

## Christine Havelka

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**From:** Public Hearings  
**Subject:** FW: Yuk Yuk comedy club application

**From:** BRUCE MCCONCHIE >  
**Date:** December 10, 2015 at 1:49:00 PM PST  
**To:** <[councillors@victoria.ca](mailto:councillors@victoria.ca)>  
**Subject:** Yuk Yuk comedy club application

Hello Mayor and Councillors

I will be attending tonight's meeting to voice my opposition to the application before you regarding Yuk Yuk's comedy club. In case there are too many speakers and time is limited I am also sending this email. I live at 605 Douglas Street. My wife and I purchased our place because of it's residential feel close to the amenities of downtown Victoria and Beacon Hill park. The kind of establishment proposed right next door to our building is not suitable for a number of reasons:

Parking is extremely limited in the area. Currently residents (me included) need to utilize on street parking as a past Victoria city council allowed developers to avoid having to provide enough underground parking for our building.

There will be a significant increase in complaints from the residents on Academy Close for violations of the residential parking rules.

There is very little space for taxis to operate from close to the proposed entrance to the club.

Noise levels from patrons entering and exiting (at late hours) establishments such as this will be excessive.

Right across the street is a park that provides the opportunity for after hours gathering of "exuberant" patrons.

Also across the street is a residence for elderly people.

Yuk Yuks comedy club may be a welcome addition to Victoria's nightlife but not in this proposed location.

Thank you for your attention in this matter.

Sincerely  
Bruce and Dana McConchie  
#602 - 605 Douglas Street



## James Bay Neighbourhood Association

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jbna@vcn.bc.ca  
Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

December 10<sup>th</sup>, 2015

Mayor & Council,  
City of Victoria,

**Re: CALUC Community Meeting - Yuk Yuks Primary Liquor Licence at the Q**

The community meeting to consider the Yuk Yuks application for a Primary Liquor Licence at the Q, 665 Douglas was held last night (58 present during this agenda item).

The JBNA Development Review Committee met with the proponents, their consultant, and their landlord on November 9<sup>th</sup>. Several concerns were identified at that time. Most of the concerns were well articulated by residents and neighbours of the Q at the JBNA General Meeting. In summary, there was no support for the Yuk Yuks franchise in the chosen location. A lively late night comedy club was seen as more appropriate for a downtown location, not in a residential area.

Following please find an excerpt from the draft minutes of the meeting:

**7. 665 Douglas (the "Q") Yuk Yuks Comedy Club primary liquor licence**

*Bert Hick, Rising Tides Consultants*

*Dave Wilcox, Yuk Yuks owner*

*Dean Johnson, Concert and Grant Knowles, Manager, The "Q", were in attendance*

*Marg Gardiner reported on the JBNA Development Review Committee meeting (DRC). Tim Sommers, Trevor Moat and Marg met with the owners and representatives from Rising Tide Consultants and Concert Properties on November 9<sup>th</sup>, 2015 to discuss the proposal. Issues raised focused on the siting of an event venue in a residential setting with noise and traffic impacts including: late night noise for nearby residents, no parking on site or within the block thereby spreading the noise impacts beyond the neighbouring residential buildings, the current traffic loads of about 500 vehicles per hour and how patrons being dropped off for an event may cause traffic issues, the planned 50% increase of cruise traffic in the years ahead, the potential danger for patrons crossing the roads late at night to get to parking, and the creeping of the downtown "Late night, Great Night" policy into a residential community.*

*Bert Hicks summarized the proposal. Lease is conditional on use as a comedy club. He also stated that there were letters of support from the Chamber, Tourism Victoria and the Film Commission. Dave Wilcox discussed parking concerns, and outlined discussions he's had with Robbins parking for use of nearby lots – Conference Centre 300, St. Ann's, 58, Museum, 30. Robbins tells him that these lots are mostly vacant at night.*

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*C: Resident of Q, late 30's: Excited when plans were first shared. After a minute more thought, we think it's a terrible idea. There will be traffic problems, and people will be standing around talking afterwards – that's a problem already with passers by. The building has no air conditioning, so balcony doors are often left open in the summer. Noise is a serious concern for us, especially working people. Your announcement mentions that "it's not a late night venue", but your operating hours are stated to 11:15 pm and later.*

*C: Letters of support are irrelevant because they come from sources that are not resident in the area. I would welcome an offer to assist with moving expenses for dissatisfied tenants who want to leave.*

*C: Residents' friends use existing parking spaces on street; these will be unavailable if the proposal goes ahead.*

*C: Q resident who moved in this past August: Main concern is noise – people talking inside, where people are encouraged to be loud. It will spill onto the street after hours. I am a veteran and on disability leave from the military due to injury; this will be a big problem for me. There will not be much foot traffic clientele; it's a residential area; people will spill out on the street and my disability will make it difficult for me on the street. We have only one crosswalk already; we can't have large groups of pedestrian traffic coming onto this block.*

*C: Landmark resident for last 12 years: Concerned about noise of people coming and going; it will turn my life upside down; I'm 72, and my husband has dementia. Other speakers said they could move, I can't move from this location as it enables me to visit my husband.*

*C: Landmark resident: I'm 70, semi-retired. Traffic is already a problem, people drive around looking for parking. Noise is also a problem as I face the Q building. I can hear people from the Q already as the buildings are so close together. I really don't want a club to be here. I think it's a terrible idea.*

**Responses:** *Dave Wilcox reminded audience that he's been talking to Robbins and they will advertise parking discounts for the club. I would prefer to be on Government Street, but sites available for leasing are too small, with no washrooms, kitchens, and bad sightlines. This is the only space found in two years of searching. Ben Hicks pointed out that the location supports a liquor primary license. Small shuttle vans could transport people in and out. Mondays and Tuesdays and Wednesdays, no shows. Food primary license would not even require this meeting; this isn't about the liquor license, it's about the amenity of a comedy club. The primary liquor license enables us to prohibit minors as shows are sometimes age-inappropriate.*

*C: Entertainment facilities are downtown to control noise. It the application is not about liquor license, then why apply for it? Liquor makes people louder.*

*C: Landmark Resident: Putting a destination event in the middle of a residential neighborhood is a "sick joke". People will leave laughing – that's why they're there, and it won't stop under the canopy. They'll walk between the buildings, next to the seniors' residences. I wish you all the success, but not in this location as it will make us miserable. This is not the place for a destination venue. Please, leave us with our quiet.*

*Q: Are you planning to open at 11:30am?*

*A: No – there might be an odd occasion for a special event or corporate event, but it will be primarily an evening venue. These would be single 90-minute comedy shows only.*

*Q: Would you rent the premises on so-called “dark nights”?*

*A: We haven’t thought about that.*

*C: There will be a seniors’ facility built on Belleville Street, so you’ll be completely surrounded by residences, mostly for older people. I support the idea of the business being in Victoria, but this is not the right area.*

*C: I own a condo in the Aria. The concerns expressed are common. We would appreciate earlier closing hours.*

*Q: Will it be a restaurant between shows?*

*R: No – only for shows*

*C: This is an inappropriate place to have this club. I’m a recent retiree, found a quiet place, and we’ve enjoyed it, but the noise levels are very worrying to us. We already have echoes in the Humboldt Valley, tourist buses, garbage trucks, food services, people on patios, parking problems already with people driving around looking for spaces.*

*C: I’m concerned that liquor will be sold whenever permitted. People will line up outside and start drinking when the venue opens. Traffic is already a problem. Parking will be a huge problem.*

*C: Dallas Road resident: You want a liquor license from 11am to midnight, but your shows are only 7-9, and double-shows only on Friday/Saturday. Why not restrict the license to 10pm?*

*C: Fairfield resident: I’ve canvassed the area a few times. I don’t see how you’re going to make it, because you’ll need walk-up traffic. Are you intending to start here and move to better location?*

*C: Regarding the entrance, right next to my building. There could be 200 people lined up outside, right near my entrance-way. This will block the sidewalk. The Q meeting was more vocal than this one, better intended. We’re concerned about smoking too – it enters off the street into our apartments. The landlord should also be aware that if this goes ahead, I want to be relieved of my obligations under my lease agreement, and will consult with a lawyer.*

**Summary by Bert Hicks and Dave Wilcox:** *All our research shows that the location supports this use. We all hear noises from nearby businesses – it comes with the neighbourhood. We want the wide hours for liquor licenses so we can accommodate corporate events on occasion. Weekday evening shows don’t work; we need the shows on weekends. Weekend shows will have doors open at 6. We will make announcements to tell patrons to be quiet when they leave. People generally don’t linger. We could retract the hours; could be discussed. We’re willing to work on it.*

Respectfully submitted,



Marg Gardiner,  
Co-Chair CALUC &  
President, JBNA

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.

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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,

**Jason Schlogl**

\_\_\_\_\_  
Name

**16A Boyd Street, Victoria BC**

\_\_\_\_\_  
Address

Authenticsign  
***Jason Schlogl***  
\_\_\_\_\_  
12/8/2015 11:25:28 PM  
Signature

## Christine Havelka

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**From:** Liquor Licence Email  
**Subject:** FW: Proposed Yuk Yuks liquor license, Douglas Street

**From:** Dana Batho [mailto:]  
**Sent:** Wednesday, December 09, 2015 6:08 PM  
**To:** Councillors  
**Subject:** Proposed Yuk Yuks liquor license, Douglas Street

Good day, I'm a resident at the Q Apartments (655 Douglas Street), and I'm writing to you to let you know my concerns about the proposed liquor license application for Yuk Yuks in the old Queen Victoria Hotel restaurant (in my building). I will not be able to attend the city meeting tomorrow night as I will be out of town, but I am attending the meeting in James Bay tonight.

I have several concerns about the proposed license. I am a 42-year old disabled veteran - I was medically discharged from the Canadian Armed Forces in August this year, and I immediately relocated to Victoria three days later (from Ottawa). I have family further north on the island, and Victoria has the mildest climate in Canada, which is medically necessary for me. I was injured on military training almost 4 years ago, I basically was forced to do a 2 hour jog with 60lbs on my neck. I sustained permanent damage from this, and have become disabled as a result.

Because of my injury, I am extraordinarily sensitive to noise and being awakened. If I am woken up, I will be awake for hours trying to get back to sleep. In addition, I will be in significant pain that even my medication can't control, and often that pain and disruption will cause me to become violently nauseous. I am very concerned about the proposed comedy club as it's normal for the crowds to get quite noisy and boisterous during the shows (it's encouraged by the comedians, I've been to Yuk Yuk's several times in Ottawa), and that noise will be transferred into the building as the comedy club would be located inside our residence. The noise will also spill out onto the street once the show is over, particularly as each show can have about 200 guests. It's unrealistic to think that people who have been encouraged to laugh and be loud all night will all of a sudden remember to be quiet and respect the tenants living immediately above the club as they're leaving. Even those arriving will likely be quite noisy, as they'll be excited about the prospect of some great entertainment.

I'm also concerned as 200 people leaving one show and 200 people coming into the next show will cause a huge amount of additional traffic around the block. The triangular block of land that the Q and the Landmark occupy only has one set of crosswalks, and that's at the Douglas and Belleville corner. Other than that, it's up to pedestrians to try and navigate safely crossing the busy roads. I have a service dog who helps me cope with constant pain, and I do have to take him out for regular walks (often later in the evening). Cars will of course be circling around the block looking for parking (as there is public parking at St Ann's, the Royal BC Museum and a little at the Crystal Court). With my neck injury, it's so hard as it is trying to get across the road safely and not get hit by a car as the traffic is quite fast moving (particularly on the Blanshard St side), so it would become quite dangerous for me if even more traffic was circling the block. Also, many residents of the Q pay for parking at the Crystal Court, and it's very possible that patrons of Yuk Yuk's could take their reserved parking spots for a few hours, which would cause huge inconveniences (and potential confrontations) if residents aren't able to access the parking they've paid for. There are also a few visitor parking spots at the

Landmark and the Q, and these could potentially be taken over by Yuk Yuks patrons (who don't realize they can't park there, or can't find alternative parking).

Another issue with so many people coming and going at the same time is that I cannot be bumped or navigate around crowds at all. I can't look down or turn my head to the side (I have to turn my whole body), so if I had to try and get through a big crowd that was waiting to get in or coming out of Yuk Yuks at my front entrance, that would cause significant problems for me. My service dog is very small, so he could easily get stood on if I had to try and weave my way through a crowd that was blocking or taking up most of the sidewalk. I'm also concerned the greater number of people hanging around out the front of the building (and passing through the back way to get to and from parking facilities) could create security issues. I'm a small disabled woman with a little service dog, I'm not comfortable with a lot of people hanging around the front of my building watching me come and go.

I specifically chose this apartment as it's in a residential neighbourhood (so there is almost no noise at all from pedestrians or passers by), but it's steps away from downtown so I can easily access amenities. I can't walk very far and I can't take public transportation without a huge spike in my pain, so this location is ideal for me. This is a residential neighbourhood - there are no other bars or clubs on the block or within earshot, the nearest pub is several blocks away. There are a lot of potentially great venues for rent on Government Street or other parts of downtown, which would also be better for the club as they would get more foot traffic going past. Putting a comedy club in a residential building that has a retirement home across the street, and another being planned for the Crystal Court Motel renovations, that will be extremely disruptive for the residents. I cannot move - just moving into this building took me about a month to fully recover from as the stress and physical nature of it (despite having professional movers helping me) was almost more than I can bear. All of the issues I've listed will significantly jeopardize my health, I really am very fragile, and I really hope the city is able to take this into consideration (along with all the other residents and their need for peace and quiet in the evening).

I have nothing against Yuk Yuks - like I said, I've been to it several times in Ottawa and had a good time. That's how I know how they operate and what the crowds are like before and after a show. But in Ottawa it is right on Elgin Street (the equivalent of Government Street with its bars and pubs) - the noise didn't bother anyone as the whole street is basically one bar after another. It doesn't make sense to have a noisy comedy club in a residential building in a residential neighbourhood. As far as I'm aware, no other Yuk Yuk's in Canada is located in a residential neighbourhood, or even close to it. I really hope that the city can take the residents concerns into account, because most of us do support the club itself and think it would be an asset to Victoria. It's just that the current proposed location is very inappropriate for many reasons.

Thank you very much.

2Lt (Ret'd) Dana Batho  
Apt 606 - 655 Douglas Street  
Victoria  
V8V 0B6

## Christine Havelka

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**Subject:** FW: Citizens against Yuk Yuk venue.

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

From: GrootWassink, Annie/Jan  
Sent: Thursday, Dec 10, 2015 10:29 AM  
To: Councillors  
Subject: Citizens against Yuk Yuk venue.

Dear Councillors of the City of Victoria; As a condo owner of #503-605 Douglas street, Victoria, also known as The Landmark Building, we strongly urge you to reject the application for a Yuk Yuk venue next door at formerly the Queen Victoria Hotel.

It would be a nightmare for the whole neighbourhood to have to cope with the traffic, the noise and other disturbances anticipated.

As a taxpayer and home owner we would also be concerned about the desirability of that area for re-sale value.

Please listen to the voice of your citizens.

We thank you for that in advance.

Sincerely,

Jan & Johanna GrootWassink.



**BANCO INVESTMENTS CORP.  
FACSIMILE TRANSMITTAL**

**From:** *Georgette Horne*  
**Direct line:** [REDACTED]  
**Date:** *December 9, 2015*  
**Pages:** *- 3 - to follow this cover sheet.*

**Attention:** [REDACTED] **Fax #:** [REDACTED]  
**Christina Havelka** **City Council, City of Victoria**  
*If any of these pages are not properly received, please call Georgette (403) 297-1036 361*

**Message:** **Re: Opposition to application to operate at 665 Douglas Street, Victoria**  
**By Yuk Yuk's Victoria (Licenced to Laugh Productions Inc.)**

I have just sent an email to the City of Victoria Councillors regarding the opposition to the above referenced application and am forwarding you copies of the same by fax for your information.

I have been waiting for Dr. Palmer to attend at our offices to sign the same but as of this time he has been unable to do so. If he comes in this afternoon or tomorrow morning I will get him to sign another copy and send to you. In the meantime, I have signed on behalf of Sawtooth Investment Corp., owner of 103 – 605 Douglas Street, Victoria.

The other two oppositions enclosed, have been signed by Carmanah Properties Inc (owner of 204 – 605 Douglas Street) and Blakiston Holdings Inc. (owner of 204 – 605 Douglas Street, Victoria).

We respectfully request that our opposition be recorded at the hearing tomorrow evening. Thank you.

If the receiver is not the intended recipient of this fax, the contents of this fax are not to be read. This telecopy is confidential. If the reader is not the intended recipient nor the agent thereof, you are hereby notified that any dissemination, distribution or photocopying of this fax is strictly prohibited. If you have received this fax in error, please notify us immediately and return the original fax to our office by mail, at our expense. Thank you.

3408 – 114<sup>th</sup> Avenue S.E.  
Calgary, Alberta T2Z 3V6

[REDACTED]

# CARMANAH PROPERTIES INC.

December 2, 2015

By fax (1) 250 – 361-0348

City Council  
City of Victoria  
#1 Centennial Square  
Victoria, B.C.

Attention: Christine Havelka

Dear Sirs/Madam:

Re: Liquor Licence Hearing – Application for a new Liquor Primary Licence –  
Yuk Yuk's Victoria (Licenced to Laugh Productions Inc.)  
665 Douglas Street, Victoria, B.C.

Carmanah Properties Inc. is the registered owner of a strata unit located in The Landmark, being 802 – 605 Douglas Street, Victoria, B.C. The unit is a rental unit and our tenants are renting the unit because of its quiet atmosphere and safe walking distance to downtown Victoria.

We are in receipt your correspondence regarding the application above referenced and wish to **oppose the above application for a new Liquor Primary Licence.**

The area in which our unit is located is in a relatively quiet neighborhood and most of the occupants living at 605 Douglas Street are middle aged to seniors. As well, there is a seniors' centre across the street at the Glenshiel Housing Society.

We appreciate that the owners of Yuk Yuk's are planning on putting sound proofing in their building but every time the door is opened or windows are opened the loud music and noise of their patrons will still be heard outside the building. The line ups to get into Yuk Yuk's in between shows, will be on the sidewalk and those patrons waiting outside will not be quiet.

Both our tenants and the seniors across the street will be greatly affected by the location of the bar in proximity to where they live and would be intimidated to go outside when Yuk Yuk's is open and patrons are out on the street.

Yuk Yuk's should be located in another area where night life is something the neighbors want. Our residents in The Landmark want quiet...that is why they are living in our complex.

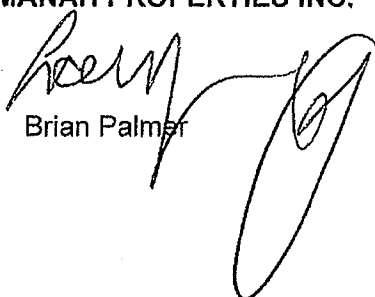
We respectfully request that City Council reject the application for this location.

Yours truly,

CARMANAH PROPERTIES INC.

Per:

Brian Palmer



## SAWTOOTH INVESTMENT CORP.

December 2, 2015

City Council  
City of Victoria  
#1 Centennial Square  
Victoria, B.C.

Attention: Christine Havelka

Dear Sirs/Madam:

Re: Liquor Licence Hearing – Application for a new Liquor Primary Licence –  
Yuk Yuk's Victoria (Licenced to Laugh Productions Inc.)  
665 Douglas Street, Victoria, B.C.

Sawtooth Investment Corp. is the registered owner of a strata unit located in The Landmark, being 103 – 605 Douglas Street, Victoria, B.C.

We have received your correspondence regarding the application above referenced and wish to **oppose the above application for a new Liquor Primary Licence.**

The area in which our unit is located is in a relatively quiet neighborhood and most of the occupants located at 605 Douglas Street are middle aged to seniors. As well, there is a seniors' centre across the street at the Glenshiel Housing Society.

We appreciate that the owners are planning on putting sound proofing in their building but every time the door is opened or windows are opened the loud music and noise of their patrons will still be heard outside the building. The line ups to get into Yuk Yuks when it is full, will be on the sidewalk and those patrons waiting outside to get in will not be quiet.

Both our tenants and the seniors across the street will be greatly affected by the location of the bar in proximity to where they live and would be intimidated to go outside when Yuk Yuk's is open and patrons are out on the street.

Yuk Yuk's should be located in another area where night life is something the neighbors want. Our residents in The Landmark want quiet, that is why they are living in our complex.

We respectfully request that City Council reject the application for this location.

Yours truly,

SAWTOOTH INVESTMENT CORP.

Per:

  
for Brian Palmer

## BLAKISTON HOLDINGS INC.

December 2, 2015

City Council  
City of Victoria  
#1 Centennial Square  
Victoria, B.C.

Attention: Christine Havelka

Dear Sirs/Madam:

Re: Liquor Licence Hearing – Application for a new Liquor Primary Licence –  
Yuk Yuk's Victoria (Licenced to Laugh Productions Inc.)  
665 Douglas Street, Victoria, B.C.

Blakiston Holdings Inc. is the registered owner of a strata unit located in The Landmark, being 204 – 605 Douglas Street, Victoria, B.C.

We have received your correspondence regarding the application above referenced and wish to **oppose the above application for a new Liquor Primary Licence.**

The area in which our unit is located is in a relatively quiet neighborhood and most of the residents in The Landmark located at 605 Douglas Street are middle aged to seniors and there is a seniors' centre across the street at the Glenshiel Housing Society.

Each time the door to Yuk Yuk's is opened or windows are opened the loud music and noise of their patrons will be heard outside the building. The line ups to get into Yuk Yuks to get into their shows will be on the sidewalk and those patrons waiting outside will not be quiet.

Both our tenants and the seniors across the street will be greatly affected by the location of the bar in proximity to where they live and would be intimidated to go outside when Yuk Yuk's is open and their patrons are out on the street.

Yuk Yuk's should be located in another area where night life is something the neighbors want. Our residents in The Landmark want quiet, that is why they are living in our complex.

We respectfully request that City Council reject the application a new Liquor Primary Licence for this location.

Yours truly,

BLAKISTON HOLDINGS INC.

Per:

  
Georgette Horne

## CARMANAH PROPERTIES INC.

December 2, 2015

City Council  
City of Victoria  
#1 Centennial Square  
Victoria, B.C.

Attention: Christine Havelka

Dear Sirs/Madam:

Re: Liquor Licence Hearing – Application for a new Liquor Primary Licence –  
Yuk Yuk's Victoria (Licenced to Laugh Productions Inc.)  
665 Douglas Street, Victoria, B.C.

Carmanah Properties Inc. is the registered owner of a strata unit located in The Landmark, being 802 – 605 Douglas Street, Victoria, B.C. The unit is a rental unit and our tenants are renting the unit because of its quiet atmosphere and safe walking distance to downtown Victoria.

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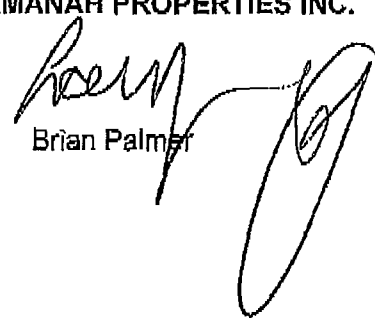
We respectfully request that City Council reject the application for this location.

Yours truly,

CARMANAH PROPERTIES INC.

Per:

Brian Palmer



## Christine Havelka

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**From:** Pam Madoff (Councillor)  
**Sent:** Thursday, December 10, 2015 1:42 PM  
**To:** Public Hearings  
**Subject:** Fwd: Yuk Yuk (sorry something come up can't make it tonight)

FYI

Pamela Madoff

Begin forwarded message:

**From:** Wayne Hollohan <[REDACTED]>  
**Date:** December 10, 2015 at 1:02:13 PM PST  
**To:** mc Ben Isitt <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, mc Charlayne Thornton-Joe <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, mc Chris Coleman <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "mc Geoff Young" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, mc Jeremy Loveday <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, mc Lisa Helps <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, mc Margaret Lucas <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "mc Marianne Alto" <[malto@victoria.ca](mailto:malto@victoria.ca)>, mc Pamela Madoff <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>  
**Subject:** Yuk Yuk (sorry something come up can't make it tonight)

This location is not in the HEART of a VILLAGE neither BIG OR SMALL. It is however, in the HEART of a RESIDENTIAL AREA and that's never been the appropriate location for such an establishment.

We are not talking about going for dinner and having a beer or glass of wine and heading home by 9:00 pm.

**It's about, going out for the night and having possibly quite a few drinks and returning after 12:00 am**

This location doesn't have the luxury of being an established commercial area or having wide streets, large boulevards as downtown or even low profile buildings as would a village. The sound echoing factor in this location is ridiculous as is. I have family living right next-door and visit often.

Just **ONE PERSON** going up the Cook Street after partying at the beach, shouting or speaking excessively loud, wakes me every time. I lived under the flight path to an airport and it never woke me. Its the type of noise that makes all the difference.

We must be a little realistic, **this will not be the same crowd of people going home after midnight from the Opera.**

The intent is good, the location is wrong.

Thank you

Wayne Hollohan  
15 Cook Street