

# SAINT FRANKS

1320 BROAD ST / 727 YATES ST

Honourable Mayor, Council and city staff,

My name is Jason Pincombe, I am writing this letter on behalf of myself and business partner Matthew (Matty) Conrad in regard to an application for an extension of hours and patron participation endorsement to our liquor license for the relocation of our restaurant Saint Franks. Currently located at 1320 Broad Street, we are moving to a new location at 727 Yates Street just 212 meters away.

This is a unique circumstance in that we currently already have both extended hours and patron participation endorsements on our liquor license yet, due to the relocation must go through the approval process again. Unfortunately, we are being forced to relocate due to our current location being demolished to make way for Chard's approved hotel development on Broad Street. As our Yates Street license is now technically being viewed as a new license, we are now applying for these same endorsements that we currently have with hopes of continuing our operations in the same manner as we have for the past eight years.

We were fortunate enough in leasing the new space at 727 Yates Street as it nearly mirrors our current location in layout and square footage. With our Broad Street spot being demolished, thanks to a long standing positive relationship with our landlord (UVIC), we were able negotiate the ability to up cycle many materials and fixtures from the Broad Street location. This allows us to not only try and recreate as best as possible our current space, but also cut down the volume of materials destined for the landfill.

Saint Franks has been operating at our current location on Broad Street since November 2015, in those eight years we have managed to survive many different adversities. From a serious fire in 2017 that shut us down for five months to the challenges facing the hospitality industry as a result of the global pandemic that shut us down in 2020 which presented a myriad of obstacles to not only survive but find a path through to thrive.

We are also very proud that in those eight years of business we have not received a noise complaint, nor a had a police call, or serious liquor infraction (we were fined in 2015 for having 3 pinball machines in the space which were quickly sold off).

Our intention with respect to this letter in to essentially re ask for the same endorsements we have had for the past eight years, and in that time showed that we are respectful, competent, thoughtful operators. Our new location is located just 212 meters from our current location on a much busier thoroughfare.

Our current days of business are as follows;  
Wednesdays, Thursdays & Sundays : 5pm until Midnight  
Fridays & Saturdays : 5pm to 1am

We have no intention of changing these hours at our new location.

We originally applied for our extension of hours and patron participation endorsements under the advice of the Provincial Liquor Inspector at that time. The patron participation endorsement was applied for in regard to hosting private parties where dancing may take place, or if a patron gets up during regular hours and decides to move in such a way that could be described as dancing which could be viewed in contravention of terms. The hours extension was/is applied for under similar terms that we operate a business that is based on a later crowd and gives us the option (though in eight years have never used it)

to keep open if we decided to do so (i.e private parties) while also not having to rush patrons or staff out the door 30 minutes after close whether our closing duties were complete or not.

The business model for Saint Franks has always been to keep things simple, fun, and inclusive. We serve a variety of delicious comfort foods in a space that also includes a small satellite separated Victory barber shop in the back. We have been featured in many magazines, local food blogs and social media posts. We have hosted everything from six year old birthday parties, retirement parties and many different local business workshop and staff parties.

Both my partner and I have owned and operated local businesses for over fifteen years in the downtown core. Matty owns Victory Barber and Brand (which has received international acclaim, a google image search also shows our aesthetic for our own brand at Saint Franks) and I have started businesses like Wheelies Motorcycles, Saint Franks and our newest addition to the city in 2021, Tora Tiki located at 714 Cormorant Street.

We have been incredibly fortunate to have been supported by our community in our eight years of business and have done our best to give back to various local organizations (Our Place, Coats for Kids, Santa's Anonymous, Surfrider Vancouver Island and The Mustard Seed).

We also support over ten local businesses as vendors and suppliers and look to continue these relationships in our new location.

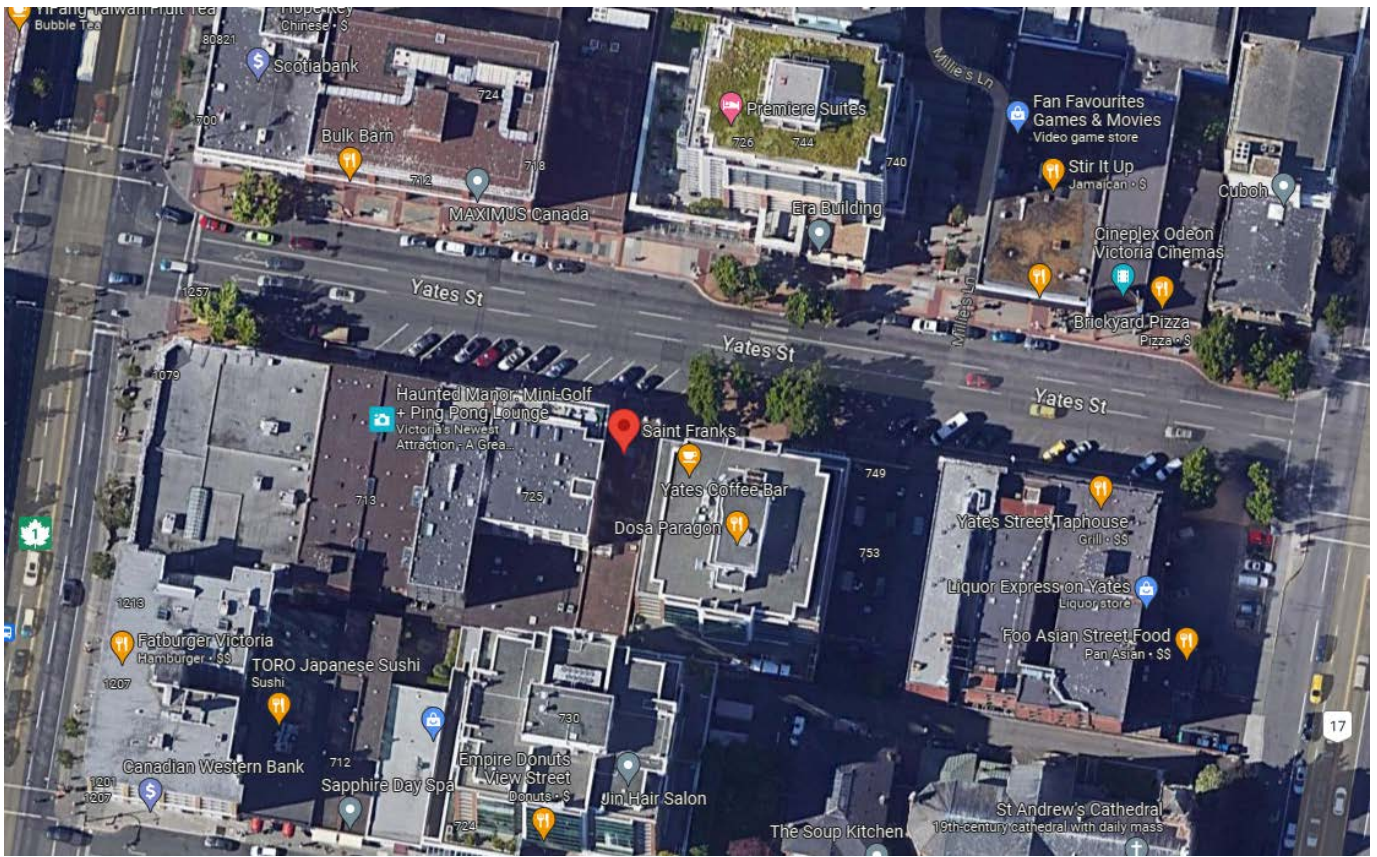
We have always strived to create unique spaces and experiences in Victoria for the better part of 15 years that many tourists ensure to add to their itineraries when visiting.

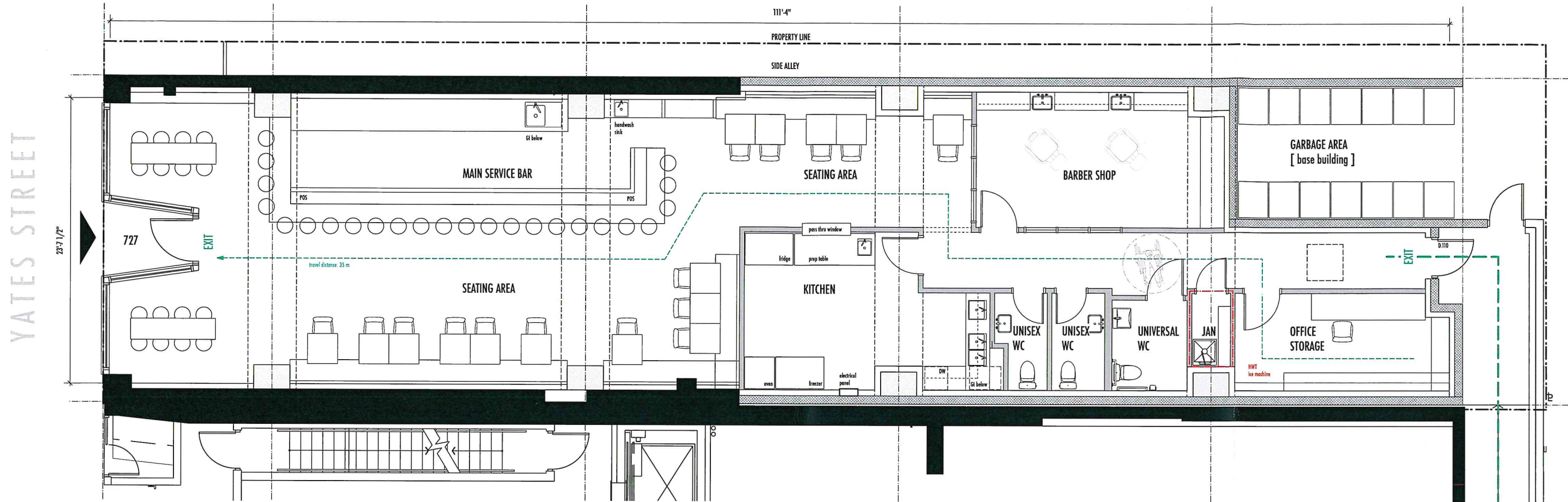
We hope we are granted the extension of hours and patron participation (again) with every intention of ensuring our new location of Saint Franks will continue to deliver good times as it has done over the past 8 years.

Sincerely,

Jason Pincombe  
Owner, Saint Franks







**GROUND FLOOR PLAN**  
imperial scale: 1/8" = 1'-0"

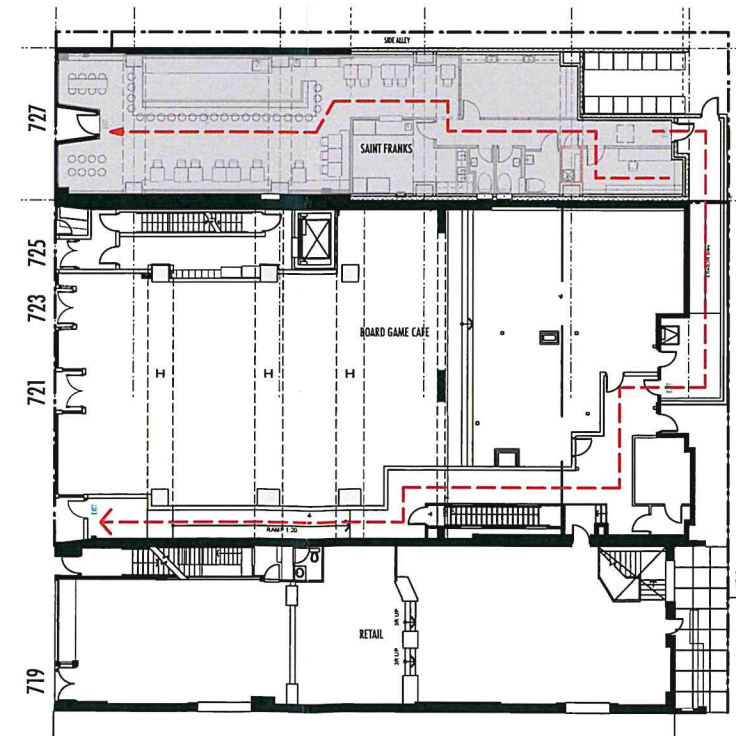
**OCCUPANT LOAD**

Occupant load calculation:	number of patrons/seats:	84 [72 seats]
	number of staff:	6
<b>TOTAL</b>		<b>90 persons</b>

**BUILDING CODE ANALYSIS**

Occupancy Classification:	Group A2 Assembly Occupancy
Number of Storeys:	5 storeys
Interior Floor Area:	2,450 sq.ft. [ 228 sq.m. ]
Number of Streets:	Building faces 1 street.
Sprinklers:	Building is sprinklered.
FA System:	Building is equipped with a fire alarm system.
Exit Requirements:	Two exits are provided.
Exit Capacity:	Minimum aggregate required width of exits serving the commercial suite is 828 mm based on 9.2 mm per person. 1,828 mm of exit width is provided.
Washrooms:	Three gender neutral washrooms support the occupant load, including one universal toilet room.

**BUILDING KEY PLAN**  
imperial scale: 1/16" = 1'-0"



City of Victoria – Fire Department		
* Occupant Load Reviewed Under Current BC Fire Code Only		
Maximum Occupant Load is:	Fire Prevention Officer:	
Main Floor: 90 Persons	Name: CHRIS KELLY	
Mezzanine: / Persons	Signature:	
Patio/Deck: / Persons		
Total: 90 Persons	Date: Feb 22 / 2023	

**ST FRANKS**

727 Yates Street, Victoria BC

issued for Occupant Load Verification / LCRB Application  
issued 03 February 2023

Central Stores Building  
697 St. Patrick Street  
Victoria, BC V8S 1X1  
T: 250.592.9198

Hillel Architecture inc



Liquor and Cannabis Regulation Branch  
**Food Primary #305859**  
 Expires on March 31, 2024

Establishment Name: **St. Franks (305859)**  
 Licence Name: **St. Franks (305859)**  
 Location Address: 1320 Broad St  
 VICTORIA, B.C.,  
 V8W2B2  
 Issued to: 1042887 B.C. Ltd

**TERMS AND CONDITIONS**

**HOURS OF SALE**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Start</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>
<b>End</b>	<b>02:00</b>	<b>02:00</b>	<b>02:00</b>	<b>02:00</b>	<b>02:00</b>	<b>02:00</b>	<b>02:00</b>

**CAPACITY**

Person01	100
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- 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.
- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- 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
- Patron participation entertainment other than games permitted within the premises.

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: March 02, 2023