



Strathcona Hotel of Victoria Ltd. • 919 Douglas Street • Victoria • BC • V8W 2C2 • 250 383 7137

Liquor and Cannabis Licensing

Structural Change Liquor Primary License 136243: Patio1
In conjunction with Food Primary License 043919: Patio1 and Patio2

Summary

In broad terms, this application is to convert two Food Primary areas into Liquor Primary areas, plus the addition of some adjacent floor space, with no change in overall capacity.

These changes are being applied for through the '*Structural Change Application (Capacity Increase)*' channel but there is no change in the physical structure. In addition, while there is an increase in the Liquor Primary capacity it is offset by the reduction in the Food Primary capacity so there is no net increase in licensed capacity.

There should be a corresponding Food Primary Structural Change removing the Patio1 and Patio2 capacity, however this would only be applicable if this Liquor Primary change application is approved.

Details

The Strathcona Hotel is a fixture of the Victoria entertainment scene. We offer a variety of food and beverage venues at the south end of our building covered by several Liquor Primary licenses and a Food Primary license. Amongst these venues is our Roof Top Patio which operates primarily in the summer as it has no fixed roofing structures over the patron accessible areas. This area proved invaluable when Covid struck as people preferred drinking and dining al fresco. In addition to a bar and kitchen which service the food primary and liquor primary areas, the patio has a sand covered beach volleyball court.

Over the years we have experienced fewer and fewer occasions where minors are present on the patio and with our current Liquor Primary license 136243 Terms and Conditions allowing minors until 10 (accompanied by a parent or guardian) we now believe there is no longer a point to having multiple licenses covering the patio. Furthermore, after being in existence for many years, we note that the novelty of a roof top volleyball court is dwindling. We believe that a companion use of this sand covered area could be a kind of 'urban beach' where patrons could enjoy the sand and sunshine right in downtown Victoria. In fact this use of the area is already in place temporarily under a Temporary Expanded Service Area (TESA) Authorization.

We are therefore applying to have the current Food Primary areas and capacity under License 043919, Patio1 and Patio2, transferred to our Liquor Primary License 136243 at the same capacity levels as they are currently. At the same time, but with no increase in capacity, we would like to have the sand court area, already authorized as Liquor Primary under our TESA, added permanently to the Liquor Primary area. (Copy of TESA attached for convenience)

In terms of capacity, when this application is fully implemented we would go from

Liquor Primary Patio1 183



Strathcona Hotel of Victoria Ltd. • 919 Douglas Street • Victoria • BC • V8W 2C2 • 250 383 7137

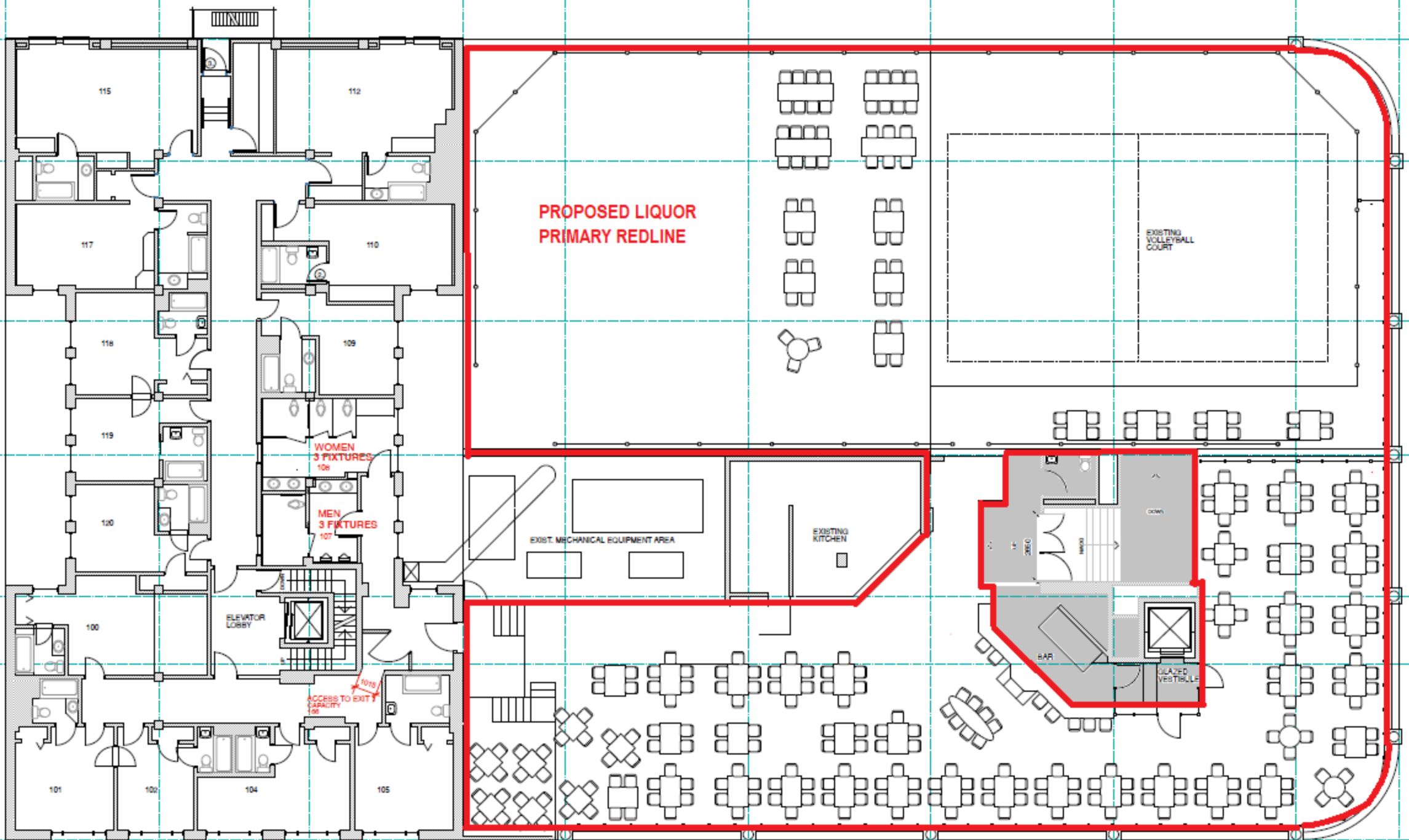
Food Primary Patio1	52
Food Primary Patio2	65
Total Licensed Capacity	300

to simply Liquor Primary Patio1 300

Attached are a number of drawings. There is a drawing of the patio area with a current occupancy load stamp. You will note that the capacity (300) is identical to the capacity on the 'red line' plans for the patio on both our Liquor Primary and Food Primary licenses. I have attached copies of both these plans for your reference. On all of the plans you will see the area in the southeast (top right) labeled as 'existing volleyball court' which we are applying to have included in the Liquor Primary licensed area. For greater clarity I have also included a copy of the plan with what we believe the redline would be if our application is successful.

We hope that you will approve this application in time for our summer season. Please feel free to contact me any time for further information or clarification regarding this application.

Grant Olson,
Owner, Director, Officer – Strathcona Hotel



**PROPOSED LIQUOR
PRIMARY REDLINE**

EXISTING
VOLLEYBALL
COURT

**WOMEN
3 FIXTURES
106**

**MEN
3 FIXTURES
107**

ELEVATOR
LOBBY

EXIST. MECHANICAL EQUIPMENT AREA

EXISTING
KITCHEN

**ACCESS TO EXIT
CAPACITY
108**

BAR

GLAZED
VESTIBULE

115

112

117

110

118

109

119

120

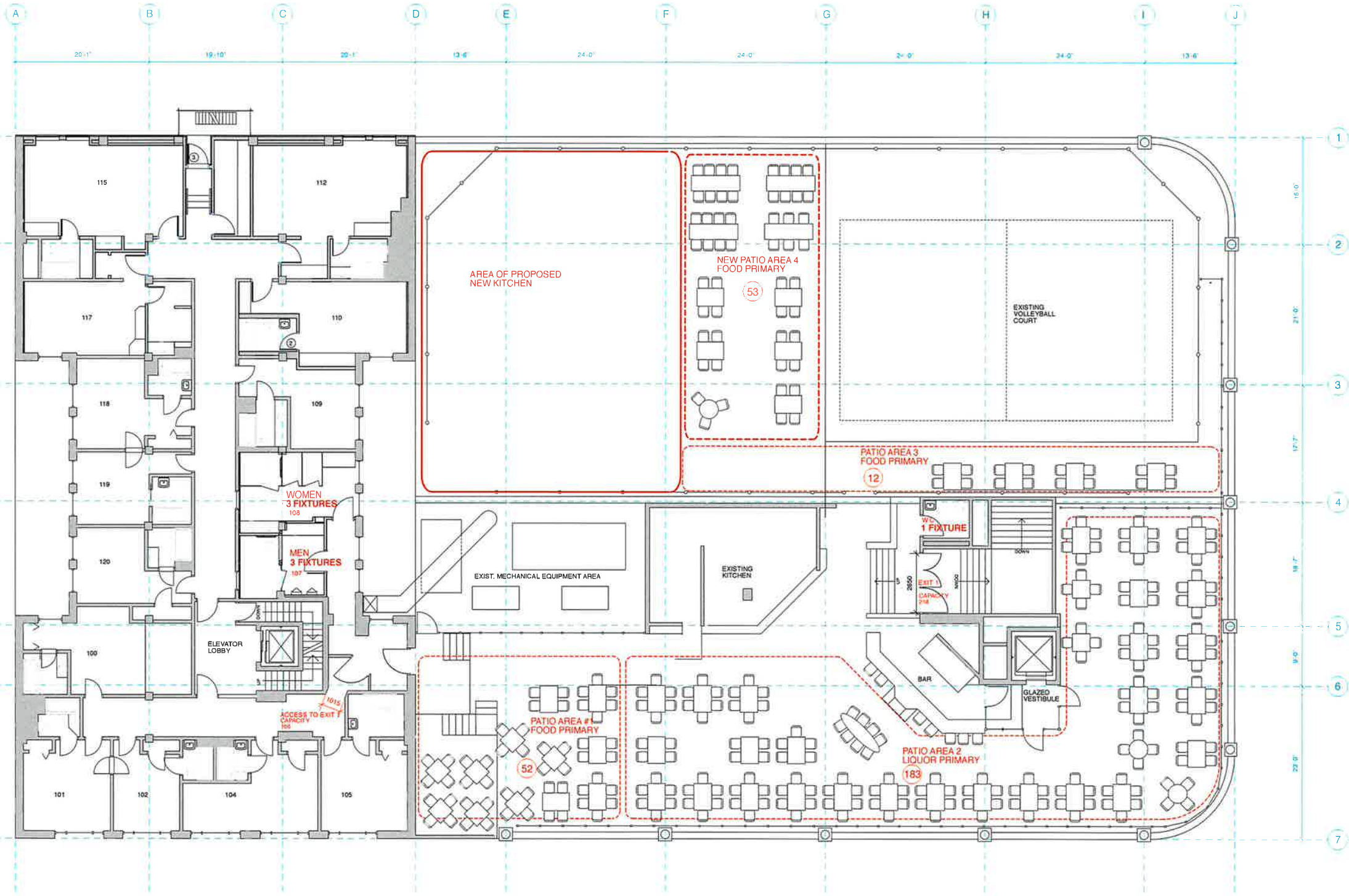
100

101

102

104

105



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

Maximum Occupant Load is:	Fire Prevention Officer:
PATIO 2 – 133 Persons	Name: CHRIS KELLY
PATIO 1 – 52 Persons	Signature: <i>[Signature]</i>
PATIO 3 – 12 Persons	Date: MAR 08 / 2023
PATIO 4 – 53 Persons	
Total: 300 Persons	

AREA DESIGNATION	ROOM NAME	SEATING CAPACITY
AREA 1	-	52
AREA 2	-	183
AREA 3	-	12
AREA 4	-	53
TOTAL		300

SEX	LOCATION	FEMALE FIXTURES	MALE FIXTURES
MENS	107		3
WOMENS	109	3	
W/C	4-G&H	1*	
WOMENS	MAIN	2**	
TOTAL		6	3

WASHROOM REQUIREMENTS

300 CAPACITY EQUALS 150 EACH SEX

PER TABLE 3.7.2.2.A BC BUILDING CODE:

150 WOMEN REQUIRE 6 WCS

150 MEN REQUIRE 3 WCS

EXIT	WIDTH	CAPACITY*
1	2,850	288**
ACCESS TO EXITS		
1	1065	166*

*CAPACITY CALCULATED PER 3.4.3.4.1.a) AT 6.1mm PER PERSON
** CAPACITY CALCULATED PER 3.4.3.4.1.c) AT 9.2mm PER PERSONS

NOTE: PER 3.4.2.5.3) "IF MORE THAN ONE EXIT IS REQUIRED, EVERY EXIT SHALL BE CONSIDERED AS CONTRIBUTING NOT MORE THAN ONE HALF OF THE REQUIRED EXIT WIDTH, THEREFORE CAPACITY OF EXITS = 2 X 166 = 332"

* THE SINGLE W/C HAS BEEN ASSIGNED TO WOMEN FOR THE PURPOSES OF THESE CALCULATIONS
** TWO SPARE WOMEN FIXTURES FROM MAIN FLOOR, REFER TO ATTACHED MAIN FLOOR SEATING CAPACITY DRAWING.

NO.	DESCRIPTION	DATE

STRATHCONA HOTEL

919 DOUGLAS STREET

SEAL:

DRAWING TITLE:
ROOFTOP SEATING CAPACITY

PROJECT NUMBER: 16-15
DRAWN BY: *[Signature]*
CHECKED BY: N.T.S.
SCALE: N.T.S.
DATE: APRIL 6/17

Strathcona Hotel

Food Primary License #43919

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

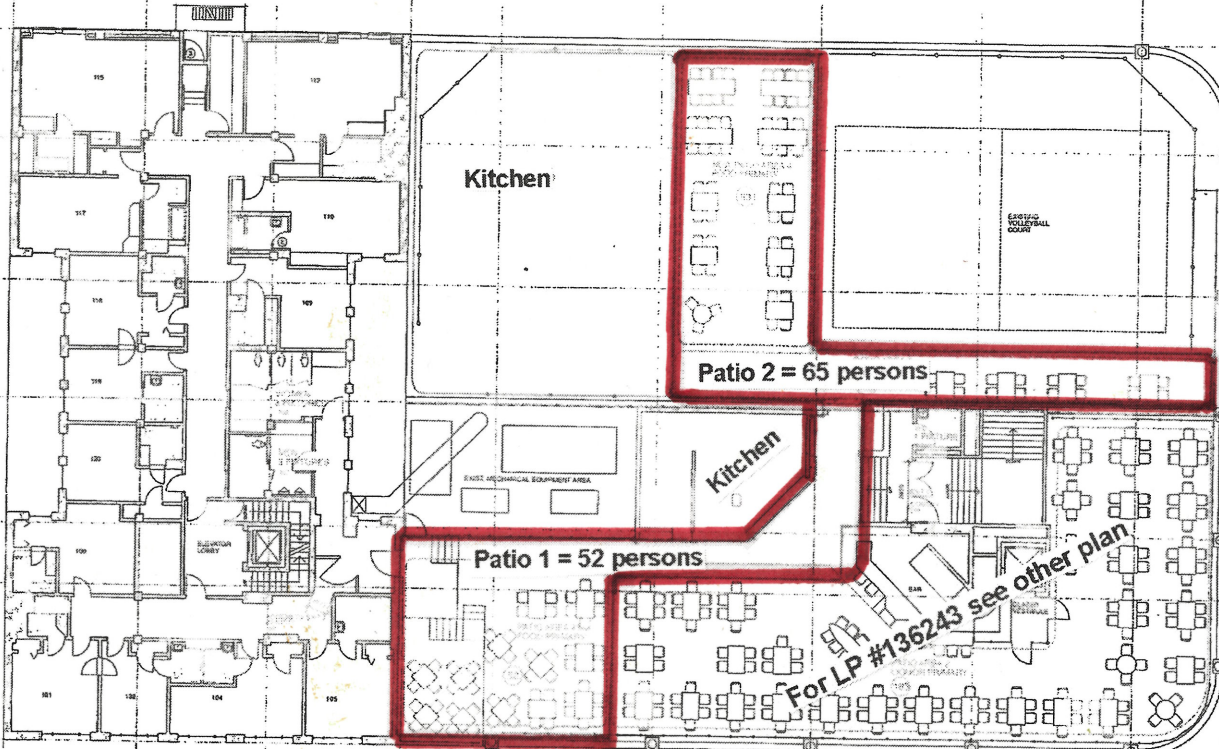
Maximum Occupant Load is: _____ Persons
 Main Floor: _____ Persons
 Mezzanine: _____ Persons
 Patios: 1,3,4: 117 Persons
 Total: 117 Persons

Fire Prevention Officer Name: *M. Sporell*
 Signature: *[Signature]*
 Date: *APRIL 25 2017*

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

Maximum Occupant Load is: _____ Persons
 Main Floor: _____ Persons
 Mezzanine: _____ Persons
 Patios: 2: 183 Persons
 Total: 183 Persons

Fire Prevention Officer Name: *M. Sporell*
 Signature: *[Signature]*
 Date: *APRIL 25 2017*



Signage stating "No liquor beyond this point" must be in place at exits to unlicensed areas

SEATING CAPACITIES		
AREA DESIGNATION	ROOM NAME	SEATING CAPACITY
AREA 1	-	52
AREA 2	-	183
AREA 3	-	12
AREA 4	-	53
TOTAL	-	300

WASHROOMS				
SEX	LOCATION	FEMALE FIXTURES	MALE FIXTURES	
MENS	107		3	
WOMENS	109	3		
W/C	4-GM	1*		
WOMENS	MAIN	2**		
TOTAL		6	3	

WASHROOM REQUIREMENTS	
300 CAPACITY EQUALS 150 EACH SEX	
PER TABLE 3.7.2.2.A BC BUILDING CODE:	
150 WOMEN REQUIRE 6 WCS	
150 MEN REQUIRE 3 WCS	

EXIT WIDTHS & CAPACITIES		
EXIT	WIDTH	CAPACITY*
1	2,850	288**

ACCESS TO EXITS

EXIT	WIDTH	CAPACITY*
1	1086	109*

*CAPACITY CALCULATED PER 3.4.3.4.1.1) AT 6.1mm PER PERSON
 **CAPACITY CALCULATED PER 3.4.3.4.1.1) AT 9.2mm PER PERSON
 NOTE: PER 3.4.2.5.1) IF MORE THAN ONE EXIST IS REQUIRED, EVERY EXIST SHALL BE CONSIDERED AS CONTRIBUTING NOT MORE THAN ONE HALF OF THE REQUIRED EXIT WIDTH.
 THEREFORE CAPACITY OF EXITS = 2 X 166 = 332

* THE SINGLE WC HAS BEEN ASSIGNED TO WOMEN FOR THE PURPOSES OF THESE CALCULATIONS
 ** TWO SPARE WOMEN FIXTURES FROM MAIN FLOOR, REFER TO ATTACHED MAIN FLOOR SEATING CAPACITY DRAWING.

LIQUOR CONTROL AND LICENSING BRANCH
FLOOR PLANS - APPROVAL IN PRINCIPLE

DATE *July 12, 2017*
M. Sporell
 LICENSING ADMINISTRATOR

Maximum Capacity: **Patio 1 = 52 persons** **Patio 2 = 65 persons**

Unless otherwise approved by the General Manager, Liquor Control and Licensing, approval is subject to the terms and/or conditions specified in the approval letter(s) dated: _____

[Signature] **AIP**

LCLB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE
AND AVAILABLE FOR INSPECTION AT ALL TIMES
 Date Issued: **July 14, 2017**

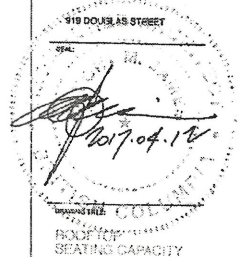
Licence #: **043919** **General Manager**

LIQUOR CONTROL & LICENSING RECEIVED
APR 26 2017
 VICTORIA BC

KPL James architecture

519 PAULINA AVENUE, VICTORIA, B.C.
 TEL: 250-258-0211 FAX: 250-258-0211

STRATHCONA HOTEL



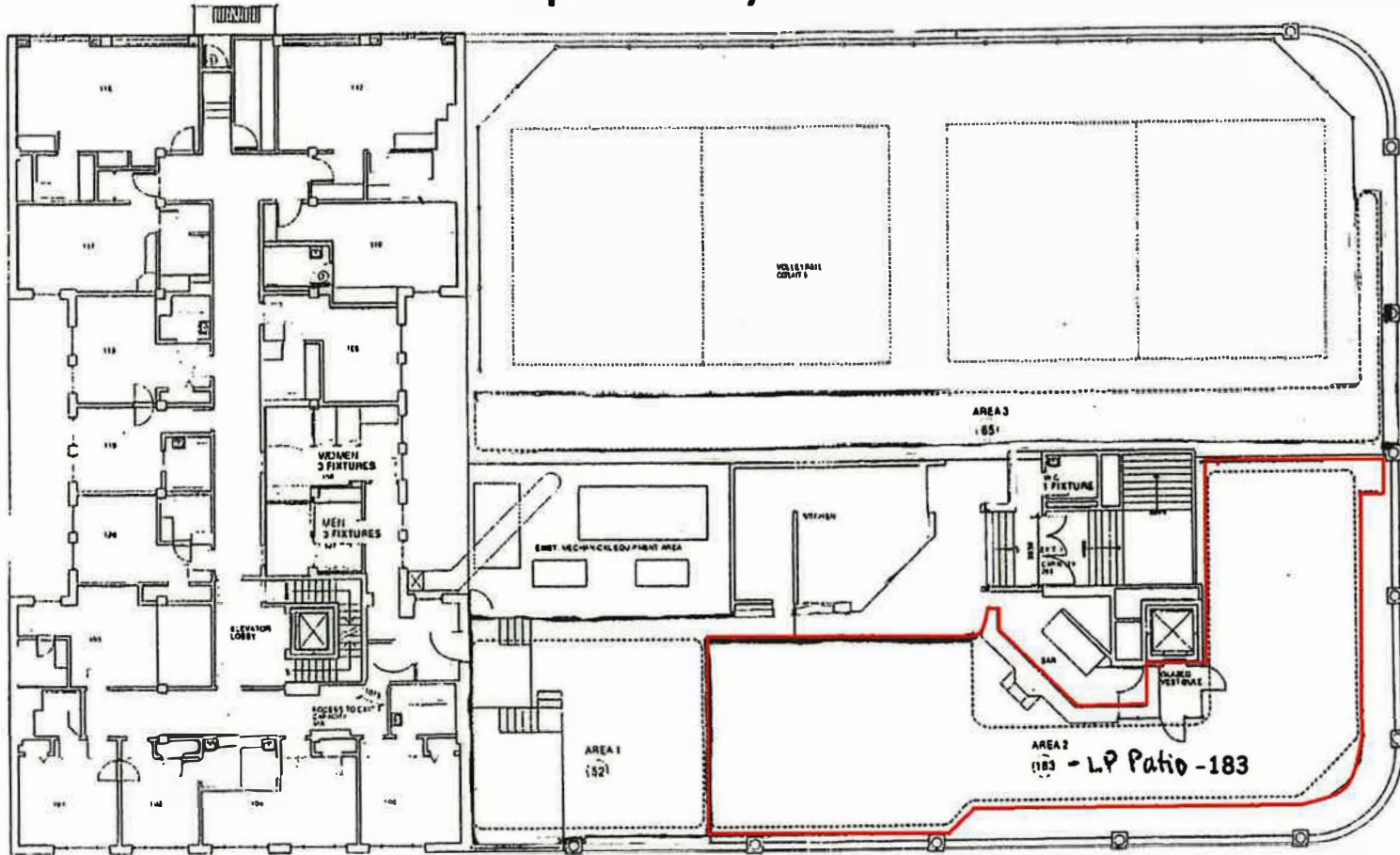
PROJECT NUMBER: _____
 DRAWING: _____
 SCALE: _____
 DATE: _____
 N.T.S. APPLICATION: _____



Roof Top Patio Liquor Primary License # 136243

**WARNER
JAMES
ARCHITECTS**

Professional
EXIT SIGNAGE SYSTEM, MANUFACTURED BY S.P. COMPANY, 1000 140
ST. JAMES STREET, VICTORIA, B.C. V8W 2G7



JUL 27 2005

SEATING CAPACITIES		
AREA DESIGNATION	ROOM NAME	SEATING CAPACITY
AREA 1		52
AREA 2		183
AREA 3		65
TOTAL		300

WASH ROOMS				
SEX	LOCATION	FEMALE FIXTURES	MALE FIXTURES	
MENS	107		3	
WOMENS	109	3		
W/C	4-G&H	1*		
WOMENS	MAN	2**		
TOTAL		6	3	

WASHROOM REQUIREMENTS
300 CAPACITY EQUALS 150 EACH SEX
PER TABLE 3.7.4.2.A BC BUILDING CODE:
150 WOMEN REQUIRE 6 W/C.
150 MEN REQUIRE 3 W/C

EXIT WIDTHS & CAPACITIES		
EXIT	WIDTH	CAPACITY*
1	2,850	288**
ACCESS TO EXITS		
1	1065	166*

*CAPACITY CALCULATED PER 3.4.3.4.1 (a) AT 8.1mm PER PERSON
**CAPACITY CALCULATED PER 3.4.3.4.1 (c) AT 8.2mm PER PERSON

NOTE: PER 3.4.2.5.3) IF MORE THAN ONE EXIST IS REQUIRED, EVERY EXIST SHALL BE CONSIDERED AS CONTRIBUTING NOT MORE THAN ONE HALF OF THE REQUIRED EXIT WIDTH; THEREFORE CAPACITY OF EXITS = 2 X 166 = 332

* THE SINGLE W/C HAS BEEN ASSIGNED TO WOMEN FOR THE PURPOSES OF THESE CALCULATIONS.
** TWO SPARE WOMEN FIXTURES FROM MAIN FLOOR. REFER TO ATTACHED MAIN FLOOR SEATING CAPACITY DRAWING.

(City of Victoria stamp)
occup at load
300.

John

Project Site
STRATHCONA HOTEL

Drawing Title
ROOFTOP SEATING CAPACITY

Drawn	J.A.	Drawing No.	1
Checked			
Job No.			
Scale	1:100		



May 03, 2022

RE: Temporary Expanded Service Area (TESA) Authorization

Dear Licensee:

You previously applied for, and were granted, a Temporary Expanded Service Area (TESA) Authorization valid until June 1, 2022. The TESA was intended to support you and your business in complying with the Provincial Health Officer's directions and recommendations related to the ongoing COVID-19 pandemic.

To continue to support the hospitality industry's economic recovery through the pandemic, amendments were made to the Liquor Control and Licensing Regulation (LCLR) to allow for the extension of all existing TESA authorizations where the local government or First Nation did not express concerns with such an extension.

This letter is to inform you that your existing TESA is hereby extended until **March 31, 2023**. There is no charge for this extension.

All other requirements relating to TESA authorizations remain the same. Please note that the local government requirements regarding your TESA may have changed or may change in the future; you are reminded that it is your responsibility to ensure compliance with all applicable provincial and local government laws, by-laws, and regulations, including those of other regulatory agencies such as local health authorities and the Agricultural Land Commission.

A copy of this letter and your existing authorization must be kept on site, along with your liquor licence and red-lined floor plans, readily available for inspection at all times.

If at any time the expanded service area is not being managed to the satisfaction of the General Manager, this authorization may be revoked.

I would also like to remind you that if you would like to make your current expanded service area permanent, you must apply for new outdoor patio permanent structural change (if your TESA is located outdoors) or a new interior service area permanent structural change (if your TESA is located indoors).

Manufacturers wishing to make TESAs associated with sampling areas permanent should consider applying for a Lounge patio or Picnic Area endorsement.

It's important to note that the approval process for a permanent structural change can take up to 10 months. Although the LCRB has amended its policies and processes to help improve application timelines, we encourage licensees to submit their permanent structural change applications as soon as possible to help reduce the risk of business disruption.

If you have any questions, please contact the Licensing Help Desk at 1-866-209-2111.

Sincerely,

Jillian Rousselle
A/Assistant Deputy Minister and General
Manager Liquor and Cannabis Regulation
Branch Ministry of Public Safety and Solicitor
General

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
4th floor 645 Tye Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
www.gov.bc.ca/liquorregulationandlicensing



Liquor and Cannabis Regulation Branch
Food Primary #043919
 Expires on July 31, 2024

Establishment Name: **Strathcona Hotel**
 Licence Name: **Strathcona Hotel**
 Location Address: 919 Douglas St
 Victoria, B.C., V8W2C2
 Issued to: Strathcona Hotel of Victoria
 Ltd.

TERMS AND CONDITIONS

HOURS OF SALE

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

CAPACITY

Person01	55	Patio1	52	Patio2	65	Person 2	572
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- Person 2 is also licensed as Person 1 under Liquor Primary (LP) # 016686. When Person 2 is being operated as a Food Primary, the hours of liquor service are restricted from 12 Noon to 7 PM Monday to Saturday (inclusive). When Person 2 is being operated under LP #016686, minors are not permitted in this area.
- Patio extension permitted as outlined in red on the official plan.
- 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

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: July 20, 2023



Liquor and Cannabis Regulation Branch
Liquor Primary #136243
 Expires on July 31, 2024

Establishment Name: **STRATHCONA HOTEL (136243)**
 Licence Name: **STRATHCONA HOTEL (136243)**
 Location Address: 919 DOUGLAS ST
 VICTORIA, B.C., V8W2C2
 Issued to: Strathcona Hotel of Victoria Ltd.

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End	02:00	02:00	02:00	02:00	02:00	02:00	02:00

CAPACITY

Patio1	183	Patio2	8	Person01	530	Person02	60
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- Patio 2 hours of service shall cease at 10:00 pm.
- Patio extension permitted as outlined in red on the official plan.
- 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.
- 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.

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: July 20, 2023