



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: May 31, 2005
Author: Guy Gusdal
Phone No.: 604.871.6461
RTS No.: 05195
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Meeting Date: June 14, 2005

TO: Vancouver City Council

FROM: Chief License Inspector

SUBJECT: 515 West Hastings Street - Simon Fraser University (Private Club),
Liquor Primary Liquor Application for an Increase in Patron Capacity

RECOMMENDATION

THAT Council, having considered the opinions of area residents and business operators notified by an on-site sign, the proximity of residential developments, noise impacts and relevant city policy as outlined in this report titled 515 West Hastings Street - Simon Fraser University(Private Club), Liquor Primary Liquor Application for an Increase in Patron Capacity, dated May 31, 2005 endorse the request by Simon Fraser University for an increase in patron capacity for the Liquor Primary Liquor License (License #146094) from 348 seats to 642 seats at Simon Fraser University, 515 West Hastings Street, subject to:

- i. Adhering to clean air practices;
- ii. Signing a Good Neighbour Agreement with the City; and
- iii. The additional areas limited to Room Numbers 2050, 2200, 2250, 2510, 3010 and 3100.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Council Policy requires that amendments to existing Liquor Primary (Private Club) licenses be subject to public consultation and Good Neighbour Agreements.

PURPOSE

The applicant, Simon Fraser University, is requesting a Council resolution endorsing their application for an increase in patron capacity to include an additional 294 seats spread among 6 existing conference rooms of the campus for a total of 642 seats for the Liquor Primary liquor license at Simon Fraser University located at 515 West Hastings Street.

BACKGROUND

Simon Fraser University has been operating a Liquor Primary lounge at this location for a number of years with a total of 348 seats in 7 areas of the campus. SFU would like to expand the liquor licensed area into adjacent classroom space to provide flexibility for special events. The applicant advises that the new areas will be used primarily as classrooms, conference and meeting rooms. Liquor service will be provided on a limited basis for wine & cheese receptions, luncheons, seminars and dinner meetings.

Area Surrounding Premises

The subject premises are located in the Downtown (DD) Zoning District. The surrounding area is primarily office towers and a mixture of hotels, restaurants, retail and other commercial uses.

In addition to this application's 348 licensed seats there are 6 Hotel Lounges (1026 total seats), 4 Club Lounges (1108 total seats), 2 Cabarets (633 total seats), 1 Neighbourhood Pub (143 total seats), 1 Liquor Retail Store and approximately 26 licensed restaurants within the 1000 ft. survey area.

DISCUSSION

Policy Issues:

There are no policy issues with this application.

Positive Application Attributes:

The private, controlled atmosphere of the venue and the limited focus on liquor service when provided are highly conducive to the operator's ability to self-police their premise.

Negative Application Attributes:

Provided the facility continues liquor service as indicated (ie: limited liquor service in conjunction with Conference and Seminar room rentals), staff do not anticipate any negative issues due to the increased seating capacity.

Enforcement History:

Staff are unaware of any enforcement issues regarding liquor service at the SFU Harbour Centre.

FINANCIAL IMPLICATIONS

There are no financial implications.

RESULTS OF NOTIFICATION

On April 21, 2005, a sign was erected on the site advising the area residents and businesses of the application and where to send concerns or comments. Staff allowed 3 weeks for the community to respond with concerns or support for the application. There have been no responses to the site sign.

COMMENTS

The Police Department have no concerns with this application and approve their request.

The Development Services Department notes the site is zoned DD, sub area C and the building, known as Harbour Centre, is listed on the Heritage inventory with a B evaluation. The existing space is approved as Institutional use and is currently occupied by Simon Fraser University. Understanding that this proposal limits the use of the subject spaces to temporary and low impact events, this change of use could be considered normally ancillary to the University's existing approval. A further Development Permit application would not be necessary.

The Environmental Health Department does not have any objections to this application as long as the events are catered and no food preparation is done in a room without a sink available.

The Social Planning Department and Housing Centre have no comments.

CONCLUSION

Staff recommend that Council endorse the applicant's request for a capacity increase from 348 seats to 642 seats at 515 West Hastings Street based on the fact that there is no opposition from area residents and businesses, the positive aspects of the proposed use and the very low potential for noise or negative impact on the community.

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