

MOTIONS

1. **To Set Public Hearings for the Council Meeting of Thursday, December 10, 2015 for:**

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, DECEMBER 10, 2015, at 7 p.m.:**

1. Liquor Primary Licence for Yuk Yuk's Victoria at 665 Douglas Street

Carried Unanimously

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – October 15, 2015

14. Liquor Licence Report – Yuk Yuk's Club – 665 Douglas Street

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council, after conducting a review of the staff assessment of the application for a Liquor Primary Licence for Yuk Yuk's Victoria, located at 665 Douglas Street, and in accordance with the City's *Liquor Licensing Fee Bylaw* and Liquor Licensing Policy, approves:

1. The scheduling of a Liquor Licence Hearing before Council to receive written and oral submissions from residents, property owners and the public with respect to this application; with the notification to include the applicants' amendment to the requested hours of liquor licence.
2. Based upon the results of the public input received through the Liquor Licence hearing process, approve a resolution (with comments on the relevant factors) either supporting the licence application or not supporting the licence application. The appropriate resolution will be brought to Council at the earliest opportunity after completion of the Liquor Licence hearing.

Councillor Thornton-Joe said the letter from the applicant outlined the terms the applicant is willing to consider as a part of their application and asked if this should be included in the motion.

Janice Schmidt (Manager of Legislative Services): Council could specify this as a part of the application to be considered at the Liquor Licence Hearing and make that a part of the information distributed to the public.

Amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council amend the motion:

That Council, after conducting a review of the staff assessment of the application for a Liquor Primary Licence for Yuk Yuk's Victoria, located at 665 Douglas Street, and in accordance with the City's *Liquor Licensing Fee Bylaw* and Liquor Licensing Policy, approves:

1. The scheduling of a Liquor Licence Hearing before Council to receive written and oral submissions from residents, property owners and the public with respect to this application; with the notification to include the applicants' amendment to the requested hours of liquor service and other amendments, as outlined in their letter dated October 13, 2015:
 - **Change the closing hours to close at 12 midnight from Sunday to Thursday and 1AM on Friday and Saturday (previously the hours proposed were to 1AM seven days a week);**
 - **Completion of sound proofing to ensure no noise transfer;**
 - **Construction of a canopy at entrance – the landlord is willing to discuss the addition of a canopy/awning at the front entrance of the building to address potential noise issues relating to line-ups/crowds;**
 - **Approval by the City for a Terms and Conditions to be placed on the licence stating that the Liquor Licence, if approved, cannot be transferred to another party without City of Victoria and Liquor Branch approval and that the use of the Licence is for a comedy club and any change in use would require City of Victoria approval.**
2. Based upon the results of the public input received through the Liquor Licence hearing process, approve a resolution (with comments on the relevant factors) either supporting the licence application or not supporting the licence application. The appropriate resolution will be brought to Council at the earliest opportunity after completion of the Liquor Licence hearing.

On the amendment:

Carried Unanimously

On the main motion as amended:

Carried Unanimously

11.5 Liquor Licence Report – Yuk Yuk’s Club – 665 Douglas Street

Committee received a report regarding an application for a Liquor Primary Licence for Licenced to Laugh Productions Inc. (Yuk Yuk’s Victoria) located at 665 Douglas Street.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Committee recommends that Council, after conducting a review of the staff assessment of the application for a Liquor Primary Licence for **Yuk Yuk’s Victoria**, located at 665 Douglas Street, and in accordance with the City’s *Liquor Licensing Fee Bylaw* and Liquor Licensing Policy, approves:

1. The scheduling of a Liquor Licence Hearing before Council to receive written and oral submissions from residents, property owners and the public with respect to this application; with the notification to include the amendments to the application
2. Based upon the results of the public input received through the Liquor Licence hearing process, approve a resolution (with comments on the relevant factors) either supporting the licence application or not supporting the licence application. The appropriate resolution will be brought to Council at the earliest opportunity after completion of the Liquor Licence hearing.

Committee discussed:

- Determining the notification area and who will be the most affected.
- Concerns from the neighbours regarding possible noise from patrons entering and exiting the building.

Amendment: It was moved by Mayor Helps, seconded by Councillor Alto, that the motion be amended as follows:

That Committee recommends that Council, after conducting a review of the staff assessment of the application for a Liquor Primary Licence for **Yuk’s Victoria**, located at 665 Douglas Street, and in accordance with the City’s *Liquor Licensing Fee Bylaw* and Liquor Licensing Policy, approves:

1. The scheduling of a Liquor Licence Hearing before Council to receive written and oral submissions from residents, property owners and the public with respect to this application; **with the notification to include the applicants’ amendment to the requested hours of liquor service.**
2. Based upon the results of the public input received through the Liquor Licence hearing process, approve a resolution (with comments on the relevant factors) either supporting the licence application or not supporting the licence application. The appropriate resolution will be brought to Council at the earliest opportunity after completion of the Liquor Licence hearing.

On the amendment:

CARRIED UNANIMOUSLY 15/PLUC238

On the main motion as amended:

CARRIED UNANIMOUSLY 15/PLUC239



Planning and Land Use Committee Report

For the October 15, 2015 Meeting

To: Planning and Land Use Committee **Date:** October 2, 2015

From: Janice Schmidt, Manager, Legislative Services

Subject: Application for a Liquor Primary Licence, **Yuk Yuk's Victoria (Licenced to Laugh Productions Inc.)**, 665 Douglas Street

RECOMMENDATION

That Council, after conducting a review of the staff assessment of the application for a Liquor Primary Licence for **Yuk Yuk's Victoria**, located at 665 Douglas Street, and in accordance with the City's Liquor Licensing Fee Bylaw and Liquor Licensing Policy, approves:

1. The scheduling of a Liquor Licence Hearing before Council to receive written and oral submissions from residents, property owners and the public with respect to this application; and
2. Based upon the results of the public input received through the Liquor Licence hearing process, approve a resolution (with comments on the relevant factors) either supporting the licence application or not supporting the licence application. The appropriate resolution will be brought to Council at the earliest opportunity after completion of the Liquor Licence hearing.

EXECUTIVE SUMMARY

The purpose of this report is to seek a Council resolution regarding an application by Licenced to Laugh Productions Inc. (Yuk Yuk's Victoria) located at 665 Douglas Street, for a Liquor Primary Licence. This is a new licence application and will require Council to receive input from the Public through a Liquor Licence hearing as set out in the Liquor Licensing Fee Bylaw and the City's Liquor Licensing Policy and Process.

The proposed hours of liquor service would be from 09:00h (9:00AM) to 01:00h (1:00AM) seven days per week. The occupant load proposed is 211 persons (all inside the building).

PURPOSE

The purpose of this report is to seek Council direction regarding a new Liquor Primary Liquor Licence application by Licenced to Laugh Productions Inc. (Yuk Yuk's Victoria) in relation to their proposed liquor primary lounge in their comedy club located at 665 Douglas Street.

BACKGROUND

This is a new application requesting the ability to provide liquor service as part of a lounge/club style business. The maximum proposed hours of liquor service would be from 09:00h (9:00AM) to 01:00h (1:00AM) seven days per week. The occupant load proposed is 211 persons (all inside the building).

The proposed business is located at an existing building at 665 Douglas Street, previously licensed as Samuel's Dining Lounge. The site is on the ground floor of the former Queen Victoria Hotel, which was converted to an apartment building in 2013.

The applicant, Licenced to Laugh Productions Inc., is seeking to provide a new type of entertainment to Victoria in the form of stand-up comedy, through the creation of Yuk Yuk's Comedy Club. The plan is to provide snacks and beverages to customers as they watch comedians from across the country performing 90 minute shows, with two shows per night on Friday through Sunday. Customers will be able to arrive one hour prior to the first show and 30 minutes prior to the second show.

A Letter of Intent from the business owner, submitted in May 2015 to the Liquor Control and Licensing Branch (LCLB) when the request was initiated, is attached in the Appendix to this Report, along with the Application Summary prepared by the LCLB.

Location

Official Community Plan:

- The property is within the Core Inner Harbour/Legislative Urban Place designation in the Official Community Plan. Area uses in this designation are public institutional and assembly, commercial, including retail, office and visitor accommodation, recreation and tourism-related uses, marine water and air transportation and multi-unit residential and mixed-use and home occupations.
- The area is covered by Development Permit Area 9 (HC): Inner Harbour, which enables Council to review and approve the form and character of commercial, industrial and multi-family residential development. Heritage conservation is also included as one of the purposes of this DPA.

Downtown Core Area Plan:

- The property is within the Inner Harbour District of the Downtown Core Area Plan, which supports maintaining and strengthening the area as a focus for tourism as well as Provincial Government office and business activities. Mixed-use development with residential above active commercial uses at street level is supported. In addition, the location, design and siting of residential development should ensure that any potentially negative effects on the general operation and function of employment activities is mitigated.

Zoning and Designations:

- The property is zoned CA-9 (Queen Victoria Hotel District)
 - Permits transient accommodation, restaurants and retail sales
 - Reduced off-street parking is required for transient accommodation under this zone
- The site falls within the Intermediate Noise District under the Noise Bylaw

Neighbourhood Compatibility:

- The subject building is located on a triangular block bounded by Douglas, Blanshard and Belleville Streets. The property has frontages on Douglas Street as well as Blanshard Street.
- The building was converted from the Queen Victoria Hotel to a rental apartment building with 146 suites in 2013. Council approval was given for a reduced parking requirement per suite with the provision of two car share stalls on-site.

Immediately adjacent land uses are:

- North: The Landmark strata apartment building (30 units)
- South: Currently vacant (a rezoning proposal for an apartment building (133 units) oriented to seniors and ground floor commercial space was discussed at a JBNA CALUC meeting held on June 15, 2015)
- East (across Blanshard Street): St. Ann's Academy grounds and offices
- West (across Douglas Street): The Royal BC Museum grounds and museum building as well as the Glenshiel Seniors Apartments (68 units)

The triangular block on which the building is located is currently occupied by the Landmark condo building to the north with the vacant Crystal Court motel site to the south. Future redevelopment of the Crystal Court site will likely be largely residential in nature. Other nearby residential uses within 100m include an apartment building on Academy Close to the east and townhouses on Superior Street to the south.

Any noise impacts for residents are likely to be near the entrance to the proposed comedy club on Douglas Street. A canopy over the entrance may lessen noise at the entrance. The extent of noise above that of a restaurant will likely depend on whether line-ups are permitted outside the club. The applicant has not provided detailed information on the expected noise impacts or how patron noise would be addressed.

Liquor Control and Licensing Branch

The General Manager of the provincial Liquor Control and Licensing Branch (LCLB) issues liquor licences under the authority of the *Liquor Control and Licensing Act* and regulations. Local government is to provide comments and recommendations to the LCLB on all new liquor-primary licence applications regarding the following criteria:

- a) The location of the establishment;
- b) The proximity of the establishment to other social or recreational facilities and Public buildings;
- c) The person capacity and hours of liquor service of the establishment;
- d) The number and market focus or clientele of liquor-primary licence establishments within a reasonable distance of the proposed location;
- e) The impact of noise on the community in the immediate vicinity of the establishment; and
- f) The impact on the community if the application is approved.

Relevant City Policy / Bylaw

- a) Liquor Licensing Policy;
- b) Liquor Licensing Fee Bylaw.

ISSUES AND ANALYSIS

As stipulated in the *Liquor Control and Licensing Act*, Council has been requested to provide input to the LCLB with respect to this application. Under the City's Liquor Licensing Fee Bylaw and the

City's Liquor Licensing Policy, Council is required to hold a Liquor Licence hearing to receive input on new applications for a Liquor Primary Licence, such as this application.

Under the rules established by the Liquor Control and Licensing Branch, Council can choose to "opt out" of providing comment on this application. As proceeding to opt out is contrary to the City's Policy on Liquor Licensing, that option has not been further explored in this report.

Within a 2 block radius of the proposed business, there are 9 other Liquor Primary Licensed establishments with a total patron capacity of 7,458 seats. Two businesses hold 2 licences each, and one establishment is a private club and does not serve liquor to the general public. Details are set out in the table:

VENUE	HOURS	SUNDAY HOURS	SEATING	TYPE
Chateau Victoria Hotel 740 Burdett Avenue	11am – 1am	11am – midnight	119	Hotel
Executive House Ltd. 777 Douglas Street	9am – 1am (patio is 11pm)	9am – 1am (patio is 11pm)	241	Hotel
Polo Lounge (Executive House Ltd.) 777 Douglas Street	9am – 1am	9am -1am	40	Lounge
Empress Hotel 721 Government Street	11am – 1am	11am – midnight	166	Lounge
Royal BC Museum Corp. 675 Belleville Street	10am – midnight	10am – midnight	2,800	Cultural Centre Municipal
Union Club of BC 805 Gordon Street	11am – 1am	11am – midnight	759	Club - Private
Victoria Conference Centre 720 Douglas Street	9am – 2am	9am – midnight	1,969	Cultural Centre Municipal
Victoria Conference Centre at Crystal Garden 713 Douglas Street	9am – 1am	9am – 1am	1,150	Cultural Centre
The Vic Theatre 808 Douglas Street	6pm – 11pm	6pm – 11pm	214	Lounge

The City has received and processed 5 Liquor Primary liquor licence change applications since April 1, 2015. Two of these (including this application) are for new licenses totalling 241. The other 3 applications were for changes to hours of liquor service, with no impact on occupant load.

Bylaw Enforcement

The Bylaw and Licensing Services Division has no concerns with the application. If this application is ultimately approved, the applicant would need to complete a Good Neighbour Agreement in accordance with the requirements of the Business Licence Bylaw. This would become a condition of their City-issued business licence.

Citizen Engagement and Strategic Planning

The Community Development Coordinator provided the following comments:

- The proposed operation is close to prospective customers at the downtown conference centre, hotels and other entertainment venues.
- The type of business proposed would serve to add vitality and help diversify the business offering in this area of the downtown.
- Adjacent land uses are generally focused on daytime operation or are hotels.
- A degree of concern can reasonably be expected with regard to hotels across the street and a proposed 15 storey seniors' housing project at 701 Belleville Street.

- It is assumed that as the proposed licensed venue is co-located in an apartment building, management will ensure residents are not unduly disturbed.
- The proposed closing time of 1:00am seven days a week can be considered a concern in residential areas where sound and behaviour problems are possible.
- A comedy club may not have the same noise issues as a live music venue, however, if the comedy club fails, the licence will remain intact and could be the site of a more problematic type of use in terms of sound and behaviour. For example, live music and dancing is allowed without special permission "*unless otherwise restricted by the general manager.*"
- Considerations may therefore be made to: restrict licensed activities to a red-lined area where impacts to neighbours are unlikely; restrict closing times to 12:00am Sunday to Thursday; and/or request the general manager preclude live music and dancing at this time.

Engineering & Public Works Department

The Engineering & Public Works Department has no concerns with this application.

Sustainable Planning and Community Development Department

While recreation and tourism-related uses are envisaged in the Official Community Plan, the Sustainable Planning and Community Development Department does not believe that a comedy club is a good fit with the land use within this residential enclave on the edge of Downtown, given the significant number of residents currently living in the subject building and nearby with more residents likely in future.

It seems likely that noise impacts can be expected above the noise impacts of a restaurant, and a location within downtown would be a better candidate for this type of business. If a comedy club use is to be given further consideration by Council, information should be provided on the operation of the comedy club and how noise from patrons would be addressed.

Police

The Victoria Police Department expects there would be noise-related conflicts between residents and patrons exiting the premise at closing. Assuming that the appropriate consultation has been done with neighbours to address this issue, the Police Department does not object to the proposed application.

Public Engagement and Consultation

If Council endorses the recommendation of this Report, in accordance with the City's Liquor Licensing Fee Bylaw and Liquor Licensing Policy, all owners and occupiers of property within 100 metres of the applicant's location will be solicited by mail to provide input regarding this application and invited to attend the Liquor Licence Hearing. In addition, the business will be required to display posters at the access points to their proposed business location for a minimum 3 week period which will also invite the Public to provide input to the City with respect to this application and to attend the Liquor Licence Hearing.

Official Community Plan

The proposed use of the property is consistent with the *Official Community Plan* objectives for this neighbourhood, the Downtown Core Area Plan, and the 9 (HC) Inner Harbour District.

Strategic Plan 2015 – 2018

The applicant's proposed business model, which features live comedy entertainment, a unique offering in the city, is consistent with Strategic Plan Objective #10 - *Nurture Our Arts, Culture and Learning Capital*.

There is no expenditure impact on the Financial Plan.

CONCLUSIONS

As required under the City's bylaws and policy, the staff review has been completed and has identified no barriers to this application proceeding to the next step – public consultation via a Liquor Licence hearing before Council.

If the recommendations are approved, staff will arrange to receive public input via a Liquor Licence hearing, in accordance with City policy, within 30 days. A final Report to Council would be prepared and submitted summarizing the results of the Liquor Licence Hearing. This report will also provide a draft Resolution for submission to the Liquor Control and Licensing Branch for Council's consideration.

Respectfully submitted,


Janice Schmidt
Manager, Legislative Services


Jocelyn Jenkyns
Deputy City Manager

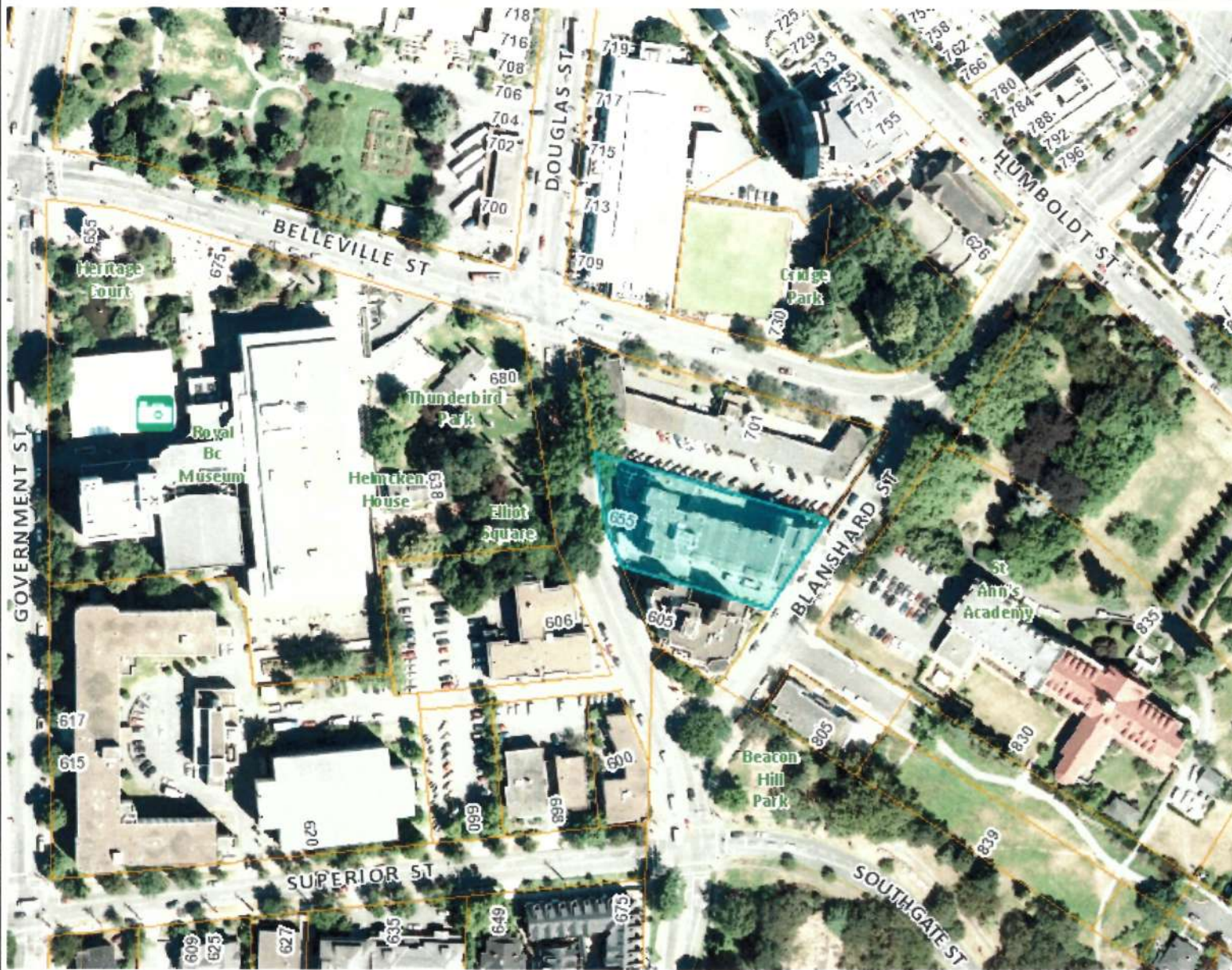
Report accepted and recommended by the City Manager: _____

Date: _____


October 7, 2015

List of Attachments

- Appendix A – Aerial photograph (map) of the property and surrounding area
- Appendix B – Application Summary prepared by LCLB
- Appendix C – Letter of Intent from applicant



Legend

 Victoria Parcels

1: 2,069



Notes

105 0 53 105 Meters

NAD_1983_CSRS_UTM_Zone_10N

Public domain: can be freely printed, copied and distributed without permission.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



APPLICATION SUMMARY
For Applicant and Local Government/First Nations

Date: July 29, 2015

Job #26305604-1

Created by: Janine Lind

Re: Application for a Liquor-Primary (LP) Licence
Applicant: Licensed to Laugh Productions Inc.
Proposed Location: 665 Douglas Street, Victoria
Proposed Establishment Name: yuk Yuk's Victoria

1. APPLICATION INFORMATION

Date application deemed complete: July 23, 2015

Local Government Jurisdiction: City of Victoria

The primary business focus of the proposed establishment: Entertainment

Total person capacity/occupant load requested: Person 01 = 211 persons
(this number includes patrons plus staff)

Hours of Operation requested:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM

Terms and Conditions and/or Endorsements Requested:

- Minors not permitted, other than entertainers.

2. APPLICANT ELIGIBILITY AND SUITABILITY INFORMATION (Fit and Proper)

Applicant has met the eligibility and suitability requirements of the Liquor Control and Licensing Act (LCLA) as well as Liquor Control and Licensing Policy section 3.2.

3. LOCATION/SITE FACTORS

The following sections are compiled from information provided by the applicant except where indicated otherwise.

The legal description of the proposed site is: PID 003-883-141, Lot 1 of Lots 576 and 1269, Victoria City, Plan 17229. The proposed licensed area is identified on the attached floor plans.

See the attached **Applicant's Letter of Intent** for details of the proposed Liquor Primary establishment, including the following details:

- a) **Business Focus or Purpose**
- b) **Target Market**
- c) **Composition of the Neighbourhood and Reasonable Distance Measure**
- d) **Benefits to the Community**
- e) **Noise in the Community**
- f) **Impact on the Community**
- g) **Other impacts, comments or requests**

Please note that the applicant's letter of intent is attached to this report for reference purposes. The information or statements included in the letter of intent have not been confirmed unless otherwise stated in this report.

Community Indicators

Contravention Statistics

- The Liquor Control and Licensing Branch can provide contravention statistics for liquor primary and liquor primary club establishments within your area upon request.

POPULATION AND SOCIO-ECONOMIC INFORMATION

- Circle population statistics for 2001 and 2006 are available from BC Stats by emailing your request to BC.Stats@gov.bc.ca
- BC Stats Community Facts includes the BC Benefits recipient and EI Beneficiary statistics and is available at <http://www.bcstats.gov.bc.ca/data/dd/facsheet/facsheet.asp>

4. PUBLIC INTEREST

In providing its resolution on the proposed Liquor Primary application, local government must consider and comment on each of the regulatory criteria indicated below. The written comments must be provided to the general manager by way of a resolution within 90 days after the local government receives notice of the application, or any further period authorized by the general manager in writing.

Section 10 of the Liquor Control and Licensing Regulation states that local government or First Nation must consider and comment on each of the following criteria:

- a) The location of the establishment;
- b) The proximity of the establishment to other social or recreational facilities and public buildings;
- c) The person capacity and hours of liquor service of the establishment;
- d) The number and market focus or clientele of liquor primary establishments within a reasonable distance of the proposed location;
- e) The impact of noise on the community in the immediate vicinity of the establishment; and
- f) The impact on the community if the application is approved.

The local government or first nation must gather the views of residents in accordance with section 11.1 (2) (c) of the Act and include in their resolution:

- (i) the views of the residents,
- (ii) the method used to gather the views of the residents, and
- (iii) its comments and recommendations respecting the views of the residents;

The local government or first nation must provide their recommendations with respect to whether the licence should be issued and the reasons for its recommendations.

The resolution must be provided to the general manager within 90 days after the local government or first nation receives notice or any period authorized by the general manager in writing.

A sample resolution template and comments are enclosed as attachments 2 and 3 to this report for reference purposes.

For use by Liquor Control and Licensing Branch:

5. REGULATORY CONSIDERATIONS

Liquor Control and Licensing Act, sections: 11, 16 and 18

Liquor Control and Licensing Regulations sections: 4, 5, 6, 8, 10

6. POLICY CONSIDERATIONS

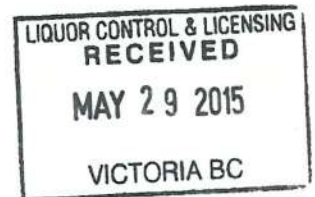
Policy Manual Section 3.2 Applicant Eligibility Assessment

Policy Manual Section 3.3 Site and Community Assessment

Policy Manual Section 3.4 Building Assessment and Issue of a Licence

ATTACHMENT 1

APPLICANT'S LETTER OF INTENT



APPLICATION FOR A LIQUOR PRIMARY LICENSE

**AT: YUK YUK'S VICTORIA
665 DOUGLAS STREET
VICTORIA, B.C. V8T 1A8**

APPLICANT: LICENCED TO LAUGH PRODUCTIONS INC.

LETTER OF INTENT FOR A NEW LIQUOR PRIMARY LICENCE MAY 28, 2015

INTRODUCTION

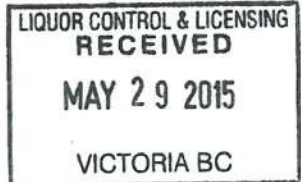
The applicant is applying for a liquor primary license to be located inside the existing building located at 665 Douglas Street to create a Yuk Yuk's Comedy Club. The proposed establishment will have a proposed capacity of approximately 211 persons and there will not be a patio.

The location at 665 Douglas Street was previously licensed as Samuel's Dining Lounge (FP #017570). The site is on the ground floor of what was previously the Queen Victoria Hotel. The building is no longer a hotel but rather an apartment building.

Licensed to Laugh Productions Inc. is a franchisee of Mark Breslin's Yuk Yuk's Inc.. As such, they will provide customers with entertainment in the form of stand-up comedy. The focus is to provide a new style of entertainment that does not exist in Victoria. The concept is to provide snacks and beverages to customers as they enjoy watching comedians from across the country. Each show will last approximately 90 minutes and most nights (Friday-Sunday) will consist of two shows. Customers will be able to arrive one hour prior to the first show and 30 minutes prior to the second show.

Enclosed with this Letter of intent is a letter dated April 8, 2015 from Mr. Jeff Silverman, President of Yuk Yuk's Inc. which supports this application and sets out the very positive record their Clubs have in 15 locations across Canada.

The applicant intends to operate this upscale comedy club establishment which will cater to the diverse population and business community of Victoria and Tourists visiting Victoria.



The site is ideal for a Yuk Yuk's comedy club in that it is located in the Downtown core of Victoria in close proximity to the major Hotels, The Convention Centre, the Royal B.C. Museum, The Legislature and inner Harbour tourist destinations as well as office buildings and restaurants.

The proposed hours of licensing for the establishment are 9:00 a.m. to 1:00 a.m., Monday through Sunday

TARGET MARKET

The target market will include Victoria residents, the Victoria business community and tourists visiting Victoria.

The target market group will be primarily over 25 years of age with a variety of occupations.

The establishment, because of its unique entertainment in the Victoria market, will also cater to family and business celebratory functions such as Anniversaries, office functions and Christmas parties. Because of the proximity to the Provincial Legislature, Yuk Yuk's will cater to the provincial government for retirement and political events. The venue could also be used for fundraising events by various community groups.

HOSPITALITY/TOURISM DEVELOPMENT FACTORS

As the new proposed liquor primary licensed establishment is located in downtown Victoria, the comedy club will contribute to the hospitality/tourism development in the city of Victoria by providing a unique and interesting entertainment venue for visitors to attend.

Victoria does not have a comedy club. Yuk Yuk's will fill that void and a venue that will enrich and compliment other Victoria Hospitality and Tourism venues.

BENEFITS TO THE COMMUNITY

The applicant's proposed establishment will benefit the community in the following ways:

- Yuk Yuk's will further diversify the entertainment venues available in Victoria;
- Employment opportunities for residents of Victoria;
- Provide a source of additional tax revenue for the city, the provincial and federal governments;
- Provides an additional venue for community events, fundraisers and special events;
- Involvement in community sponsorships and activities;
- Compliment other nearby businesses in the area;
- Provide a venue for comedians to perform and therefore support local artists in moving their careers forward.

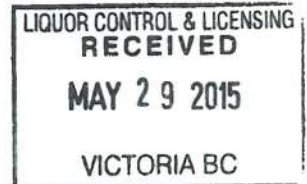
COMPOSITION OF THE NEIGHBOURHOOD

The proposed site of Yuk Yuk's Victoria is in an area that is predominantly Park, community and Residential. The site is on the edge of Downtown Victoria, close to Beacon Hill Park, Thunderbird Park (across the street) with Motels, Residences and offices in the area. It is predominantly a Tourist area because of the proximity to the Inner Harbour, Legislative Buildings, Royal B.C. Museum, Parks and the Conference Centre.

SOCIAL FACILITIES & PUBLIC BUILDINGS

Given as the site is in an urban commercial and residential area, the proposed site is close to several social facilities and public buildings. These include the following:

- Cridge Park (1 block away)
- Broughton Street Library (2 blocks away)
- Church (1 block away)
- Beacon Hill Park (2 blocks away)
- Thunderbird Park (across the street)
- Victoria Conference Centre (2 blocks away)
- St. Anne's Academy – National Historic Site (1 block away)
- Royal B.C. Museum (1 block away)
- Empress Hotel (2 blocks away)
- South Park Family School (Elementary) (1 ½ blocks away)
- Legislature Buildings (2 blocks away)



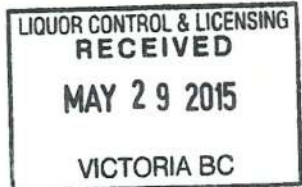
Attached are maps of Victoria showing the site and the proximity to the various social facilities and public buildings.

The applicant submits that the proposed establishment will not impact negatively on any of the surrounding social facilities and public buildings as it will primarily cater to a mature clientele and evening operations.

The proposed comedy club will have a capacity of approximately 211 seats in size. There is no patio. Therefore, it is not expected to have a negative impact on the surrounding social facilities and public buildings.

Comedy Club type establishments do not typically create a problem for social facilities and public buildings. Also, the sale and consumption of liquor is not the focus of the business of Yuk Yuk's Comedy Clubs but rather an added amenity to the comedy entertainment. Yuk Yuk's is in other jurisdictions and do not cause any problems in their community.

The proximity to social facilities and public buildings is a factor that the city of Victoria will consider when it assesses this application.



NOISE IN THE COMMUNITY

The applicant will be required to comply with the city of Victoria's Noise Bylaw. Also, the concept of a Stand Up comedy club does not result in excessive noise as patrons have to hear the Comedian on stage. Also the room is relatively small and caters to an older clientele. Therefore, this should not be any noise impact on the community.

ZONING – COMMERCIAL / RESIDENTIAL LIGHT OR HEAVY INDUSTRIAL

Attached to this letter of intent is a zoning map of the area. This site is zoned CA-9 Queen Victoria Hotel District and a liquor primary licensed establishment is a permitted use at this site. This has been confirmed with the City of Victoria. The location is in an area of Victoria that is best described as being a mixed commercial and residential area. It is not industrial. Therefore the property will not have to be rezoned. This is also a factor the city will consider when they assess this application.

OTHER LIQUOR PRIMARY LICENSED ESTABLISHMENTS IN CLOSE PROXIMITY

As the proposed site is in downtown Victoria, the appropriate proximity factor should be a two block radius. The following is a list of liquor primary licensed establishments we have identified within this radius (2 block radius) that would be considered relevant to this application:

<u>Licensed Establishment</u>	<u>Address</u>	<u>Establishment Type</u>	<u>License #</u>	<u>Distance</u>
Victoria Conference Centre at Crystal Garden	720 Douglas Street	Cultural Centre	LP 133237	1 block away
Victoria Conference Centre	713 Douglas Street	Convention Centre	LP 303380	1 block away
Union Club of B.C. (Private Club)	805 Gordon Street	Club	LP 059830	2 blocks away
Executive House Hotel	777 Douglas Street	Hotel	LP 064730	2 block away
Polo Lounge (Executive House Hotel)	777 Douglas Street	Lounge	LP 305243	2 block away
The Vic Theatre	808 Douglas Street	Lounge	LP 306128	2 blocks away
Chateau Victoria Hotel	740 Burdett Avenue	Hotel	LP 002139	2 block away
Fairmont Empress Hotel	721 Government Street	Hotel	LP043531	2 block away

Enclosed is a map showing their proposed site is relative to these other Liquor Primary Licensed venues. Due to the specialized nature of the comedy club the proposed establishment should not impact on the other liquor primary establishments within the area.

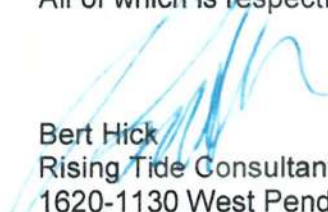
Indeed an upscale comedy venue will compliment many of these other Licensed establishment such as the Conference Centre. The Vic Theatre caters only to persons who paid admission to see a movie.

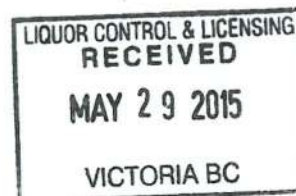
OTHER FACTORS

The applicant also submits the following additional factors for consideration:

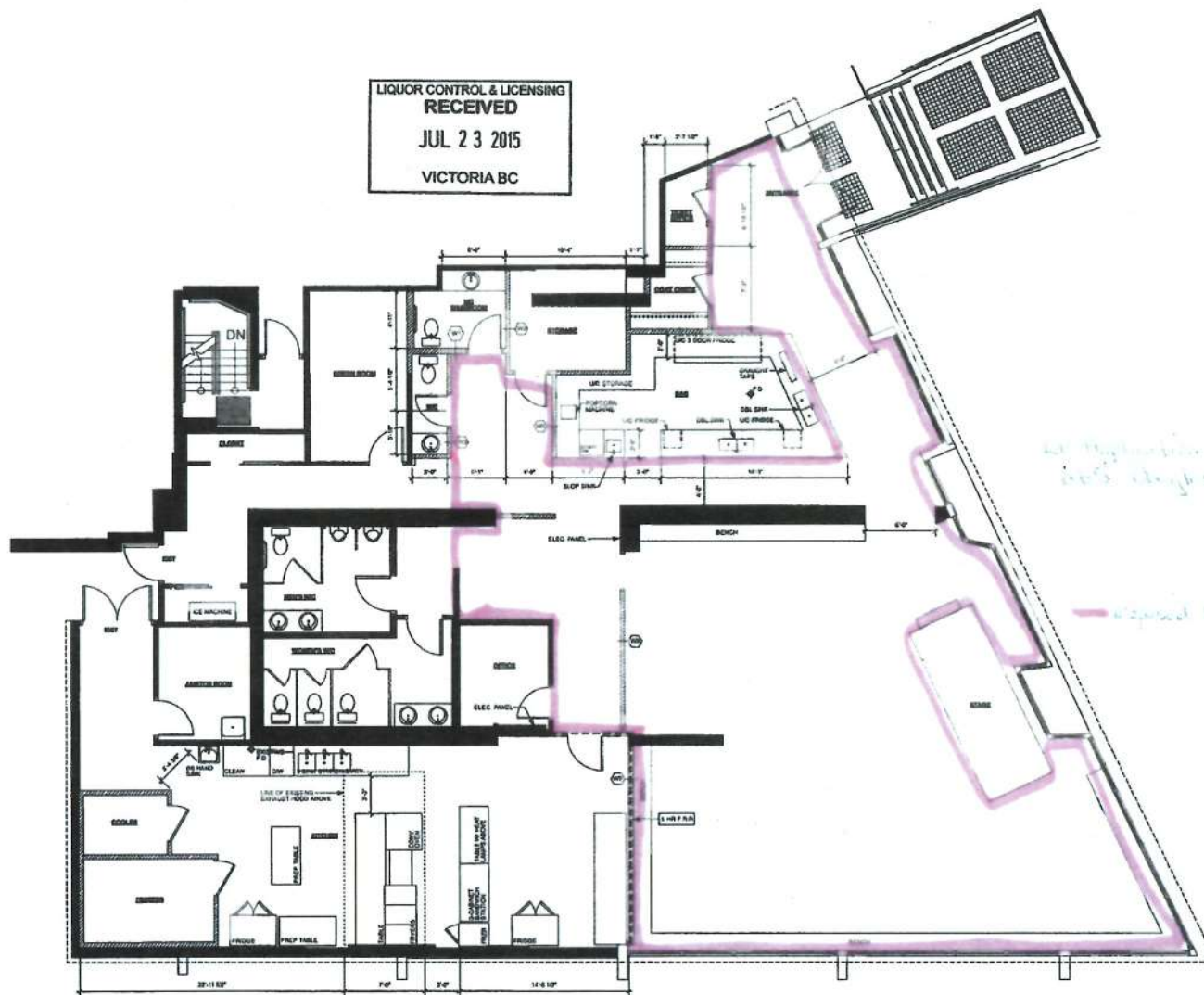
- The venue is for an stand-up comedy club concept and will not be a nightclub;
- The experience is that comedy club venues do not to create problems in the community;
- Liquor service is an added amenity to the focus of the business which is provided stand up comedy.
- The site was previously a licensed establishment.

All of which is respectfully submitted this 28th day of May 2015.


Bert Hick
Rising Tide Consultants Ltd.
1620-1130 West Pender Street
Vancouver BC V6E 4A4



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1 NEW FLOOR PLAN
 A2.0 Scale: 1/32"

LEGEND

FAC OPERATOR: [Symbol] [Symbol]

DEMOLITION: [Symbol]

EXISTING PARTITION: [Symbol]

NEW PARTITION: [Symbol]

APPROVALS

1. [Symbol] 2. [Symbol]

3. [Symbol] 4. [Symbol]

5. [Symbol]

NOTES: ALL DIMENSIONS TO BE VERIFIED ON SITE

EQUIPMENT SCHEDULE

SLOP SIDE:



FINLAYSON
 BONE
 ARCHITECTS LTD.
 1001 York Street, Suite 101
 Victoria, BC V8W 2M4
 Phone: 250-464-8324
 Fax: 250-464-1279
 Email: info@finlaysonbone.com

Rev: 1
 Date: May 19, 2015

Project Name:
YUK YUK'S
COMEDY CLUB
 400 BELL STREET
 VICTORIA, BC

Project Title:
NEW FLOOR PLAN

Drawing No.: **A2.0**

Project No.: **15029**

LIQUOR CONTROL & LICENSING
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VICTORIA BC


LEGEND - FOR FLOORING INFORMATION SEE DRQ, ASD, AIR + AIR SPECIFICATION


ABBREVIATION LEGEND

NEW PARTITION/ WALL - SEE WALL SCHEDULE
DOOR NUMBER - SEE DOOR SCHEDULE
NEW WINDOW NUMBER - SEE

[illegible]

HALL / DOOR POOR

 NEW STEEL STRIP WALL/
PARTITION/ NEW DOOR -
SEE DRG. A-10

 NEW MASONRY PARTITION/
NEW DOOR - SEE DRG. A-10

LASTED WALL/ DOOR

CASINO LEGEND

AT VEHICLE PARKING STALLS
(TOTAL)


BI-CYCLE RAMP SYSTEM -
84 CAPACITY TOTAL
LAYOUT BY ADVANCE INC.
RACON, OR 97130

4420 J. Neurosci., July 26, 2006 • 26(30):4413–4420

END ROOM LEGEND

SITE 120PM

NEW RESTAURANT ENTRY
DECORATIVE STONE SPILL ON
NEW LONG SLAB ON GRADE
SEE DETAIL 5/ A-05

 EXISTING VEGETATION

Discussion

3 - 240/240/240mm PRECAST
CONCRETE PLANT BED
PROVIDE FURNISH GLEVE
IN NEW ROAD JUNE

NEW TRENCH DRAIN & CONCRETE

SLOPED CONC. TYPING
FLOOR INFILL WAS 20mm
CONC. ON ROADING TO SURF
RESTAURANT RENOVATION
NOT IN CONTRACT

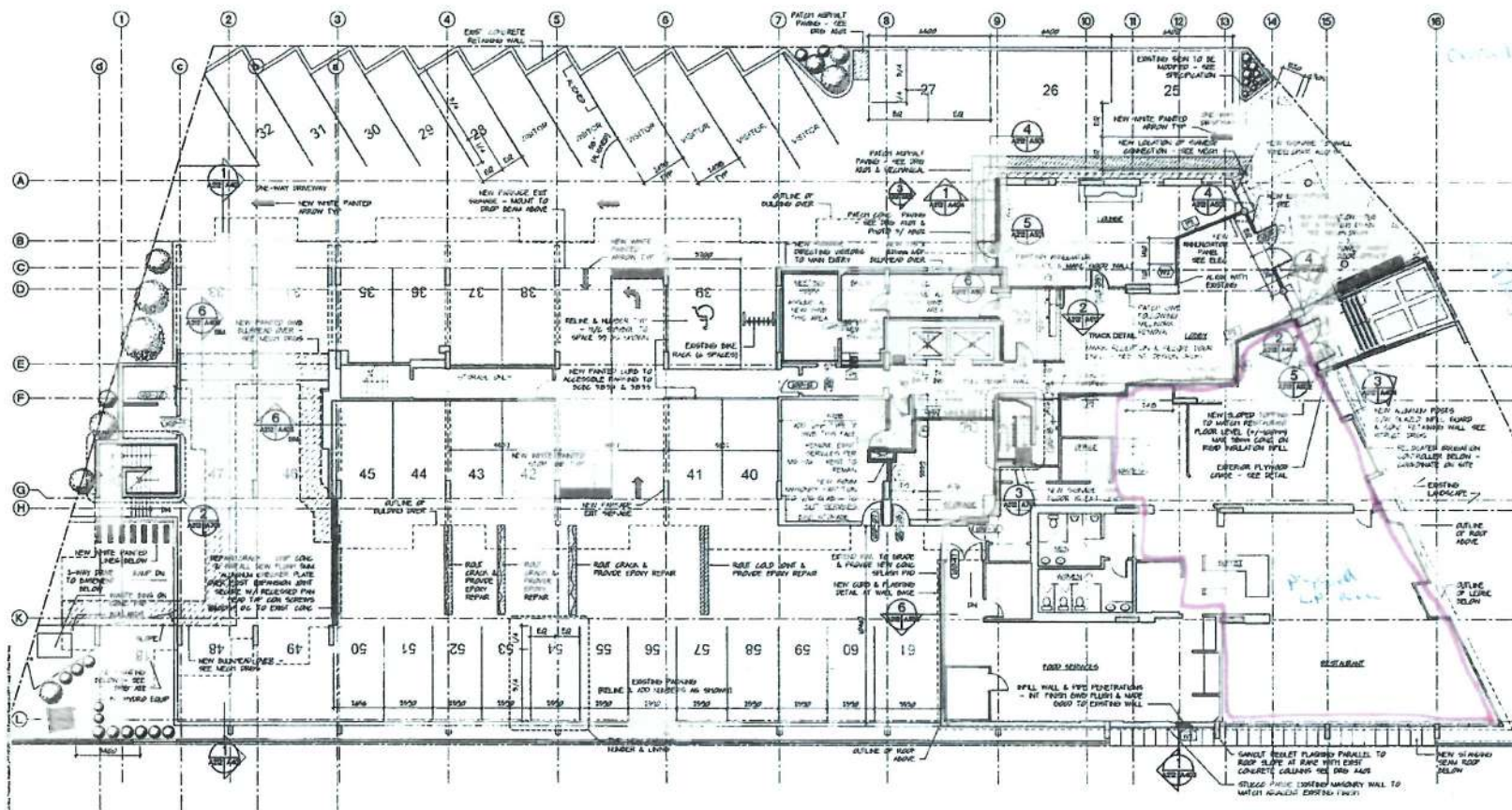
NEW BLINDHEAD TAIL FLOORS
APT - SEE MEANS DRUGS &
OPIUM, A/ ADMS

SITE REPORT

NEW WHITE LINE PAINTWORK
AS NOTED - SEE
SPECIFICATION

31

52 |



LEVEL 1 - FLOOR PLAN / PARKING LAYOUT

insideout
Planning and Architecture Inc.

2356 Jarvis White Boulevard
Sidney, BC Canada V8L 6A1
phone: (250) 856-0540
fax: (250) 856-9332
email: info@insideout.ca
www.insideout.ca

THE Q
655 DOUGLAS STREET,
VICTORIA BC

FILE

LEVEL 1
FLOOR PLAN
PARKING LAYOUT

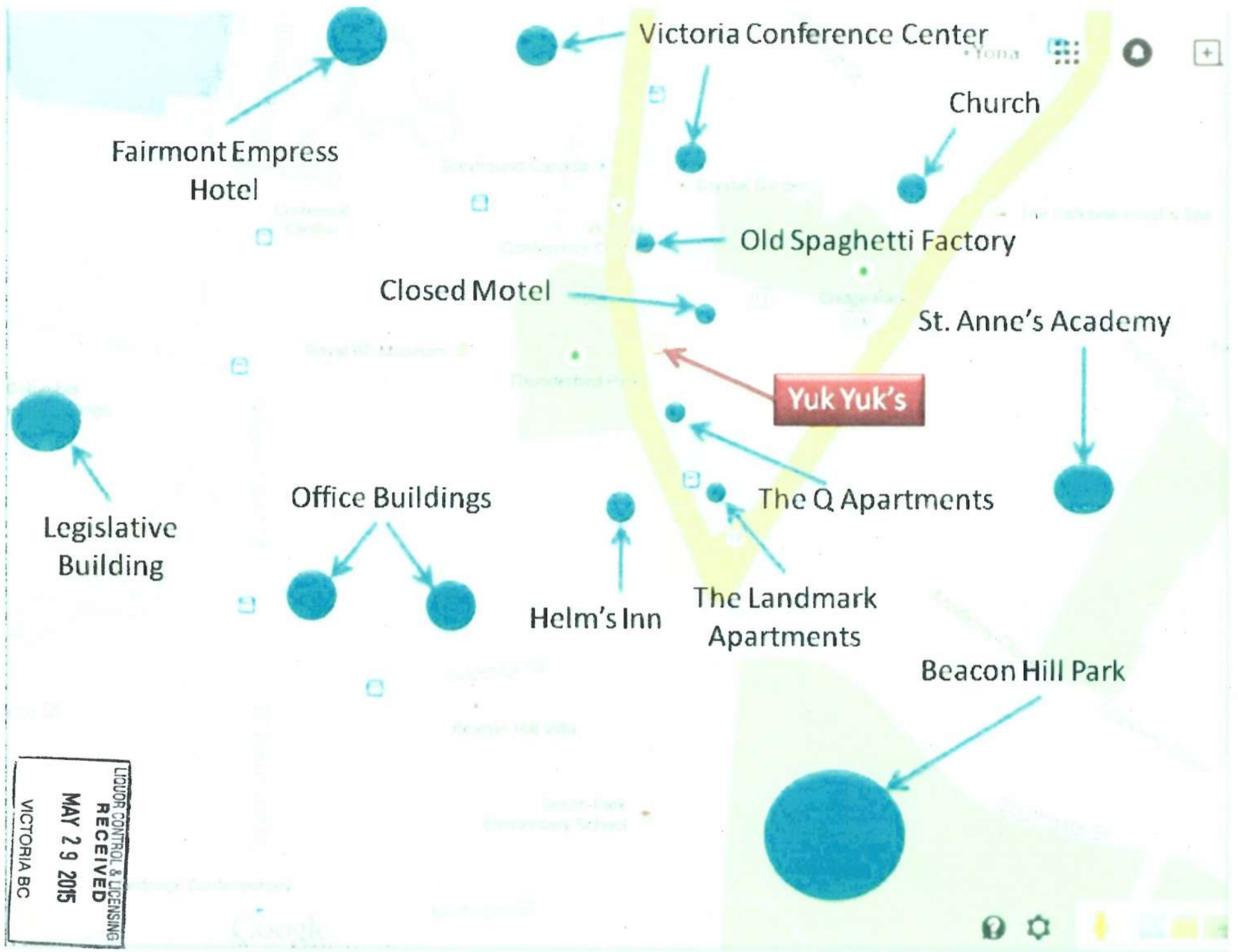
PROJECT NO:	1341
DATE ISSUED:	MARCH 1 1994
SCALE:	1" = 100' (NOT TO SCALE)
DRAWN BY:	ME / JCB
CAD FILE:	1341.DWG (NOT TO SCALE)

ISSUED FOR: DRAWING NO. A21



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