



Experts in liquor licensing for the success of your business

November 18, 2015

VIA EMAIL

Mayor Lisa Helps and Members of Council
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

Dear Mayor Helps and Members of Council:

**Re: Application for a Liquor Primary Licence for Yuk Yuk's Comedy Club
at 665 Douglas Street, Victoria, BC, V8V 0B6 (former Samuel's
Restaurant)**

We are assisting the applicant: Licenced to Laugh Productions Inc. in regard to their application for a liquor primary licence for Yuk Yuk's Comedy Club for the City of Victoria.

The applicant is applying for a liquor primary license to be located inside the previous Samuel's Restaurant site 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.

The location at 665 Douglas Street was previously licensed as Samuel's Dining Lounge which held a Food Primary liquor licence for 215 persons.

Licensed to Laugh Productions Inc. is a franchisee of Mark Breslin's Yuk Yuk's Inc. The establishment will provide customers with entertainment in the form of stand-up comedy in a theatre format. The focus is on the comedy entertainment and food & beverage service is offered as an added amenity to customers as they enjoy watching comedians both local and from across Canada and the United States. Yuk Yuk's caters to an older (over 35) mixed demographic which will include tourists, business people and residents of Victoria. It will provide a comedy entertainment venue that does not presently exist in Victoria. The venue will support local comedians and help them develop their talent.

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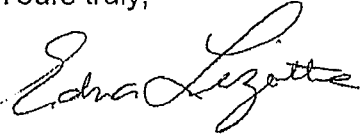
Each show will last approximately 90 minutes and some nights (Friday-Sunday) will consist of two shows.

The applicant has the support of the Victoria Chamber of Commerce and Tourism Victoria (copies attached).

We are presently in discussions with the James Bay Neighbourhood Association. We would welcome an opportunity to meet with you to discuss this exciting new entertainment venue for Victoria and the measures we have taken to ensure it is a positive benefit to the community. We will make ourselves available for your schedules.

We are anticipating being on the agenda for the December 10th, 2015 Public Hearing and would be pleased to meet directly with the Mayor and Council prior to that date to discuss this application in further detail.

Yours truly,


for Bert Hick
President

RISING TIDE CONSULTANTS LTD.

BH/el



November 3, 2015

Mayor and Council
#1 Centennial Square
Victoria, BC V8V 1P6

RE: Yuk Yuk's Victoria - primary liquor license application

Dear Mayor Helps,

The downtown area of Victoria is home to the main entertainment area for the region. It is important that the entertainment district remain vibrant to support our concept of community. Ongoing investment in new activities is an important aspect of keeping the entertainment area vibrant. The Chamber supports the concept of a comedy club in downtown Victoria

The proposal to establish a dedicated club at 655 Douglas represents a significant opportunity. The proponent has chosen to associate with a successful franchise and this association will increase the likelihood of success of the business while providing proven operating procedures. The Yuk Yuk's franchise will bring to Victoria comics from major centres such as Toronto, Los Angeles and New York. In addition there will be the opportunity to develop a local pool of comics.

The Chamber has not examined the feasibility of the location or its suitability as a liquor primary premises. We believe Yuk Yuk's Victoria has potential to contribute to the diversity and growth of our entertainment sector, support existing businesses, and provide opportunities for local performers.

We encourage Victoria Council to give full consideration to this application.

Sincerely,

Bruce Carter
CEO

October 9, 2015

City of Victoria
Legislative & Regulatory Services Department
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Janice Schmidt
Manager, Legislative Services

Or by email to: jschmidt@victoria.ca

Dear Ms. Schmidt:

RE: Yuk Yuk's Comedy Club Liquor Primary Licence Application
At: 665 Douglas Street, Victoria B.C. V8V 0B6
Applicant: Licenced to Laugh Productions Inc.

I live in the immediate area and I support the application for a Yuk Yuk's Comedy Club to be located in our area.

I understand that this venue will focus on comedy entertainment, which would be a unique offering and is not provided by any other establishment in our area. Also, it would be a great place to go for comedy entertainment during the evenings.

I would encourage the approval of this application.

Yours truly,

Arturo Garcia
Name

#301-906 Southgate St Victoria BC
Address V8V 2Y2

[Signature]
Signature

October 9, 2015

City of Victoria
Legislative & Regulatory Services Department
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Janice Schmidt
Manager, Legislative Services

Or by email to: jschmidt@victoria.ca

Dear Ms. Schmidt:

RE: Yuk Yuk's Comedy Club Liquor Primary Licence Application
At: 665 Douglas Street, Victoria B.C. V8V 0B6
Applicant: Licenced to Laugh Productions Inc.

I live in the immediate area and I support the application for a Yuk Yuk's Comedy Club to be located in our area.

I understand that this venue will focus on comedy entertainment, which would be a unique offering and is not provided by any other establishment in our area. Also, it would be a great place to go for comedy entertainment during the evenings.

I would encourage the approval of this application.

Yours truly,

Stewart Doney

Name

304-415 Michigan Street, Victoria BC

Address

Authentisign


11/24/2015 12:21:03 PM

Signature

TOURISM VICTORIA

Marketing our favourite destination

Janice Schmidt
City of Victoria
Via email: jschmidt@victoria.ca

November 6, 2015

RE: Letter of Support for Yuk Yuk's Victoria

This letter is submitted as Tourism Victoria's support for Yuk Yuk's Victoria as a new experience for visitors to see and do when they visit the destination. Today's traveller looks to experience a wide variety of activities while on vacation, and Yuk Yuk's Victoria could be a great addition to the experiences currently available. If well executed it would offer an authentic, meaningful experience that engages the customer. Our exit surveys and customer feedback suggest visitors are looking for more things to do in the evening.

The Greater Victoria Visitors & Convention Bureau (Tourism Victoria) is the official not-for-profit destination marketing organization that works in partnership with over 885 business members and municipalities in Greater Victoria and surrounding communities in British Columbia, Canada. Tourism Victoria's vision is to be internationally recognized as a leader in sustainable tourism development, ensuring Greater Victoria remains one of the top destinations in the world.

Tourism Victoria is happy to offer this high-level letter of support for Yuk Yuk's Victoria. However, the organization is not political and respects the democratic process of elected officials to make decisions. Tourism Victoria does not get involved in regulatory matters. Please note at this time, Yuk Yuk's is not a member of Tourism Victoria as members must have a permanent address and business license.

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

Sincerely,



Paul Nursey,
President and CEO, Tourism Victoria

Christine Havelka

From: Liquor Licence Email
Sent: Monday, November 09, 2015 10:09 AM
To: Christine Havelka
Subject: FW: Yuk Yuks Victoria 665 Douglas

-----Original Message-----

From: Susan Minaker [mailto: [REDACTED]]
Sent: Sunday, November 08, 2015 2:54 PM
To: Liquor Licence Email
Subject: Yuk Yuks Victoria 665 Douglas

City of Victoria,

I approve of the proposal to establish a new Liquor Primary Licence at the Venue Yuk Yuk's Victoria, 665 Douglas Street. The present location for the future plans of Yuk Yuks, is in a great location in Victoria's downtown core.

A comedy club is a type of entertainment I would like to support and personally enjoy.

A Comedy or Pub is a different social setting than a noisy Night Club.

Diversity of entertainment options in our Victoria downtown core, will give residents and tourists better options of venues to visit and enjoy.

Sincerely,

Susan Minaker
908 - 707 Courtney Street
Victoria, BC
V8W 0A9
[REDACTED]

Sent from my iPhone

Christine Havelka

From: Liquor Licence Email
Sent: Monday, November 09, 2015 10:09 AM
To: Christine Havelka
Subject: FW: Yuk yuk application

-----Original Message-----

From: [REDACTED]
Sent: Sunday, November 08, 2015 2:35 PM
To: Liquor Licence Email
Subject: Yuk yuk application

Hello ,I received a notice to attend a meeting to voice my opinion on their application as I live in The Falls building . I am for their application and would be disappointed if it did not pass . I think the Urban lifestyle requires different entertainment within walking distance . I do not think there clientele would negatively affect nearby residents property values , safety , or lifestyle .

Perry Minaker
908-707 Courtney St
Victoria BC
[REDACTED]
[REDACTED]

October 9, 2015

City of Victoria
Legislative & Regulatory Services Department
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Janice Schmidt
Manager, Legislative Services

Or by email to: jschmidt@victoria.ca

Dear Ms. Schmidt:

RE: Yuk Yuk's Comedy Club Liquor Primary Licence Application
At: 665 Douglas Street, Victoria B.C. V8V 0B6
Applicant: Licenced to Laugh Productions Inc.

I am a resident of the apartment building located above the proposed venue and am supportive of this application.

I understand that measures will be taken (or have been taken) by the landlord and Licenced to Laugh Productions Inc. to reduce the noise element of this proposed venue. They have also agreed to reduce their hours to 12:00 midnight Sunday through Thursday, and 1am Friday and Saturday.

I would welcome a place close by with this type of entertainment.

I am completely supportive of this application. Please approve this application.

Yours truly,

Kathy Khouri
Name

603-655 Douglas St. Victoria BC V8V 0B6
Address

Kathy Khouri
Signature

October 9, 2015

City of Victoria
Legislative & Regulatory Services Department
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Janice Schmidt
Manager, Legislative Services

Or by email to: jschmidt@victoria.ca

Dear Ms. Schmidt:

RE: Yuk Yuk's Comedy Club Liquor Primary Licence Application
At: 665 Douglas Street, Victoria B.C. V8V 0B6
Applicant: Licenced to Laugh Productions Inc.

I am a resident of the down town Victoria area.

I understand that measures will be taken (or have been taken) by the landlord and Licenced to Laugh Productions Inc. to reduce the noise element of this proposed venue. They have also agreed to reduce their hours to 12:00 midnight Sunday through Thursday, and 1am Friday and Saturday.

I would love for this type of establishment to join the down town core.

I am completely supportive of this application. Please approve this application.

Yours truly,

JASON ZIEBART

Name

101-935 Johnson Street

Address

[Signature]

Signature

October 9, 2015

City of Victoria
Legislative & Regulatory Services Department
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Janice Schmidt
Manager, Legislative Services

Or by email to: jschmidt@victoria.ca

Dear Ms. Schmidt:

RE: Yuk Yuk's Comedy Club Liquor Primary Licence Application
At: 665 Douglas Street, Victoria B.C. V8V 0B6
Applicant: Licenced to Laugh Productions Inc.

I would like to register my support for the above Application for a comedy entertainment venue at the proposed site.

There is a need in our community for a quality upscale comedy venue that will be convenient to prospective customers at the downtown conference centre, hotels, and tourist's to the area as well as the residents of the neighbourhood. Yuk Yuk's will contribute to the diversity of our entertainment venues in Downtown Victoria as we currently do not have a comedy club.

Please approve the above application.

Yours truly,

BRANT KNOWLES


Name

9TH FLOOR - 1190 HOUNSLEY STREET

Address

CONCEPT REALTY SERVICES LTD.

Business Name



Signature

October 19, 2015

City of Victoria
Legislative & Regulatory Services Department
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Janice Schmidt
Manager, Legislative Services

Or by email to: jschmidt@victoria.ca

Dear Ms. Schmidt:

RE: Yuk Yuk's Comedy Club Liquor Primary Licence Application
At: 665 Douglas Street, Victoria B.C. V8V 0B6
Applicant: Licenced to Laugh Productions Inc.

I would like to register my support for the above Application for a comedy entertainment venue at the proposed site.

We work closely with assorted business owners, landlords, developers, residents, professionals and investors in this community. We believe it's important that Victoria offer a diverse cross section of entertainment options to ensure a vibrant community. One thing that our City currently lacks is a quality upscale comedy venue that will be convenient to delegates visiting the conference centre, hotel guests, and tourists to the City. Yuk Yuk's will also service residents and professionals alike and contribute to the diversity of entertainment venues.

Yuk Yuk's would be an exciting business to see open in Victoria's downtown core and should be encouraged by the City of Victoria.

Please approve the above application.

Yours truly,



Amanda Neal
DTZ Victoria Real Estate Ltd.
888 View Street
Victoria, B.C.

RECEIVED

NOV - 5 2015

LEGISLATIVE SERVICES

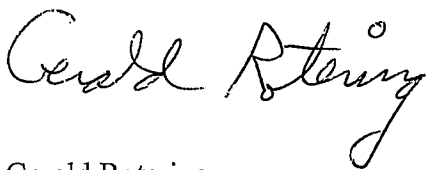
Liquor Licence Hearing,
Regarding Yuk Yuk's Victoria
at 665 Douglas Street

Dear Councillors

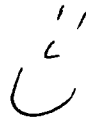
It would be delightful to have a liquor-licenced comedy club barely two city blocks from the 202-suite Orchard House Tower where I make my home. Just as I occasionally walked to the restaurant that previously occupied that space, I and friends in James Bay will certainly walk over for an evening's comedy entertainment; 'delightfully convenient.

It's unlikely that noise will be an issue from a comedy club, as these are not known for brawls or rowdy after-hours behaviour. Half the crowd will be locals who will likely walk home, and the other half will be tourists who will be mostly walk to nearby hotels. We who live nearby should gladly put up with the occasional after-show guffaw or laughter from attendees.

As a nearby resident, I think the proposal is a fine idea.



Gerald Rotering,
#807 Orchard House Tower,
647 Michigan Street,
Victoria, B.C., V8V 1S9



Christine Havelka

From: Pam Madoff (Councillor)
Sent: Wednesday, November 11, 2015 2:13 PM
To: Christine Havelka
Subject: Fwd: Yuk Yuks comedy club
Attachments: 010105b_wink.gif; butterfly_top.gif; butterfly_bottom.gif

FYI

Pamela Madoff

Begin forwarded message:

From: norma hill <[REDACTED]>
Date: November 11, 2015 at 1:20:03 PM PST
To: <malto@victoria.ca>, <ccoleman@victoria.ca>, <bisitt@victoria.ca>, <jloveday@victoria.ca>, <mlucas@victoria.ca>, <pmadoff@victoria.ca>, <cth Thornton-joe@victoria.ca>, <gyoung@victoria.ca>
Subject: Yuk Yuks comedy club

I live at 605 Douglas in the condominium called The Landmark, right next door to the Q apartments at 655 Douglas. I understand that council is reviewing a proposal to license a Yuk Yuks Comedy Club at 655 Douglas, and I urge you to turn down this proposal. The nighttime noise will make it difficult for us and for the seniors living across the street at the Glensheil to get a decent night's sleep. I am 72, living alone, and do not want this comedy club in my neighbourhood. Sincerely, Norma Hill

Norma Hill



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Christine Havelka

From: Margaret/Gresta [REDACTED]
Sent: Tuesday, November 10, 2015 9:50 AM
To: Liquor Licence Email
Subject: 665 Douglas and more

Tuesday November 10, 2015

Re- 665 Douglas Street-

When I received the notice from the City of Victoria last week that a Comedy Club was looking for a liquor licence a block from my apartment, my first thought was of all the rowdies who might leave the club and then carouse through my neighbourhood on their way home.

My second thought was that a club that wants a liquor license for 211 patrons and staff would bring a lot more private automobiles into the area, which is, as you know on the very edge of the James Bay and Fairfield neighbourhoods. Does the Q building have 100 or so parking spots reserved for the business that moves into the space that Yuk Yuk's is looking for? I assume, since parking is at a premium downtown, and since I know how much folks love using their right to drive, there will be a lot more cars in the already overcrowded streets surrounding my building. I know there are at least 3 pay parking lots within a block of 665 Douglas, and I also know how most people prefer to park for free, along Humboldt and the south end of Quadra, which are already maxed out with cars.

And then finally, I realized that even that was not THE salient point in this case. The most salient point is that 665 Douglas is 6 blocks from Dallas Road which is the very deepest south point of the city of Victoria. 665 Douglas is no place to be opening a specialty club.

Bringing hundreds more cars funnelling all the way through the downtown to get to a spot as deep south in the city as one can get is only going to be a further burden on our traffic problem.

A specialty club like a comedy club is a rare thing in this city, and folks will be driving in to it from everywhere in the CRD. Therefore the reasonable and environmentally smart place to put such a club would be as close to the rest of the CRD as possible.

The area around the Uptown is more accessible to the other cites and even the south sections of Douglas or Government past Caledonia would be more fitting. Those areas also are further removed from people's homes and have more parking.

I do hope the City of Victoria will bear this in mind in all future decisions. It affects our neighbourhood greatly every time there is a marathon or a visit from the Snowbirds or a fireworks event. Funnelling traffic and parking into this edge of the city is becoming more and more of a concern and I am hopeful that the City will one day soon loop roads to discourage traffic to make neighbourhoods like James Bay and Fairfield end destinations rather than cut-through routes.

I write this letter in the hopes that Victoria is working towards becoming a happier, well-thought out, well-laid out city.

Thank you.
Margaret Hess
890 Academy Close

Christine Havelka

From: Dana Batho [REDACTED] >
Sent: Thursday, November 05, 2015 5:25 PM
To: Liquor Licence Email
Subject: Proposed Yuk Yuk's Comedy Club, 665 Douglas

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon, I'm writing because I'd like to express my concern about the proposed Yuk Yuk's in my building (I'm a resident of the Q at 655 Douglas). I only just moved back to Victoria after being away for 25 years. I was medically discharged from the Canadian Forces due to an injury suffered while serving, and I chose to relocate from Ottawa back to the island to be closer to family. I chose downtown Victoria as I'm now disabled and have a very hard time walking very far for errands, etc. I specifically chose this building because although it is right downtown and obviously there is some street noise from traffic, there is very little noise from people outside as we are just on the outer edge of where the tourists go (and there are no pubs or bars immediately next to us).

I have several concerns about Yuk Yuk's moving into the building. One is the amount of noise that the patrons will bring. They usually do two shows a night, and with around 200 people coming and going for each show, that's a lot of people being brought to my residence. Alcohol will be served and people are encouraged to get noisy and laugh in the shows, so obviously that noise will spill out onto the streets when shows end. I am easily awoken by yelling and such, and because of my disability and the pain I'm constantly in, it's very difficult for me to return to sleep when awoken. I'm also in significantly more pain if awoken suddenly, and I get quite distressed. There is no way that Yuk Yuks can mitigate the amount of extra noise that their patrons will make once outside their venue (and I can only imagine that some of the sound of the shows themselves will travel through the structure of the building to the apartments closest to the club). Further, there is a retirement home directly across the street (the Glenshiel) and the Crystal Court motel is due to become a retirement complex in the next year or so - having a night club in the midst of these two retirement homes is simply impractical and will cause many problems for residents. Despite the proximity to downtown, this is a residential neighbourhood, and people live here exactly because there are no bars or nightclubs in the immediate vicinity. I cannot move again because of any increased noise - the stress and physical pain is simply too much for me to cope with, I chose to live here because it is relatively quiet. Nor can I deal with the physical stress of being awoken at crazy hours by people who have drunk way too much and are carrying the party out onto the street, right outside my window.

Another concern is the increased vehicle traffic. The streets surrounding my building are already very busy, and with almost no crosswalks to get across the street (except at Douglas and Belleville), trying to get across the street to take my service dog for a walk will be much more difficult if there is significantly more traffic circling around the block looking for parking. Also, there is almost no parking available even for the tenants (many have to rent monthly spots at the Crystal Court motel) - if there are that many extra people needing to find parking, many tenants will have their spots stolen by visitors to the club, or those who rent the spots at the motel won't be able to access them. There is a greater chance of there being parking disputes between the residents and the visitors to Yuk Yuks. This building is very safe and very secure, and very well maintained (more reasons why I chose to move here) - the chance that people will leave trash or urinate on the property or generally cause problems is significantly higher if there is a comedy club on the property. I like feeling safe, no matter

what time of day I choose to leave - I don't want to run into a bunch of drunks right outside my door when taking my dog for a walk.

I understand that commercial space is at a premium in downtown Victoria, but this is simply not an appropriate venue for a comedy club. This is a residential neighbourhood, the proposed space is physically part of our residential building, and our living environment will be spoiled if Yuk Yuks (or any bar/club) opens on the property.

Thank you very much.

Dana Batho
Apt 606 - 655 Douglas St
[REDACTED]

Christine Havelka

From: [REDACTED]
Sent: Monday, November 16, 2015 8:33 AM
To: Liquor Licence Email
Subject: the proposed licencing of Yuk Yuks at Q apartments 655 Douglas st Victoria BC V8V 0B6

To Manager , By-Law and Licensing Services, c/o Legislative Services
1 Centennial Square
Victoria, B.C
V8W 1P6

I wish to voice my objection to the licensing of the comedy club "Yuk Yuks" in the said building above. This is my home and to have such a business operate in the building would impact the quality of life for reasons below:

- 1.NOISE LEVEL WOULD BE GREATLY ENHANCED - WE ARE IN THE VALLEY HERE AND THE ECHO FACTOR IS SIGNIFICANT.
2. HIGHER LEVEL OF POLLUTION INCREASED OUTSIDE OUR DOORS AND WINDOWS WILL IMPACT AIR QUALITY.
3. VERY MINIMAL PARKING IN THE AREA SO THERE WILL BE CONGESTION, HONKING AND PERHAPS DISAGREEMENTS.
4. HIGHER TRAFFIC WILL CAUSE SECURITY CONCERNS IN OUR PARKING AREAS AS WELL AS ROAD SAFETY ON THE STREET.
- 5.THIS IS A RESIDENTIAL AREA WITH MANY MATURE FOLKS WHO MAINTAIN A QUIET WAY OF LIFE, A COMEDY CLUB IS NOT A GOOD FIT.
6. YOU ADD THE COMSUMPTION OF ALCLHOL TO ALL OF THE ABOVE THE SITUATION IS EXACERBATED TO SAY THE LEAST!

I do hope you will listen to my objections with care. There has to be a better place for Yuk Yuks to be in this great city other than a residential building far from the entertainment centre of our city.

Sincerely, Harlene Mcpherson
Q Apartments
#512-655 Douglas st
Victoria BC V8 0B6

Christine Havelka

Subject: FW: Licence for Yuk-Yuks at 665 Douglas Street

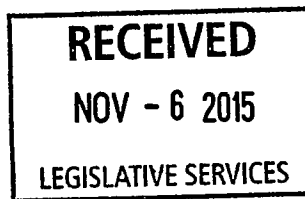
From: Simon Rook [mailto: [REDACTED]]
Sent: Wednesday, November 11, 2015 5:29 PM
To: Liquor Licence Email
Cc: [REDACTED] Joel Johnson
Subject: Licence for Yuk-Yuks at 665 Douglas Street

Dear City of Victoria Licensing Authority,
We are the owners of 701, 605 Douglas Street. We are writing about the proposed Yuk-Yuks comedy club at 565 Douglas Street.
When our building was built it had six too few parking spaces. About five years ago I, as a member and on behalf of our council, tried to get three residents' street parking permits for our area. Besides Blanchard Street there is a small side street called Academy Close that abuts our building which is very little used and could have accommodated us. But you refused, citing the rather spurious argument that we were not actually directly on Academy Close, and also that you did not want more cars downtown. So now you want to open up a 200 seat comedy club next to us which will bring many more cars to our area. This doesn't seem very consistent, does it?
Besides, this is not an area of Victoria known for it's night life. There are other residential buildings in our area which would be affected by the opening of a comedy house that would not close till 1am some nights. When our building was built the City required that we put some "art" up outside. So we have a sign, part of which says: "Night is for sleeping". That's right, for sleeping, not for listening to drunk people exiting a comedy club at one in the morning.
For these reasons we respectfully ask you to reject the liquor license for this establishment.

Yours truly,

Simon Rook and Heather Horne

To: City Council,
City of Victoria,
1 Centennial Square,
Victoria, BC V8W 1P6



November 5, 2015

Re: Liquor License Hearing regarding Application for new Liquor Primary License – Yuk Yuk’s Victoria (Licensed to Laugh Productions Inc.) – 665 Douglas Street

We welcome Yuk Yuk’s Comedy Club to Victoria. It’s great to see alternative forms of entertainment in this city and stand up/improv comedy is good for us all. However, this location and the hours of the liquor primary licence application are poorly thought out.

We, and many others in our neighbourhood, are very familiar with the proposed site, previously a low key hotel dining room (Samuel’s) that closed by 9 PM. This neighbourhood has now shifted from hotel/motel space with ‘intermediate’ noise level designation to a de facto residential zone and this shift should be respected and mapped as such. The Q Apartments is now a 124 unit residential unit. The proposed development on the Crystal Court site will also be residential and will have a similar or greater number of units. These properties are steps from ‘quiet zone’ and deserve the same consideration.

Placing a late night liquor primary entertainment venue literally in the belly of these two high density residential sites is frankly quite bizarre.

Our concerns with regard to a Liquor Primary License at this location with its the requested hours are as follows, and we hope will be addressed in City Council’s hearing on November 12, 2015.

1. Late night noise from entering and departing patrons in what is presently a quiet residential area with a relatively high population of older residents is highly problematic. Given that the former Crystal Court is slated to be developed into more residential space, the noise issue is even more critical to address now. What plans are in place to ensure residential neighbours are not subject to noise at hours that are normally quiet?
2. Given what happens at The Strath on weekend and other nights, there could well be long line ups, general rowdiness and disruption from those waiting as well as inebriated patrons coming outside to smoke.
3. There are only two lanes on Douglas at this point and no areas for taxis. The 600 block of Douglas would be continually impeded. This is significant as it is a main route for emergency vehicles (fire, ambulance and police). What plans are in place to ensure these situations do not happen?
4. Through lack of effective planning and control, the City has developed a ‘gong show’ atmosphere on lower Douglas St. from Fort to Humboldt. Inebriated patrons outside the Strath, the 7-eleven, and Brown’s Social House disrupt this neighbourhood nightly. The pan-handling, often aggressive, is uncontrolled and prevalent. Extending this zone and its

impacts deeper into quieter residential areas beyond the negatively impacted Falls and Aria residential developments is a huge misstep in zoning and planning. Given the City's lack of will or success in effectively policing these issues, how can these outcomes be prevented?

5. The requested hours are curious. What is the purpose of a licence for a 0900 start for liquor service? Hopefully, patrons will not be going there and drinking at that hour? In Vancouver, Yuk Yuk's shows typically start at 7:00pm/8:00pm, and box office opening at 6:00pm. Why would shows in Victoria be starting earlier?
6. Activities and special events in this area leave behind much litter. What plans are in place to ensure no litter/garbage, including cigarette butts, on the surrounding streets, walkways and parks?
7. There is no parking in this area. In fact there is not enough parking for the occupants of Q Apartments whose tenants have to use the soon to be eliminated lot behind Crystal Court. The 37 spots in the St. Ann's Academy pay lot are often fully used as well. What plans are in place to ensure patrons do not park on surrounding streets that have inadequate spots for residents and are designated 'Residential Only'? This particularly applies to the two 'No Exit' blocks of Academy Close adjacent to Millennium Park where there is a continual challenge with non-resident parking at all times of the day and night.

Many thanks for your consideration of our concerns. We are happy to see Yuk Yuk's intentions to locate in Victoria, but this is clearly the wrong location for such an enterprise. There are many long standing vacant spaces in the commercial and activity zones within the City that are separated from residences and much more appropriate for this venture.

Respectfully submitted,

B. Gillespie & P Gibb
Owners/Residents
865 Academy Close
Victoria, BC V8V 2X8

Handwritten signatures of B. Gillespie and P. Gibb, appearing as two distinct cursive signatures stacked vertically.

655 Douglas St #712
Victoria, BC V8V 0B6
Dec 1, 2015

Mayor Lisa Helps
City of Victoria

We are writing in response to the posted notice of hearing on December 10, 2015, of the application by Yuk Yuk's Comedy Club for a Primary Liquor License at 655 Douglas Street, Victoria, BC.

We understand that this application was submitted to the City Planning Department in October, who did not think that a Comedy Club would be a good fit for this community but city council ignored their opinion, putting the application forward to the public, without any community consultation with the residents of James Bay. The hearing was subsequently postponed and is now rescheduled for December 10, 2015.

As residents of the Q Apartments at 655 Douglas Street since its opening in 2013, we are strongly opposed to the City of Victoria granting a liquor license to the Yuk Yuk Comedy Club in this building. This is our home and is a residential building and as such, should be used solely for that purpose. There are a diverse group of tenants in this building, including families with children and many seniors and therefore, another reason why this location for this commercial entertainment business is totally inappropriate. Also, the city has already approved Concert Properties' proposed seniors' center and seniors' and others residential building, to replace the Crystal Court Motel, next door to this building on Belleville Street. Across the street from our building is another seniors' facility, The Glenshiel. On the other side of our building is another residential condo building, The Landmark.

Yuk Yuk Comedy Club has requested in their application to have a liquor license from 9am to midnight on weekdays and 9am to 1am on the weekend nights. Why do they need these extended hours to serve liquor all day? This could become a local drinking destination. We are one block away from Southpark Elementary school and many days, there are upwards of 50 young students, walking down the sidewalk to visit the museum or other school visits downtown. Another reason why this is a totally inappropriate location for a licensed facility. The noise created by up to over 400 patrons entering and exiting this building at all hours [there are usually 2 shows per night] is simply not acceptable to the residents of this building. We have a right to peace and quiet in our living environment. Also, smoking by patrons outside the front door of this building will have a huge negative impact on those residents living on the front side of our building.

A huge concern is the whole problem of people consuming alcohol, over a long period of time, talking and laughing loudly outside the building and through the driveways and loitering outside the front door after shows, causing more noise and disturbance to residents. There is also a security issue with the possibility of patrons coat tailing into the front door of our building when legitimate residents are entering the building. We also see the possibility of patrons using our property as a place to relieve themselves, which is a health concern to all of us.

Parking is another issue. There is very little street parking around this building or parking lots, and we can therefore see many club patrons trying to use the Q parking spaces with the result of tow trucks being called and all the resulting noise that would ensue. Also, there will be many drop offs in front of the building by cars, taxis, tour buses and other vehicles causing even more noise for the residents of this building.

In summary, we strongly object to the issuance of a liquor license to the Yuk Yuk Comedy Club in this residential building and neighbourhood. There are plenty of empty building spaces in the downtown core, where other entertainment establishments are located and where a comedy club could thrive. We have a right to peace and quiet in our living environment here at the Q apartments.

Thank you for your consideration in this matter.

Gordon and Donna Scott

Christine Havelka

From: Liquor Licence Email
Sent: Monday, November 09, 2015 10:10 AM
To: Christine Havelka
Subject: FW: Application for Liquor License Yuk Yuk's Comedy Club in Q apartment building 655 Douglas Street

-----Original Message-----

From: D. Scott [mailto:]
Sent: Friday, November 06, 2015 5:47 PM
To: Liquor Licence Email
Subject: Fw: Application for Liquor License Yuk Yuk's Comedy Club in Q apartment building 655 Douglas Street

We are writing in response to the posted notice at 655 Douglas Street in regard to the November 12 , 2015 liquor license application hearing at city council.

We understand that this application was submitted to the City Planning Department, who did not think that a Comedy Club would be a good fit for this community but city council ignored their opinion, putting the application forward without any of our community's input. This was put forward in early October but we have just received notice of it when the Notice Of Hearing was placed on the door of the empty space in our building at the end of October.

As residents here at the Q apartments since it's opening in 2013, we are strongly opposed to the city of Victoria granting a liquor license to the Yuk Yuk Victoria Comedy Club in this building. This is our home and a residential building and as such, should be used solely for that purpose. We have a diverse group of tenants in living in this building, including families with children and many seniors and therefore, another reason why this commercial entertainment establishment as such, is totally inappropriate. Also, the city has already approved Concert Properties' proposal for a seniors center and seniors and others' residential building to replace the former Crystal Court Motel, next door to this building. Across the street is another Seniors facility, The Glenshiel. On the other side of our building is another residential condo building, The Landmark.

Yuk Yuk has requested hours from 9am to 12 midnight on weekdays and 9am to 1am on weekends. Why do they need these extended hours when the shows are only happening in the evening hours. This could lead to the club serving liquor all day. The noise created by up to over 400 patrons entering and exiting the building at all hours [there are usually 2 shows per night] is simply not acceptable to the residents of this building. Also, smoking by patrons outside the front door will have a huge negative impact on the residents living on the front side of the building.

A huge concern is the whole problem of people consuming alcohol, in many cases, very often large amounts, over a long period of time in our residential facility. The noise of people loitering outside the club after drinking for hours, as well as walking through our parking lots, will be extremely disturbing to residents on all sides of the building. We also see the possibility of patrons using our property as a place to relieve themselves, which in itself is a health concern to all of us.

Parking is another issue. There is very little street parking around this building and we can see people trying to use the Q parking spaces with the result of tow trucks being called and all the resulting noise that would ensue.

In summary, we strongly object to the issuance of a liquor license to the Comedy Club Victoria in this residential community. There are plenty of empty spaces in the core of downtown, where other entertainment establishments are located and where a comedy club could thrive. We also strongly object to not being consulted before just hanging a Notice Of Hearing sign on our front door.

Donna and Gordon Scott
655 Douglas Street #712

Christine Havelka

From: Liquor Licence Email
Sent: Monday, November 09, 2015 10:09 AM
To: Christine Havelka
Subject: FW: Yuk Yuk's Liquor Licence Application

-----Original Message-----

From: Grahame Robertson [mailto: [REDACTED]]
Sent: Saturday, November 07, 2015 12:04 PM
To: Liquor Licence Email
Subject: Yuk Yuk's Liquor Licence Application

Manager, Bylaw and Licensing Services,

We wish to express our strong opposition to the proposed granting of a liquor licence to Yuk Yuk's Comedy Club at 665 Douglas. The Q Apartments is a residential apartment building catering to families, seniors, couples and singles. As such, we do not wish to have our quality of life demeaned by the array of pollution that this Club will bring to our neighbourhood.

Respectfully submitted,

Joy and Grahame Robertson
613-655 Douglas St.
Sent from my iPad

Christine Havelka

From: Liquor Licence Email
Sent: Monday, November 09, 2015 10:10 AM
To: Christine Havelka
Subject: FW: Application for a Liquor Licence - Yuk Yuk Comedy Club

From: Michael Baldwin [REDACTED]
Sent: Friday, November 06, 2015 7:04 PM
To: Liquor Licence Email
Subject: Application for a Liquor Licence - Yuk Yuk Comedy Club

Mike & Sandra Baldwin,
313, The Q Apartments, 655, Douglas Street, Victoria

As a resident of the Q Apartments, 655 Douglas Street - the proposed location of the Comedy Club, we stress our objection to the issuance of a liquor licence to the Comedy Club for the following reasons:

- a) 655 Douglas Street is a RESIDENTIAL building, surrounded by other residential buildings, and should remain solely a residential building.
- b) The majority of the existing Yuk Yuk clubs are located in casinos, large hotels, in commercial areas, none it would appear are located in a residential building or residential area.
- c) It would appear that the City Planning Department did not think a Comedy Club would be a proper fit within this community, why then did the City Council disregard their opinion and put this application forward for consideration without the local community being made aware of this plan. The original application was put forward in early October and yet the local residents were not consulted until the 30th October.
- d) NOISE. It is stated that the capacity of the club is 211. With shows twice a night, we would be subjected to noise from 200, possibly some inebriated, people leaving the club, once at around 10 p.m., in addition probably a possible further 200 will be trying to get in for the second show - a possible 400 people milling about outside our building mid evening and then the late night turnout at 1.00 a.m.. Imagine the noise this number of people can create. Further, during the course of the day and night, people will be outside smoking, creating a health hazard to those residents living on the front of the building and also creating litter with cigarette butts being stubbed out.

e) ALCOHOL CONSUMPTION. As we know, after alcohol consumption people are generally more relaxed and louder in

communication. People will no doubt be walking through our driveway to retrieve their cars after shows talking and laughing

and generally disturbing residents on the south side of our building. Also it is a well know fact that people leaving clubs have the

urge to urinate and I can foresee our car park being used for this purpose, another health problem for our residents.

f) PARKING. The proposed Comedy Club does not have any parking facilities and free street parking is very limited, many of our residents

will be adversely impacted by the Club's patrons taking up this limited parking.

g) LICENCING HOURS. We notice the City's letter of the 30th October states that the requested hours are 0900h to 2400h Sunday through

Thursday and to 0100h Friday and Saturday, yet the original application requests 0900h to 0100h seven days a week. Why do they

need a licence starting at 09.00h and an extension to 01.00h Friday and Saturday when the Club only has two shows an evening, each

lasting 90 minutes, the first show starting at around 08.00h. Can foresee the Club being used as a pub with all day drinking instead of

purely being a Comedy Club. Again not a good fit for this mainly residential area.

We strongly object to a Liquor Licence being granted as it can only result in a degradation of our residential building and spoil the living

environment of all the residents of the Q Apartments and surrounding buildings.

Christine Havelka

From: Lacey Maxwell
Sent: Thursday, November 05, 2015 3:53 PM
To: Public Hearings
Subject: FW: Yuk Yuk's Club Proposal
Attachments: Landmark sign 3.jpg

From: FRED LERCH [mailto:]
Sent: Thursday, November 05, 2015 3:02 PM
To: Lisa Helps (Mayor); ccolman@victoria.ca; Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); cthornton@victoria.ca; Geoff Young (Councillor)
Cc: Frederick Lerch Home
Subject: Yuk Yuk's Club Proposal

Dear Madam Mayor and Councilors,
My name is Fred Lerch and I am a senior living at The Landmark- 605 Douglas St.
I was dismayed to recently find out about a proposal for a comedy club up for approval to the final stage at the City Council Chamber. As an Owner right next door, I am upset that I was not notified of any proposal of that nature being considered just meters away from my home. I feel this type of facility is not a good fit for our residential neighbourhood. Our building has a large number of elderly owners & occupants who would find it intolerable to put up with the EVERYDAY LATE NIGHT NOISE, causing disturbed sleep, PARKING PROBLEMS & CONGESTION by approximate 400 people coming & going every night. As this is my home and I do not want to be forced to sell & move, I am very much opposed to this proposal.

Please find attached a picture of the sign put up in front of our building by the CITY OF VICTORIA on city property saying " Night is for sleeping"

Sincerely, Fred Lerch

Kind Regards,

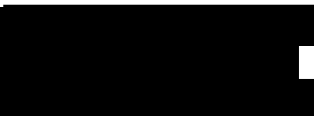
Fred Lerch *

Associate Broker

Sutton Group - W.C.R.

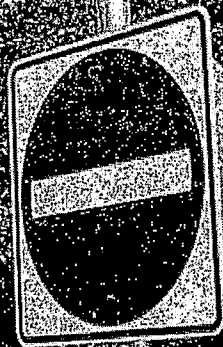
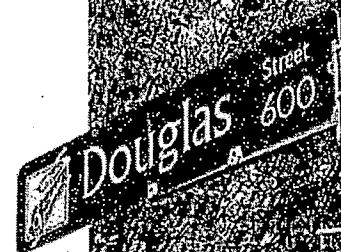
*Personal Real Estate Corporation

Involved in the Sale of over 1500 Homes in Victoria

.com

NIGHT IS FOR
SLEEPING

DAY IS FOR
RESTING



Christine Havelka

From: Public Hearings
Subject: FW: Mayor and Council email - Yuk Yuks Liquor Licence

-----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: Wednesday, November 11, 2015 10:44 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Kevin Hilgers

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor and Council, I own 2 condos at 605 Douglas Street that I rent out. Soon one will be home for us. It has come to our attention that Yuk Yuks has applied for a licence to operate next door, a comedy club. I have discussed this with my tenants and all seem on the same page - the thought of 100 or 200 people pouring out of the Q building (665 Douglas Street) twice a night - after an evening of laughing and consumption of spirits - is not a positive thing. There already is enough of an issue of parking in the area, and the thought of loud, potentially "under the influence" patrons exiting at 9 or 1 AM is a concern. I can't imagine the tenants in that building or the proposed seniors complex just south (former Crystal Hotel property) will think this is a wise idea.

I would like to go on record that - this is not what I bought into when I invested here. It's certainly something my tenants are opposed to.

Respectfully yours,

Kevin Hilgers

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IP Address: 104.205.136.123

Christine Havelka

Subject: FW: Yuk Yuk's application for liquor license in Q Apartments, 655 Douglas Street

From: Irwin, Josie M JAG:EX

Sent: Thursday, December 3, 2015 11:47 AM

To: 'liquorlicense@victoria.ca'; 'lhelps@victoria.ca'; 'pmadoff@victoria.ca'; 'bisitt@victoria.ca'; 'mlucas@victoria.ca'; 'malto@victoria.ca'; 'ccoleman@victoria.ca'; 'jloveday@victoria.ca'; 'cthornton-joe@victoria.ca'; 'gyoung@victoria.ca'

Subject: Yuk Yuk's application for liquor license in Q Apartments, 655 Douglas Street

December 2, 2015

Re: Application of Yuk Yuk's for Liquor License in Q Apartments, 655 Douglas Street, Victoria

I have been a resident of the Q Apartments at 655 Douglas St. since early 2014, when the building first opened as a rental residence. The Q, and the neighboring buildings, including the Glenshiel, the Landmark and others, form a residential enclave on the edge of James Bay. Residents include families with young children, working people and seniors. The Q is our neighborhood, our home.

I am writing to the City to express my strong opposition to the proposed liquor license to Yuk Yuk's comedy club in the Q apartment building. Yuk Yuk's would not be a suitable tenant for this residential community. Unfortunately, I will not be able to attend the City's consideration of this matter on December 10, 2015, so I ask that you consider this written submission.

Specifically, my concerns are:

NOISE -- Yuk Yuk's is a ticketed venue. It offers two shows per night. Seating capacity is 200+. That means that there is a reasonable expectation that, every evening, there will be up to 400 patrons lining up at the front door of the Q for the comedy shows. There will also be as many as 200+ patrons leaving after midnight or 1 am. These patrons make noise, whether they are walking along Douglas Street immediately below Q residents' apartments or through the Q property to the Blanshard Street side of the building. In addition to clusters of pedestrian traffic, there will be a significant increase in noise from vehicle traffic late into the night. Further, Yuk Yuk's staff will be departing the building after 2 am, with the attendant noises from that activity. Yuk Yuk's suggestion to the City that noise concerns could be addressed by (1) installing a glass awning immediately above the Yuk Yuk's entrance; and (2) reducing the Sun-Thurs hours of operation to midnight is completely inadequate. Residents of the Q have a right to the peaceful enjoyment of their premises.

For these reasons, I am deeply concerned about a liquor license being granted to Yuk Yuk's at this location. There are compelling reasons why other Yuk Yuk franchises in Canada are located in nightclub and tourist zones. Yuk Yuk's is not an appropriate fit for this residential location. I strongly urge the City to recommend against the approval of the proposed liquor license to Yuk Yuk's at 655 Douglas Street.

Thank you.

Yours truly,

Josie Irwin
612-655 Douglas Street
Victoria

Christine Havelka

From: Public Hearings
Subject: FW: Mayor and Council email - Yuk Yuks Liquor Licence

-----Original Message-----

From: webforms@victoria.ca [<mailto:webforms@victoria.ca>]
Sent: Wednesday, November 11, 2015 12:52 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Norma Hill

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I live at 605 Douglas in the condominium called The Landmark, right next door to the Q apartments. I understand that council is reviewing a proposal to license a Yuk Yuks Comedy Club at 655 Douglas, and I urge you to turn down this proposal. The nighttime noise will make it difficult for us and for the seniors living across the street at the Glenshei to get a decent night's sleep. I am 72, living alone, and I do not want this comedy club in my neighbourhood..

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IP Address: 184.66.134.22

Christine Havelka

From: Public Hearings
Subject: FW: Opposition to Yuk Yuks

-----Original Message-----

From: Charlene Rinehart [REDACTED]
Sent: Thursday, November 05, 2015 10:33 AM
To: Lisa Helps (Mayor)
Subject: Opposition to Yuk Yuks

Hello Lisa

this message is to voice my concern about a Yuks Yuks coming to 665 Douglas Street. Not only do I protest vehemently as My Bedroom faces the road close to their entrance but I cannot believe that concert properties would have been so foolish to have supported this. What's next from this developer gives pause to any future support i might have given their way. There is a Seniors facility across the street and one supposedly being built next door to the Q. How can it even have got this far is beyond my comprehension. I will try to attend this meeting to voice my concerns but hopefully you will put this message forth in opposition of such a facility being allowed in a residential area.

Charlene Rinehart
Long Term Tenant
605 Douglas Street

Sent from my iPhone

Christine Havelka

From: Kevin Hilgers [REDACTED]
Sent: Wednesday, November 11, 2015 1:23 PM
To: Public Hearings
Subject: Yuk Yuks Liquor Licence - Yucky

Dear Mayor and Council,

I own 2 condos at 605 Douglas Street that I rent out. Soon one will be home for us. It has come to our attention that Yuk Yuks has applied for a licence to operate next door, a comedy club. I have discussed this with my tenants and all seem on the same page - the thought of 100 or 200 people pouring out of the Q building (665 Douglas Street) twice a night - after an evening of laughing and consumption of spirits - is not a positive thing. There already is enough of an issue of parking in the area, and the thought of loud, potentially "under the influence" patrons exiting at 9 and 1 AM is a concern. (Two shows an evening) I can't imagine the tenants in the Q building or the proposed seniors complex just south (former Crystal Hotel property) thinking this is a wise idea either. We all need to get our sleep!

I would like to go on record that this is not what I bought into when I invested here. It's certainly something my tenants are opposed to. I trust for the families that live at 605 Douglas (The Landmark) and The Q rental building (665 Douglas) you will agree.

I am hoping to receive a confirmation of receipt. I went online to the City website twice, tried to submit via "Mayor and Council" email page - but it failed to go. Maybe because I am from outside BC?

Respectfully yours,



Kevin D. Hilgers

[REDACTED]
[REDACTED].com

[REDACTED] facebook

[REDACTED]
Box 21236, Grande Prairie, Ab, T8V 6W7