



ADMINISTRATIVE REPORT

Report Date: June 27, 2011
Contact: Cathy Joe
Contact No.: 604.871.6988
RTS No.: 09200
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2011

TO: Standing Committee on City Services and Budgets

FROM: Chief Licence Inspector

SUBJECT: 4575 Clancy Loranger Way - Vancouver Curling Club Association
Liquor Primary Liquor Licence Application - Vancouver Curling Club
Liquor Establishment Class 3 (Lounge)

RECOMMENDATION

THAT Council, having considered the opinions of local area residents and business operators as determined by neighbourhood notifications, noise impacts and relevant Council policy as outlined in this Administrative Report dated June 28, 2011, entitled "4575 Clancy Loranger Way - Vancouver Curling Club Association, Liquor Primary Liquor Licence Application - Vancouver Curling Club - Liquor Establishment Class 3 (Lounge)", endorse the request by Vancouver Curling Club Association for a 206 person Liquor Primary liquor licence (Liquor Establishment Class 3 - Lounge) located at 4575 Clancy Loranger Way subject to:

- i. Maximum capacity of 206 persons;
- ii. A Time-limited Development Permit;
- iii. Signing a Good Neighbour Agreement with the City prior to business licence issuance;
- iv. An acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements;
- v. The surrendering of the existing Liquor Primary Club licence #009239 upon issuance of the Liquor Primary liquor licence; and
- vi. Standard Hours of operation for the first three to six months limited to 11 am to 12 am, Sunday to Thursday and 11 am to 1 am on Friday and Saturday; after which time Extended Hours of operation may be considered which are limited to 9 am to 1 am, Sunday to Thursday and 9 am to 2 am, Friday and Saturday.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

COUNCIL POLICY

Council policy requires new Liquor Primary liquor licences to be subject to a Time-Limited Development Permit, Good Neighbour Agreement, and public consultation.

On May 16, 2006, Council enacted amendments to the Business Premises Regulation of Hours By-law that implements the Hours of Liquor Service policy for the city bars into by-law regulation.

On July 14, 2005, Council approved policy and guidelines relating to the size and location for new liquor establishments or for capacity increases to existing liquor establishments.

On November 18, 2004, Council adopted the Hours of Liquor Service Policy that established a new model for regulating hours of liquor service for Liquor Primary establishments, based on an area approach and incorporating a two-tiered licensing system and impact reduction measures.

PURPOSE

The applicant, Vancouver Curling Club Association, is requesting a Council resolution endorsing their application for a 206 person Liquor Primary liquor licence (Liquor Establishment Class 3 - Lounge) at the Vancouver Curling Club located at 4575 Clancy Loranger Way which is situated within Hillcrest Park Recreation Complex (refer to Appendix B). The applicant is requesting operating hours of 11 am to 1 am, seven days a week.

BACKGROUND

Site History

The Vancouver Curling Club Association has existed since 1912. Since 1949, the Vancouver Curling Club has operated at 4460 Dinmont Avenue within Hillcrest Park and currently operates a 75 person Liquor Primary Club Licence (LP #009239). The current building at 4460 Dinmont Avenue is scheduled to be demolished and the Vancouver Curling Club intends to relocate approximately 100 metres away within the Hillcrest Park Recreation Complex in Hillcrest Park at 4575 Clancy Loranger Way.

Application

The applicant is requesting a Council resolution endorsing their application for a 206 person Liquor Primary liquor licence (Liquor Establishment Class 3 - Lounge). The proposed hours of operation for the Liquor Primary liquor licence are 11 am to 1 am, seven days a week.

If a Liquor Primary liquor licence is approved, the establishment will be required to cancel the existing Liquor Primary Club licence (LP #009239). The general rules under a Liquor Primary Club licence are similar to Liquor Primary licences except that under a Liquor Primary Club licence, clubs may only sell liquor to members or their guests and must keep a visitors' register. By endorsing a Liquor Primary liquor licence at the new location, the Vancouver Curling Club will not only be able to serve members of the Vancouver Curling Club but will have the flexibility to cater to users of Hillcrest Park Recreation Complex and neighbours from the Main Street and Cambie Street communities.

Liquor Control and Licensing Branch (LCLB) Regulations and Policies

Branch regulations allow liquor service between the hours of 9 am to 4 am, seven days a week for Liquor Primary licences. The liquor licence capacity for a new establishment is based on the building capacity for the premise as determined by the local authority. Any new liquor licence application is subject to local government support.

Area Surrounding Premises

The subject premises are located in the CD-1 Zoning District and for the purposes of liquor policy it is considered to be located in the Non-downtown Primarily Residential area. The surrounding area is primarily residential (a mixture of one Family and Multiple Dwellings) and parks.

There is one licensed restaurant and one Liquor Establishment Class 7 (102 seats) located at 4867 Ontario Street (Vancouver Racquets Club) and one licensed Venue (1337 seats) located at 4601 Ontario Street (Vancouver Professional Baseball) within a 1000' radius of the subject site.

RESULTS OF NOTIFICATION

A neighbourhood notification was conducted by circulating approximately 300 notices in the survey area (refer to Appendix A). A site sign was erected advising the community of the application and where to send concerns or comments. Staff allowed three weeks for the community to respond with concerns or support for the application.

A total of 11 responses were received (all emails) in response to the neighbourhood notification. The following table summarizes the results of the notification:

| | Within Notification | Outside Notification | No contact information | Total |
|---------|---------------------|----------------------|------------------------|-------|
| Support | | | 1 | 1 |
| Opposed | 3 | 3 | 4 | 10 |

Respondents in opposition of the application identified the area as being primarily residential and argue that the recreation complex is intended to serve neighbourhood families and children. They are most concerned with nuisance issues including the lack of parking in the area and increased noise. Respondents also expressed concern that the hours requested and the size of the proposed establishment are not suitable for a residential neighbourhood and community centre frequented by children. Concerns regarding the lounge not being restricted to members of the Vancouver Curling Club only and will be open to the general public was also expressed.

It should be noted that only 3.6% of the notified residents and businesses within the notified area responded and over 96.4% of the notified residents and businesses within the area failed to indicate positive or negative support for the application.

DISCUSSION

Policy Issues

The subject site is located in the Non-Downtown Primarily Residential Area. The proposed Liquor Establishment Class 3 venue is greater than 500 metres away from another Liquor Establishment Class 3 venue. Since there are no liquor establishments in this class within 500 metres of the site, the proposed establishment complies with Council's liquor policy for venue size and location.

Hours of Operation

The hours of operation requested for the Liquor Primary liquor licence is 11 am to 1 am, seven days a week which are within the parameters of the Extended Hours permitted in the Non-Downtown Primarily Residential Area. The applicant will be required to operate within the Standard Hours of operation for the first three to six months which are limited to 11 am to 12 am, Sunday to Thursday and 11 am to 1 am, Friday and Saturday, after which time the Extended Hours of operation may be considered, which are 9 am to 1 am, Sunday to Thursday and 9 am to 2 am, Friday and Saturday.

Positive Application Attributes

The location of Vancouver Curling Club is a positive feature of the application. It is highly unlikely that any activities within the establishment would directly impact the surrounding area. The application complies with Council's liquor policy for Venue Size and Hours of Liquor Service. Very little is likely to change with respect to how the premise currently operates.

Negative Proposal Aspects

There is a possibility that the proposed establishment may increase street related nuisance activity for the area. Strong management and sound operational practices should limit this type of activity from having a negative impact on the surrounding community.

Enforcement History

The applicant has no enforcement history.

FINANCIAL IMPLICATIONS

There are no financial implications.

COMMENTS

The Police Department has reviewed this application and is not aware of any history or local impact in respect to this location and has no comments at this time.

Vancouver Board of Parks and Recreation has reviewed this application and note:

In regards to the request from the Vancouver Curling Club Association's application for a Liquor Primary licence in the new Vancouver Curling Club within the Hillcrest Centre, staff support and understand the request for this type of licence as it will open up the curling club to all patrons of the Hillcrest Centre within the shared campus of recreation facilities. It will be important that the VCC Association manage and operate the 206 person lounge in a professional and responsible manner in order to ensure minimal impact within the Hillcrest Centre and the local community.

The Development Services Department has reviewed this application and note that this location is a CD-1 (Comprehensive Development) site. On March 7, 2007, Development Permit DE410676 was issued to:

"constuct, on this existing park site, a 2-storey recreational facility containing a Community centre, Swimming pool, Rink, Library, Child daycare facility."

In the event that this Liquor License application receives support from Council, a new Development Permit may be required to reflect any conditions imposed by Council.

The Vancouver Fire Department has reviewed this application and has no objection or concerns with this application at this time and note that approval for a maximum occupant load of 206 persons was received under FI408770 on April 21, 2011.

The Social Development Department and *The Planning Department* have reviewed this application and have no comments at this time.

Comments to Satisfy Liquor Control and Licensing Branch Resolution Requirements:

Location: as noted previously.

Person capacity and hours of operation: as outlined above.

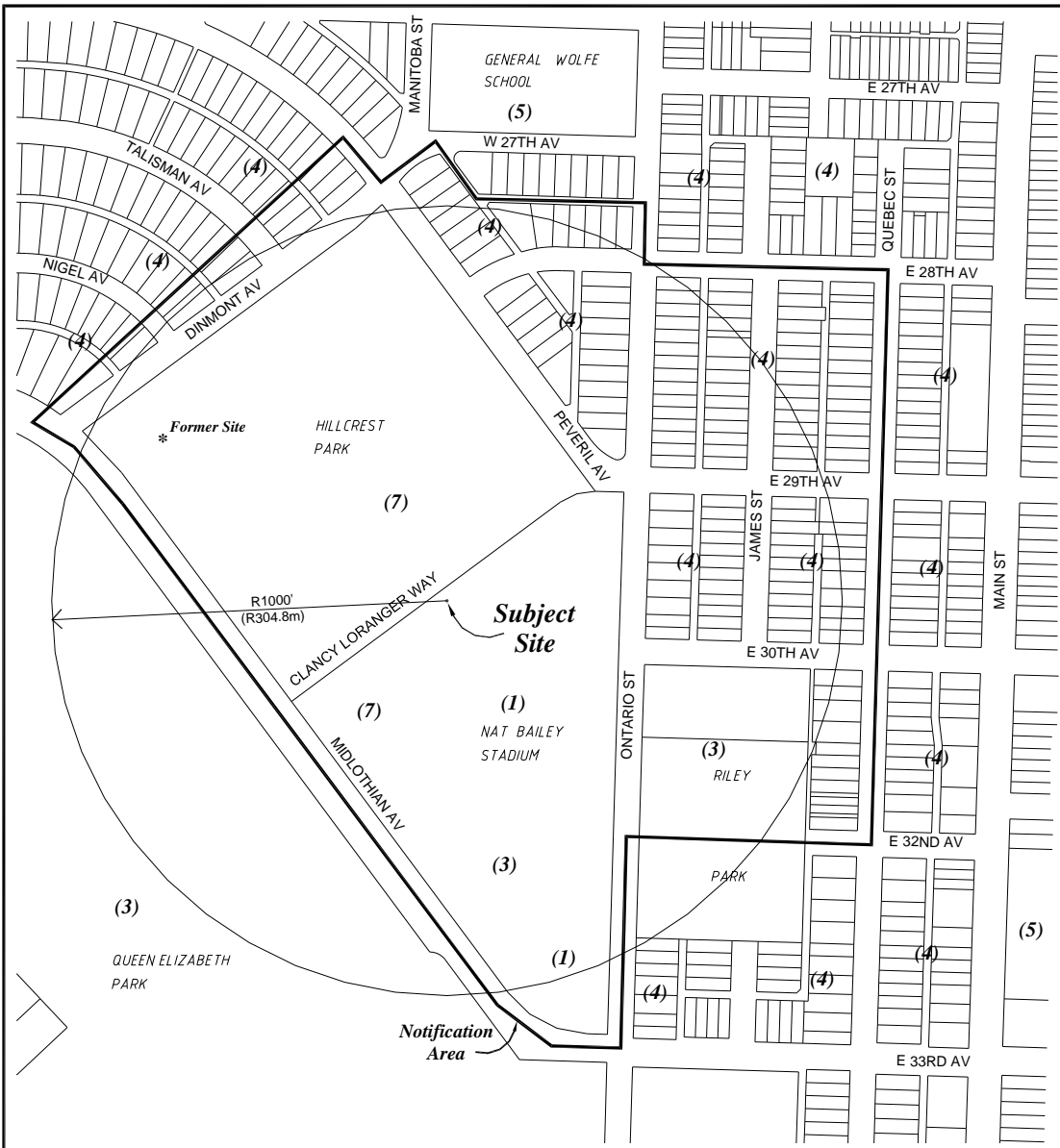
Market Analysis: The City of Vancouver has no authority to regulate an operator's clientele/target market.

Traffic, noise, parking and zoning: staff have considered traffic, noise, parking and zoning matters and have no concerns at this time. These matters will be considered further as part of the Development Permit process

CONCLUSION

Staff are recommending that Council endorse the applicant's request for a 206 person Liquor Primary liquor licence at 4575 Clancy Loranger Way subject to the conditions outlined in the Recommendation. The application meets current Council policy regarding size and distance from other establishments and the location of the establishment should limit any negative impacts on the surrounding community. Based on the fact that there is little opposition from area residents, the positive aspects of the proposed use and the very low potential for noise or negative impacts on the community, staff are recommending Council approve this request.

* * * * *



LEGEND

- (1) Liquor Establishments - {Vancouver Canadians Professional Baseball Club - 4601 Ontario St.}, {Vancouver Racquets Club - 4867 Ontario St.},
- (2) Government or Private Liquor Stores - {N/A}
- (3) Parks {Queen Elizabeth}, {Riley Park} {Nat Bailey Stadium}
- (4) Residential Buildings {Area is primary residential}
- (5) Schools - {General Wolfe Elementary - 4251 Ontario St.}, {General Brock Elementary - 4860 Main St}
- (6) Churches - {N/A}
- (7) Social facilities - {Hillcrest Recreation Complex}, {Vancouver Phoenix Gymnastics}, {{Riley Park Community Centre}}

| | |
|---|------------------|
| LIQUOR PRIMARY (LIQUOR ESTABLISHMENT CLASS 3) 4575 Clancy Loranger Way | map: 1 of 1 |
| City of Vancouver - Licenses & Inspections | date: 2011-06-22 |

VANCOUVER CURLING CLUB

@ 4575 CLANCY LORANGER WAY,

VANCOUVER, B.C.

APRIL 11, 2011

(scale: 1:50 large format drawings only)



UPPER LEVEL FLOOR LAYOUT

