big and beautifully landscaped backyard. This area is often used as a dining room when hosting guests. "We have a major Christmas party each year," tells Michael.

The second storey is separated into two areas – one being the former maids' chambers. Each room has a transom window above its door, but when the Leepers purchased the home they were not evident. Previous owners had shortened the doors, attached plywood over the transom windows and then wallpapered them. Restoring them without visual evidence that they'd ever been hidden away was no easy task, but is another example of Michael's incredible workmanship and dedication.

Continued on page 40



The bathroom boasts many original Victorian features including a claw-foot tub with freestanding shower and pedestal sink. **BELOW:** Light leads the way from the attic to the lookout at the top of the tower.

In the tower, the large Palladian-style windows with original shutters create a second sunroom area in the upstairs hallway – a great spot to lounge and read a book.

The Victorian-style bathroom features crisp, white honeycomb flooring along with the original claw-foot tub with freestanding shower and solid pedestal sink, both recoated by **Bathtub King** in Owen Sound.

A second staircase leads to a full-sized attic that Michael uses as a painting studio when his son isn't hanging out with friends. Light floods the space through a small, fantastical doorway that opens to the stairway to the tower lookout. Round-topped windows on all four sides offer a rare view of the historic neighbourhood and city beyond.

The Leepers hope to share the fruits of their labour with others and have plans to turn their incredible home into a bed and breakfast in the near future. **OH**

SOURCE GUIDE

Bathtub King, Bester Petroleum Service, B.C.D. Masonry, Brian Dolan, Central Electrical & Mechanical, Contractor's Rental Supply, Devitt Uttley & Company, Dgl Butt Plumbing, Grey-Bruce Coatings & Insulation, Grey Bruce Paint & Decor, Grey Bruce Tree Surgeons, McCartney Larry Roofing, The Upholstery Studio, Wright Hardwood Floors



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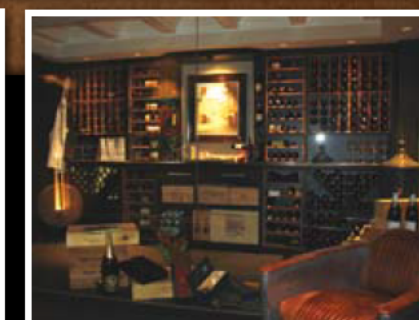
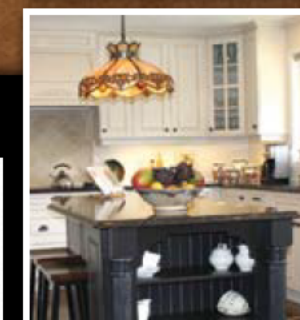
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Ryan Morhart

From: Michael Leeper [REDACTED]
Sent: July 6, 2022 12:19 PM
To: Ryan Morhart
Subject: Notice of Application for a new Liquor Primary License - 537 Johnson Street

ATT: Manager of Permits & Inspections
Sustainable Planning and Community Development Department

FROM: Michael Leeper
1315 Waddington Alley, Unit 101
Victoria BC, V8W 0B2

To whom it may concern,

I should have done this last nite, but I'm asking if you or one of your associates could please include this photo with the email that I sent in last night, as it shows my only source of ventilation (the right hand window) and unfortunately, a lot of the loud noises from 537 Johnson Street that I was previously referring to. The left hand window put in by Le Fevre & Co. is to look good but non functional as this was actually the original front doorway for The Morley Soda Factory.



Thank you in advance,

Michael Leeper
1315 Waddington Alley, Unit 101
Victoria BC, V8W 0B2

Sent from my iPad

Ryan Morhart

From: Monte Blanc [REDACTED]
Sent: July 7, 2022 12:16 PM
To: Ryan Morhart; Mike Staples
Subject: Regarding [Primary Liquor Licence - 537 Johnson Street]

Hi,

I am the Resident of 103 - 1315 Waddington Alley.

In regards to the 537 Johnston application, I would like to say that this business is already ridiculously loud.

With its 1/4 open patio design facing into Waddington Alley, its loud music and cheers echo down the alley all night long. It literally sounds as if I am standing outside the club as it is..

I currently need to sleep with earplugs, if I do intend to sleep. This residential area is already surrounded by a Bars.. there are enough.

Thank you.

Ryan Morhart

From: meta tribe [REDACTED]
Sent: July 6, 2022 7:34 PM
To: Ryan Morhart
Subject: Notice of Application of a new liquor Licence (537 Johnson st)

To whom it may concern,

Regarding the loud music and constant loud cheering from the patrons in Dorothy's Restaurant during their nightly Live Performances . . . I urge that this Application for a new Liquor Primary License be rejected because 537 Johnson Street is architecturally and structurally unfit for the audio challenge of a Liquor Primary License, as we are talking about a Bar/Nightclub with a curved rooftop made of fabric/canvas with a terrace dividing-wall that is now completely missing, allowing all interior noise from live performances with a very expensive sound system and a very excitable audience, to travel freely throughout the Alley and Lower Johnson District.

My name is Oscar Castro, I'm the owner of 1315 Waddington Alley, Unit 201 in The Morley Soda Factory.

Each residential area will have specifically permitted noise levels. Most often, they refer to the noise:

- duration
- level
- source
- occurrence (time of day)

There are instances where allowed noise levels and acceptable noise levels are not the same things. you could find that the noise you find unacceptable is not above the noise ordinances/regulations in your area.

- exterior noise: 60 dBA (7 a.m. – 10 p.m.) and 55 dBA (10 p.m. – 7 a.m.)
- interior noise: 55 dBA (7 a.m. – 10 p.m.) and 45 dBA (10 p.m. – 7 a.m.)

Noise level by law - Intermediate (photo attached)

INNER HARBOUR



I strongly believe that 375 Johnson Street, (Dorothy's) need to do the proper arrangements to their patio in this regard "soundproofing" the place to operate as a club.

Thank you so much for your time, we are looking forward to hearing from you,

Oscar Castro
1315 Waddington Alley.
Unit 201
Victoria B,C.

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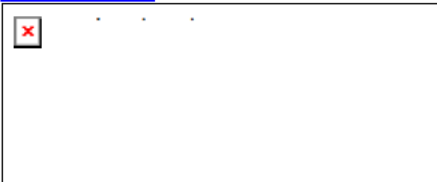
General Enquiries

Metatribe Contracting Ltd.

[REDACTED]

@metatribe.info

metatribe.ca



Ryan Morhart

From: Patty Koniczek <[REDACTED]>
Sent: July 8, 2022 4:06 PM
To: Ryan Morhart
Subject: Friend's of Dorothy Nightclub

Dear Ryan Morhart and Mike Staples,

My name is Patricia Koniczek, I am the owner of the Morley Soda Factory- located at Unit #202 – 1315 Waddington Alley, Victoria, BC. I purchased this unit in 2010 with the intent to offer a long-term rental condo in our historic Old Town. I have succeeded in renting my unit consecutively for months as well as years at a time.

I personally know, and the City of Victoria Council members are also well aware, that five to six years ago, Waddington Alley was a concern to the City. Morley owners and residents constantly dealt with raucous noise from crowds, gatherings, mischief as well as graffiti and unsightly debris. In conjunction with our attending neighbours, I feel that we successfully created a safe, well-lit and serene alley/environment for everyone in our city to enjoy. That said, I am writing to share my views regarding the Notice of Application for a new Liquor Primary Licence for Friend's of Dorothy's nightclub.

Let me be clear: I DO NOT SUPPORT THIS ESTABLISHMENT TO HAVE DUAL LICENCING.

In accordance with the Noise disturbing neighborhood,
11 (1) Subject to the other provisions of this Bylaw,
(a) a person must not make or cause a noise or sound in a street, park, plaza or similar public place which disturbs or tends to disturb the quiet, peace rest, enjoyment, comfort or convenience of persons in the neighbourhood or vicinity;
(b) a person who is the owner or occupier of, or is in possession or control of, real property must not make, suffer, or permit any other person to make, a noise or sound, on that real property, which can be easily heard by a person not on the same premises and which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of persons in the neighbourhood or vicinity.

My greatest concern is that this is a step backwards and will subsequently threaten the quiet, peaceful, comfort, safety and enjoyment of the neighbouring residential units.

Why are we encouraging more alcohol and subsequent alcoholic behaviour in Waddington Alley?

I vote NO to this application and I trust Council will consider our shared concerns.

Thank you in advance.

Sincerely,



Ryan Morhart

From: Rudi [REDACTED]
Sent: July 8, 2022 3:38 PM
To: Ryan Morhart
Subject: Fw: Friend's of Dorothy Nightclub

From: Patty Koniczek
Sent: Friday, July 8, 2022 3:44 PM
To: [REDACTED]
[REDACTED]

Dear Ryan Morhart and Mike Staples,

My name is Rudi Koniczek and I am the owner of the Morley Soda Factory located at Unit #103 – 1315 Waddington Alley, Victoria, BC.

I do NOT support the approval of Dual Licencing for Friend's of Dorothy Nightclub.

Morley unit #103 is a long-term rental that is affordable, safe, quiet and serene. The loud noise from both the music and the unruly behaviour will undoubtedly disturb our tenants as well as encourage mischief and disorder in Waddington Alley.
Why disrupt the tranquility and peace?

I say NO to this application.

Best Regards,
Rudi Koniczek
[REDACTED]

Ryan Morhart

From: Tim Rhone [REDACTED]
Sent: June 23, 2022 3:13 PM
To: Ryan Morhart
Subject: 537 Johnson St - New Liquor Premises License Application

Tim Rhone (owner)
202 & 209 - 524 Yates St, Victoria, BC, V8W 1K8
[REDACTED]
[REDACTED]

Hi there, I own 2 apartments in the neighborhood and am in support of the issuance of a new liquor license for 537 Johnson St.

Please feel free to reach out if you have any questions or need any further information.

Thanks,

Tim Rhone