



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: January 30, 2007
Author: Paul Teichroeb
Phone No.: 604.873.7545
RTS No.: 06480
VanRIMS No.: 11-4600-50
Meeting Date: March 1, 2007

TO: Standing Committee on City Services and Budgets

FROM: Chief License Inspector

SUBJECT: 450 Stanley Park Drive
Vancouver Rowing Club
Liquor Primary Liquor License for Outdoor Patio Seating

CONSIDERATION

- A. THAT Council, having considered the opinion of area residents and business operators of the community as determined by neighbourhood notification, the proximity of residential developments, potential noise impacts and relevant Council policy as outlined in the Administrative Report dated January 30, 2007, entitled "450 Stanley Park Drive, Vancouver Rowing Club, Liquor Primary Liquor License for Outdoor Patio Seating", endorse the application by the Vancouver Rowing Club for a Liquor Primary patio at the Vancouver Rowing Club, 450 Stanley Park Drive subject to:
- i. A maximum capacity of 128 persons;
 - ii. The signing of a Good Neighbour Agreement with the City;
 - iii. The patio ceasing all liquor service and vacated by 11:00 p.m.;
 - iv. No music permitted on the patio; and
 - v. A time limited Development Permit.
- B. THAT Council, having considered the opinion of area residents and business operators of the community as determined by neighbourhood notification, the proximity of residential developments, potential noise impacts and relevant Council policy as outlined in the Administrative Report dated January 30, 2007, entitled "450 Stanley Park Drive, Vancouver Rowing Club, Liquor Primary Liquor License for Outdoor Patio Seating", not endorse the application by the Vancouver Rowing Club for a Liquor Primary patio at the Vancouver Rowing Club, 450 Stanley Park Drive.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services submits the foregoing for CONSIDERATION.

COUNCIL POLICY

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

PURPOSE

Vancouver Rowing Club is requesting a Council resolution endorsing their application for a 128 seat Liquor Primary Outdoor Patio at 450 Stanley Park Drive.

BACKGROUND

The Vancouver Rowing Club has been operating at this location since 1911 and is open to members and their guests. There are currently over 900 members and the focus of the activities are sports related including rowing, field hockey and other outdoor activities. The building contains three separate lounge areas, decks, a marina and fitness facility. The larger upper floor lounge and deck are used for private functions such as weddings and meetings.

This application is for the lower floor patio to allow the club to serve liquor on the outdoor patio. The capacity of the patio of 128 seats is determined by the actual square footage of the area although the club indicates the actual seating will be limited to under 80 seats. This is an existing patio connected to the lower floor lounge which has been used for club activities and outdoor seating for many years. The patio is currently not included in the liquor licenced area. The club is applying to license the patio to permit the service of liquor.

Application

The applicant is requesting a Council resolution endorsing their application for a 128 (person) seat Liquor Primary Outdoor Patio at 450 Stanley Park Drive with hours of operation of 12:00 p.m. to 11:00 p.m., 7 days a week.

Liquor Control and Licensing Branch (LCLB) Regulations and Policies

Branch regulations allow liquor service between the hours of 9:00 a.m. to 4:00 a.m. seven days a week for Liquor Primary Licenses. All changes/amendments to the liquor license hours of service are subject to local government support. The LCLB has no specific policy for patios.

Area Surrounding Premises

The subject site is located in the RS-1 Zoning District. The surrounding area is park use with hotel, residential hi-rise and a marina located across the water (see Appendix A). The closest liquor establishments are The Lift at 333 Menchions Mews and Carderos at 1583 Coal Harbour Quay which are across the harbour from this club.

RESULTS OF NOTIFICATION

A neighbourhood notification was conducted by circulating 500 notices in the survey area (see Appendix A). A site sign was erected advising the community of the application and where to send concerns or comments. Twenty-four written, email, fax and telephone responses were received in opposition to the application including a petition bearing signatures from fifty-two units amongst four residential buildings within the notification area. Four written, email and telephone responses were received in support of the application.

The majority of the responses in opposition to the application expressed concerns with increased noise, nuisance issues for the area, and a reduction of peace and quiet enjoyment of the scenery, harbour and park atmosphere from their homes, patios and decks.

Many respondents commented on how sound carries unrestricted and distinctly over water and is amplified during the day and evening.

The respondents in favour of the application had no objection to the application as long as the patio closed no later than 11:00 p.m. and noise was kept to a minimum.

DISCUSSION

There is no enforcement history related to the Rowing Club as it appears to be a well run facility. Staff generally supports outdoor patio areas subject to comments from the neighbourhood. In this case, a significant negative response has been received from four residential buildings across Coal Harbour. It appears there is a general frustration related to noise from dinner cruise boats and area pub/restaurants, and neighbours are concerned about potential noise from the Rowing Club patio.

Staff has no significant issues with the proposed patio provided the patio is closed and vacated by 11:00 p.m. each night. The time limited Development Permit and 11:00 p.m. closing time should address any potential problems.

COMMENTS

The Police Department and Central Area Planning Department have reviewed the application and have no comments at this time.

The Development Services Department has reviewed the application and notes the site is zoned RS-1. The existing building is a municipally designated heritage building and approved as marina/clubhouse. Any proposal to use a portion of the existing deck as outdoor seating in conjunction with the existing club will require a Development Permit application. As part of the review, processing staff would include assessment of the anticipated impacts on nearby sites with respect to noise and for compliance with the Zoning and Development By-law.

Any proposed physical alterations to the building will also require a Heritage Alteration Permit.

The Vancouver Coastal Health has reviewed and accepted the application but not if patrons are permitted to smoke on the patio then the outdoor smoking area shall be configured to prevent any tobacco smoke from drifting back into the indoor seating area by way of entrance ways and windows.

The Housing Centre and The Social Planning Department have no comments at this time.

The Park Board has reviewed and have no objections to the application but request, based on their past history, that they instruct their liquor delivery trucks not to obstruct the seawall which is often congested with pedestrians, bladers, cyclists, etc. The trucks should park in their parking lot and unload there and not drive on to the seawall.

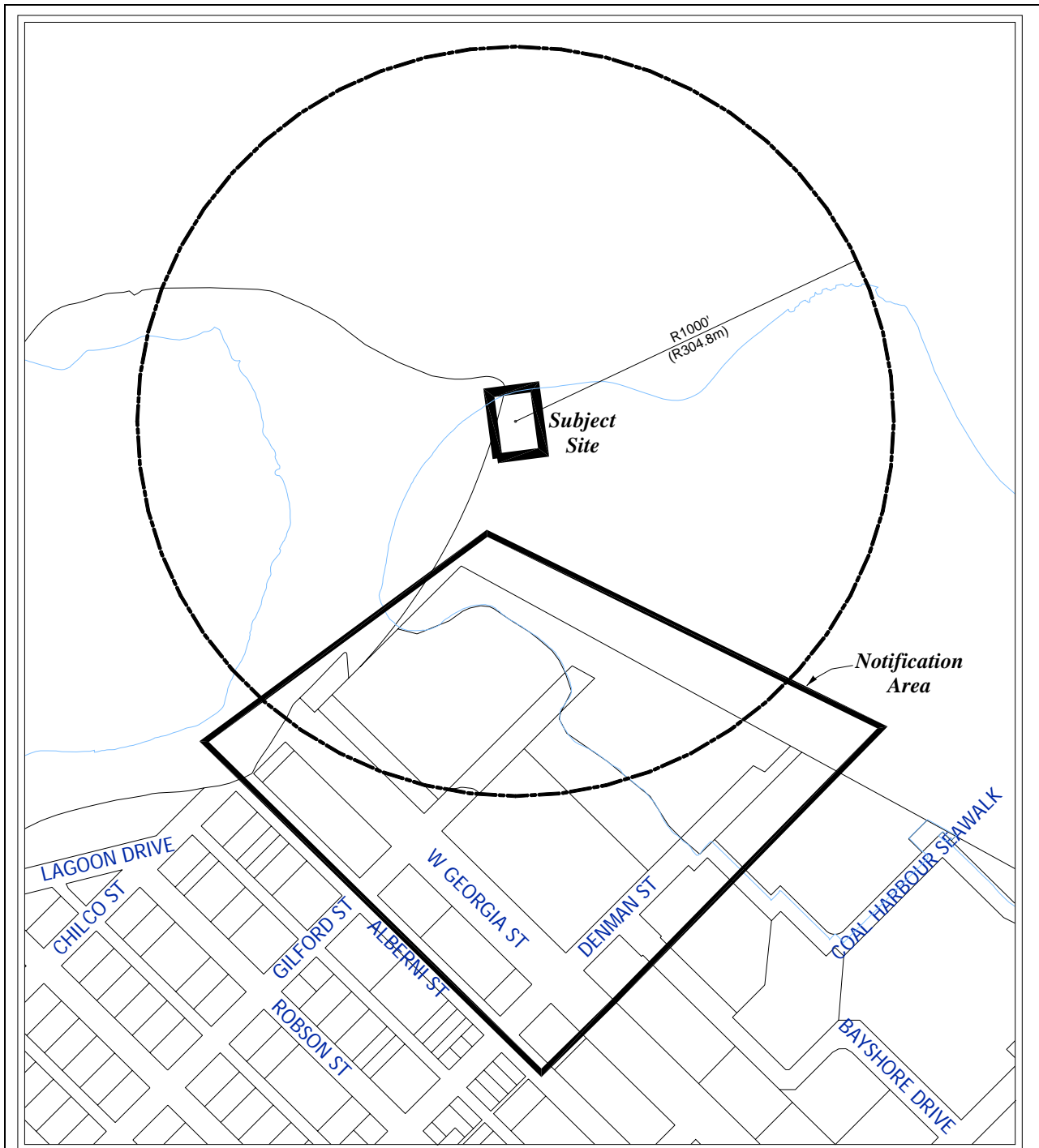
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Given the proposed patio location, the time limited Development Permit, and staff's recommended 11:00 p.m. closing time, staff do not anticipate any significant impacts from the operation of this patio. It is also recognized that there is significant neighbourhood concern related to the potential noise impacts from this patio. Therefore, staff is putting the applicant's request for 128 person Liquor Primary patio forward for Council's consideration.

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450 Stanley Park Drive - Vancouver Rowing Club	map: 1 of 1	↑
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