



ADMINISTRATIVE REPORT

Report Date: May 25, 2017
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Meeting Date: July 26, 2017

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Development, Buildings and Licensing

SUBJECT: 9100 Stanley Park Drive - Stanley Park Lawn Bowling Club
Liquor Primary Club Licence and Outdoor Patio Application
Liquor Establishment Class 7 - Private Club

RECOMMENDATION

THAT Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notification, site sign, noise impacts and relevant Council policy as outlined in this Administrative Report, endorse the request by Stanley Park Lawn Bowling Club for a 78 person Liquor Primary Club licence (Liquor Establishment Class 7 - Private Club) and a 72 person outdoor patio located at 9100 Stanley Park Drive subject to:

- i. A maximum total interior capacity of 78 persons and 72 person outdoor patio;
- ii. Hours of operation, limited to 11 am to 10 pm, seven days a week;
- iii. The outdoor patio ceasing all liquor service and vacated by 10 pm, nightly;
- iv. No music or entertainment permitted on the patio;
- v. A Time-limited Development Permit;
- vi. An acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements;
- vii. Food service to be provided while the establishment is operating as well as on the patio when open; and
- viii. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

REPORT SUMMARY

The Stanley Park Lawn Bowling Club is requesting a Council resolution endorsing their application for a new 78 person Liquor Primary Club licence with a 72 person outdoor patio (Liquor Establishment Class 7 - Private Club) located at 9100 Stanley Park Drive.

Staff is recommending approval of this application subject to the conditions outlined in the Recommendation. The Clubhouse has long been part of the community and there will be little change with respect to how this establishment will operate as the establishment's focus will continue to be recreational on behalf of the sport of lawn bowling and liquor service will be a secondary component. The Stanley Park Lawn Bowling Club currently obtains 28 Special Event Permits (formerly known as Special Occasion Licence) per year from the Liquor Control and Licensing Branch for events that are being held and have indicated that there is no intention to increase the number of events but having a Liquor Primary licence would allow the club flexibility in managing the operations and alleviate the need for a separate application for each event.

Given the long history (the club has operated at this location since 1917) of a recreational club at this location and the fact that the liquor licence would be for members and guests only with restricted operating hours, staff support this application noting it aligns with Council policy. The requirement for a Time-limited Development Permit, an acoustic report certifying that the establishment meets Noise Bylaw requirements and a Good Neighbour Agreement will also ensure the premise operates in a manner conducive to the surrounding area.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

City role in liquor licence applications - The Liquor Control and Licensing Branch of the Provincial Government has senior authority in approving liquor licence applications. Their regulations require local governments to provide a Council resolution on any liquor primary licence application unless the local government decides to opt out of the application review process. Council policy has been to provide comments on these applications.

Approval process/requirements - Council policy requires new Liquor Primary licences and changes to existing Liquor Primary licences be subject to a Time-limited Development Permit, Good Neighbour Agreement and public consultation.

Hours of service - policy for this Non-Downtown Primarily Residential Use area are:

Standard hours of liquor service:

- 11 am to 12 am, Sunday to Thursday;
- 11 am to 1 am, Friday and Saturday

Extended hours of liquor service:

- 9 am to 1 am, Sunday to Thursday;
- 9 am to 2 am, Friday and Saturday

Size and location of new establishments (Council July 14, 2005) - Council Policy states that Class 7 venues (Private Clubs) be allowed in all areas where "Club" is a permitted land use.

Sidewalk patios adjacent to liquor establishments -

On April 17, 2007, Council approved policy and guidelines that allow Liquor Primary establishments to have sidewalk patios on both public and private property subject to:

- Food service being available to the patio;
- A food preparation area large enough to safely handle the capacity increase;
- Closing time of no later than 11 pm; and
- Public notification.

On June 14, 2017, Council approved policy and guidelines removing the twenty percent limit on Liquor Primary patio seats, if a Good Neighbour Agreement is signed, neighbourhood liquor seat limitations can be met, and community impacts (e.g. noise) are managed.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Development, Buildings and Licensing recommends approval of the foregoing.

REPORT

Background/Context

Stanley Park Lawn Bowling Club is requesting a Council resolution endorsing their application for a new 78 person Liquor Primary Club licence with a 72 person outdoor patio (Liquor Primary Class 7 - Private Club) located at 9100 Stanley Park Drive (refer to Appendix A) for members and their guests only, with operating hours of 11 am to 10 pm, seven days a week. The outdoor patio hours are 11 am to 10 pm, seven days a week. No entertainment is permitted on the patio and food and beverage service will be provided.

Stanley Park Lawn Bowling Club is a voluntary, non-profit organization incorporated under the Societies Act. The primary focus of the club is recreational on behalf of the sport of lawn bowling. The club has operated since 1917 at its current location in Stanley Park in accordance with its operating agreement with the Board of Parks and Recreation. Currently there are 260 bowling members and 70 social members. The club is not open to the general public.

At the Board of Parks and Recreation meeting on March 27, 2017, the Park Board approved the following staff recommendation:

“THAT the Park Board approve an application by the Stanley Park Lawn Bowling Club to the Liquor Control Board to obtain a Liquor Primary Club licence”.

Currently the Stanley Park Lawn Bowling Club applies for up to 28 Special Event Permits each year from the Liquor Control and Licensing Branch during their regular outdoor bowling season which runs from mid-April to mid-October. These special events include items such as; BBQ's, pride party during Pride Week and catered banquets/dances in celebration of holidays. The Club has no intention to increase the number of events from their current situation. The Club has gained more members this year (2017) but expect the number of events with liquor service will remain the same (4-5 per month or approximately 30 per season). Liquor service will only be offered during special events and for club members for private family functions. If members are not using the clubhouse, the clubhouse will not be open. During the off-season, the club is still active via card club meetings (2-3 times per week), indoor carpet bowling, as well as other events or classes organized for the recreational, educational or health-related benefits of the members.

Strategic Analysis

Staff support the proposed application based on the following analysis.

Council Policy

Council Policy allows for Liquor Establishment Class 7 venues (Private Clubs) be allowed in all areas where "Club" is a permitted land use.

Results of Neighbourhood Notification

A neighbourhood notification was conducted by circulating approximately 36 notices in the survey area (refer to Appendix B). Two site signs were 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. One response was received in response to the application. The respondent has concerns with added noise and losing the tranquility of the park as this area is one of the most peaceful areas of Stanley Park.

Location of Establishment

The subject site is located in the RS-1 Zoning District and for the purposes of liquor policy, it is considered to be located in the Downtown Primarily Residential Use area. Council Policy allows for Liquor Establishment Class 7 venues (Private Clubs) be allowed in all areas where "Club" is a permitted land use.

Person Capacity and Hours of Operation

The Vancouver Fire Department has reviewed the application and approved an interior occupant load of 78 persons and 72 persons on the outdoor patio (see Appendix A).

The applicant is requesting hours of operation of 11 am to 10 pm, seven days a week which falls under the allowable hours of liquor service for Standard Hours for this Downtown Primarily Residential area.

The 72 person outdoor patio will also operate until 10 pm, seven days a week. No entertainment or music will be permitted on the patio and food and beverage service will be provided. Liquor service will only be offered during events for members and their guests. The clubhouse is not open to the general public.

Noise

The proposal for a Liquor Primary Club licence and outdoor patio at this location will require a Time-limited Development Permit. The review process for this type of approval will involve an assessment of neighbourhood impacts, including compatibility with surrounding uses, hours of operation, an on-site loading strategy, social and policing impacts and noise control.

The applicant will be required to submit and adhere to an acoustic report which stipulates the sound levels permitted inside the establishment in order to comply with the Noise Control Bylaw. This should aid in mitigating potential negative community impacts due to noise.

Impact on the Community

There are very few issues/complaints with liquor licences in establishments of this type (Private Clubs). Stanley Park Lawn Bowling Club has operated at this location since 1917 and there has been no enforcement history associated with this establishment. The Vancouver Police Department has reviewed the application and have no concerns with this application.

The Time-limited Development Permit will provide ongoing reviews to ensure the land use/business remains compatible with the surrounding community. In addition, the Good Neighbour Agreement will set out the City expectations that the business needs to be responsive in dealing with any issues and responsible for creating a positive relationship with the community.

The applicant has noted that the culture of the game of lawn bowling includes great respect to the cordial treatment of other players and this extends more generally to the environment of the club and the neighbourhood at large. A tendency toward loud, aggressive, boisterous or noisy demeanour by participants is not accepted either on or off the green.

Implications/Related Issues/Risk

Financial

There are no financial implications.

CONCLUSION

Staff are recommending Council endorse the applicant's request for a new 78 person Liquor Primary Club licence with a 72 person outdoor patio subject to the conditions outlined in the Recommendation.

The Stanley Park Lawn Bowling Club has been a long standing member of the community and there will be little change with how this establishment will operate as the establishment's focus will continue to be a recreational club on behalf of the sport of lawn bowling. Liquor service will be a secondary component to the club. The liquor licence will be for members and guests only with operating hours until 10 pm and will be used for bowling days, tournaments and during specific special events. The requirement for a Time-limited Development Permit, an acoustic report certifying that the establishment meets Noise Control By-law requirements and a Good Neighbour Agreement will also ensure the premise operates in a manner conducive to the surrounding area.

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