

City Of Victoria
Development Process Coordinator
Community Development Dept
June 27, 2023

c/o klauriston@victoria.ca

Dear Sir/Madame,

Re: Application 919 Douglas St Victoria/ Strathcona Hotel

As a concerned citizen and being a neighboring resident at 1702,707 Courtney St Victoria I write as follows:

We object to such a change in the structural change of the license at Strathcona Hotel

Alcohol with limited food consumption is a contributing factor in drunkenness.

Possibly leading to excess rowdiness, drunk driving with potentially causing harm or death to people.

This is a reason for ensuring no licensed premises can focus more on serving alcohol and reducing food offerings.

In addition, as a neighbor we have accepted the concessions provided to Strathcona Hotel for hours of operations and noise levels over the years.

The interest for them to increase an area for the sole purpose of alcohol service is not acceptable to us.

We ask that in the interest of public safety and consideration to the neighbors that we maintain the Licenses as they currently are and deny an 'structural change'.

In appreciation


Mark and Dianna Havin

Cell 

Development Process Coordinator
Sustainable Planning & Community Development Department
1 Centennial Square
Victoria, BC
V8W 1P6

July 3, 2023

I am writing to comment on the request I received in the mail. There is little detail on the application, so I will do my best. If the idea is to get rid of the last remaining food service and to replace it with yet another bar or lounge, I am opposed to the application. If, however, it plans to reduce the number of food service seats and replace them with a small number of seats for liquor service, I would have to see the details before giving a positive response to the application.

The applicant already has six bars and lounges as well as a liquor store on site and I don't see the advantage of creating a seventh without a food service outlet. The facility is already quite noisy late at night and on weekends and that noise would go from the applicant to surrounding restaurants and lounges in search of food if food is not available on site.

I hope the Victoria Police Department is also given the opportunity to comment on the application as this sort of business keeps them busy and uses many hours of their enforcement officers especially on weekends and throughout the tourist season.

I look forward to receiving more details, either from your department or in the newspapers.

Robert Newton
405-708 Burdett Avenue
Victoria, BC
V8W 0A8

Hi there,

I am opposed to the application to expand the liquor primary license and reduce the food primary license at 919 Douglas Street. Limiting the requirements to eat means the affect of alcohol is worse, which results in:

- Increased noise - Noise from the bar is already excessive, the patrons of the facility already do not respect their neighbours, as requested on a very tiny sign posted up high on a pole in our neighborhood. They yell at 2 and 3 am as they are walking down the street. That will just increase the more drunk people are.
- Increased opportunity for drunk drivers on the road - there is also drag racing up Courtney St after the bar closes, which I already get to see and hear regularly, the opportunity for issues increases as intoxication increases.
- Increased opportunities aggression and fighting – with visitors from all over the Island, the mainland, and other countries, increased aggression, and increased opportunities for fights increase as intoxication increases (e.g., there is enough evidence elsewhere case in point Granville St in Vancouver)
- Increased opportunity for extreme intoxication – Not all bartenders or staff pays attention, or enforce, ‘serving it right’ which is about knowing when to cut someone off. They also cannot always control it if their friends buy their drunk friends drinks. This is problematic for young people who are new at the bar scene. I have witnessed myself that 90% of the patrons after 10pm are between the age of approx. 19-25. Some look underage but that is a different story.

Thanks for the opportunity to share my concerns.

Victoria BC

July 4, 2023

Development Process Coordinator
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria, BC V8W 1P6

RE: Notice of Application for a Liquor Primary Licence Structural Change: 919 Douglas Street

Thank you for seeking input from nearby neighbors regarding the Strathcona Hotel application to change their existing liquor and food primary licence balance.

We **CAN NOT** favor this requested change for multiple reasons:

- 1) The current balance between diners and liquor patrons has already resulted in a frequently unpleasant living experience for us. Please see our Noise Bylaw Call File #230300 currently being reviewed by the Bylaw Office.
- 2) The stated intent of the Licence structural change is to increase the ratio of Liquor Primary patrons and decrease the Dining Primary patrons maintaining the 300 people limit.

We fear that an increase to the number of liquor primary patrons would change the make-up of the clientele and result in the increased frequency, duration and volume of amplified noise (music) and related activity (dancing, live bands, Karaoke) emanating from the establishment (primarily the open air Rooftop Lounge) directly across the street from us. The current level of amplified noise is extremely disruptive in multiple ways, an increase would be untenable.

- 3) The Strathcona Management may provide feedback to you indicating they will manage the noise and activity impact on the Neighborhood.

Our communication with the Strathcona Hotel Management and Staff is ongoing. Staff and Management acknowledge our concerns but have not resulted in effective noise abatement adjustments.

Due to this history, we do not have trust in the Management or Staff to make the required changes to their business model that would respect the mixed downtown residential/commercial neighborhood where their business is located.

Thank you again

Toni & Frank MacDonald
#1602 707 Courtney Street
Victoria. V8W0A9

Dear Development Process Coordinator,

As the home owner of #503 - 707 Courtney St, with a short-term rental business I, Michelle Kim, already receive numerous and continuous complaints about noise related to the Strathcona Hotel. Fights and yelling are a regular occurrence from inebriated partons of the Strathcona Hotel. I am wholeheartedly against this increase of the liquor primary capacity because I believe it will only lead to more noise and disruption.

Thank you for the opportunity to voice my concerns.

Sincerely,

Michelle Kim 503 707 Courtney St

Development Process Coordinator
Sustainable Planning and Community Development Department

This email is in response to a Notice of Application for a Liquor Primary Licence Structural Change.

We feel strongly that the Strathcona Hotel should not be allowed to increase its existing liquor primary licence. We live in The Falls just across the street from the Strathcona Hotel. Every Friday and Saturday night, noise from people talking loudly, arguing or yelling obscenities floats up to our home on the 10th floor at any time but especially at 2-3am. Other people in The Falls who live on the North side of our building have told me that it is difficult to stay at home on Friday and Saturday night as the noise from the Strathcona is so high.

We were persuaded to move downtown after living in Oak Bay for many years. Alas, we have constant noise from the construction of the Telus building all day long and a different kind of noise at night from the patrons of the Strathcona. Enough is enough.

Sincerely,

Nancy and Terry Sherwood
Unit 1005
708 Burdett Ave
Victoria, BC V8W 0A8

I am writing in connection with the Strathcona Hotel application for a structural change to its liquor licence, and in my capacity as an owner of 707 Courtney Street unit 1102.

The Strachcona Hotel routinely violates City of Victoria Noise Bylaw 03-112. This is particularly so on Sunday evenings in the summer. In addition late in the evenings on weekends the business operation at the Strachcona Hotel attracts noisy crowds of people (often inebriated) and this has a negative impact on the character of the neighbourhood and can disturb local residents and visitors.

I believe Strathcona Hotel should comply with City of Victoria Noise Bylaw 03-112 and no change to their licence should be approved until they do. I also think a change to the licence should not be approved unless a reasonable plan is presented that allows for ongoing compliance with Noise Bylaw 03-112 going forward, and provides for better crowd management of their patrons when they are around the building on City property late at night.

If the Strathcona Hotel complies fully with Noise Bylaw 03-112 and improves its crowd management such that it does not degrade the character of the neighbourhood then I would have no objection to approving the structural change to its licence.

Wayne Berthin

I own 2 properties at the Falls and I am opposed to the changes the Strathcona would like to make with their liquor license capacity.

There are currently already issues with the Strathcona with the noise, rowdiness of their patrons and the debris.

I would prefer if their application was not allowed.

Thank you for listening to my opinion.

All the best, Barbara Rodwin

Website: www.condoinvictoriabc.com

408-707 Courtney and 702-708 Burdett.

George Kriarakis

707 Courtney Road, Suite #707

Victoria, BC

July 19, 2023

Without prejudice

City of Victoria

DevelopmentProcessCoordinator
SustainablePlanningandCommunityDevelopmentDepartment
1CentennialSquare
Victoria,BC,V8W1P6

By Email:

- klauriston@victoria.ca

I am writing in connection with the Strathcona Hotel application for a structural change to its liquor licence, and in my capacity as an owner of 707 Courtney Road, Suite #707, Victoria, BC.

The Strachcona Hotel routinely violates City of Victoria Noise Bylaw 03-112. This is particularly so on Sunday evenings in the summer. In addition, late in the evenings on weekends the business operation at the Strachcona Hotel attracts noisy crowds of people (often inebriated) and this has a negative impact on the character of the neighbourhood and can disturb local residents and visitors. We have had many complaints from visitor, and guests, regarding the noise levels. I have witnessed this firsthand staying in our building and even as far away as the Magnolia Hotel with windows closed this level of noise impact does not create an environment of quite enjoyment of anyone's adjacent property experiencing these events which are weekly.

I believe Strathcona Hotel should comply with City of Victoria Noise Bylaw 03-112 and no change to their licence should be approved until they do. I also think a change to the licence should not be approved unless a reasonable plan is presented that allows for ongoing compliance with Noise Bylaw 03-112 going forward and provides for better crowd management of their patrons when they are around the building on City property late at night.

If the Strathcona Hotel complies fully with Noise Bylaw 03-112 and improves its crowd management such that it does not degrade the character of the neighbourhood then I would have no objection to approving the structural change to its licence.

Thanking you in advance for your time and attention to this request.

Sincerely yours,

George T. Kriarakis

(Electronic signature pursuant to the
Electronic Commerce Act, 2000)

I am writing in connection with the Strathcona Hotel application for a structural change to its liquor licence, and in my capacity as an owner of unit 703-707 Courtney Street.

The Strachcona Hotel routinely violates City of Victoria Noise Bylaw 03-112. This is particularly so on Sunday evenings in the summer. In addition late in the evenings on weekends the business operation at the Strachcona Hotel attracts noisy crowds of people (often inebriated) and this has a negative impact on the character of the neighbourhood and can disturb local residents and visitors.

I believe Strathcona Hotel should comply with City of Victoria Noise Bylaw 03-112 and no change to their licence should be approved until they do. I also think a change to the licence should not be approved unless a reasonable plan is presented that allows for ongoing compliance with Noise Bylaw 03-112 going forward, and provides for better crowd management of their patrons when they are around the building on City property late at night.

If the Strathcona Hotel complies fully with Noise Bylaw 03-112 and improves its crowd management such that it does not degrade the character of the neighbourhood then I would have no objection to approving the structural change to its licence.



Jacob Garrett
Sales Representative

Sotheby's | Canada
INTERNATIONAL REALTY

Sotheby's International Realty Canada
752 Douglas Street, Victoria BC V8W 3M6



sothebysrealty.ca

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Hello. I have no problem with the application being made by the Strathcona Hotel for a structural change - liquor license being discussed now. I hope they receive approval.

My name is Laura Hlady and I live at 402, 707 Courtney Street (The Falls).

Regards

Laura Hlady

Good afternoon,

I am writing in connection with the Strathcona Hotel application for a structural change to its liquor licence, and in my capacity as an owner of 706-707 Courtney Street at the Falls in downtown Victoria, the neighbouring building.

The Strachcona Hotel routinely violates City of Victoria Noise Bylaw 03-112. This is particularly so on Sunday evenings in the summer. In addition late in the evenings on weekends the business operation at the Strachcona Hotel attracts noisy crowds of people (often inebriated) and this has a negative impact on the character of the neighbourhood and can disturb local residents and visitors.

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If the Strathcona Hotel complies fully with Noise Bylaw 03-112 and improves its crowd management such that it does not degrade the character of the neighbourhood then I would have no objection to approving the structural change to its licence.

Kind regards,

Terry Harrison

Big Fish - Inclusion System



www.inclusionsystem.ca

To:
Development Process Coordinator
Sustainable Planning and Community Development
Department
1 Centennial Square
Victoria, BC, V8W 1P6

I am writing in connection with the Strathcona Hotel application for a structural change to its liquor licence, and in my capacity as an owner of **N606, 707. Courtney St., Victoria, BC V8W 0A9**

The Strathcona Hotel routinely violates City of Victoria Noise Bylaw 03-112. This is particularly so on Sunday evenings in the summer. In addition late in the evenings on weekends the business operation at the Strathcona Hotel attracts noisy crowds of people (often inebriated) and this has a negative impact on the character of the neighbourhood and can disturb local residents and visitors.

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If the Strathcona Hotel complies fully with Noise Bylaw 03-112 and improves its crowd management such that it does not degrade the character of the neighbourhood then I would have no objection to approving the structural change to its licence.

Naomi Tellerman

*I am writing in connection with the Strathcona Hotel application for a structural change to its liquor licence in my capacity as joint owner of **Unit 1702 The Falls – Strata Plan VIS 6797**
707 Courtney Street & 708 Burdett Avenue, Victoria BC.*

The Strachcona Hotel routinely violates City of Victoria Noise Bylaw 03-112. This is particularly so on Sunday evenings in the summer. In addition, late in the evenings on weekends the business operation at the Strachcona Hotel attracts noisy crowds of people (often inebriated) and this has a negative impact on the character of the neighborhood and can disturb local residents and visitors.

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If the Strathcona Hotel demonstrates for an extended period it can comply fully with Noise Bylaw 03-112 and improve its crowd management such that it does not degrade the character of the neighbourhood then I would have no objection to approving the structural change to its licence.

Yours truly,

Stephen MacDonald