



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 9, 2007
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VanRIMS No.: 11-4600-23
Meeting Date: November 29, 2007

TO: Standing Committee on Planning and Environment

FROM: Chief Licence Inspector

SUBJECT: 2901 East Hastings Street - Pacific National Exhibition
Amendment to Liquor Primary Liquor Licence

RECOMMENDATION

- A. THAT Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notifications, and relevant Council policy as outlined in the Administrative Report dated November 29, 2007, entitled "2901 East Hastings Street - Pacific National Exhibition - Amendment to Liquor Primary Liquor Licence", endorse the application by Pacific National Exhibition for an amendment to the existing Liquor Primary liquor licences for the Pacific Coliseum to license the boxes, concourse, arena floor and general seating area for a total of 17,903 seats in the Pacific Coliseum building located at 2901 East Hastings Street; and
- B. THAT Council, having considered the opinion of local area residents and business operators and relevant Council policy as outlined in the Administrative Report dated November 29, 2007, entitled "2901 East Hastings Street - Pacific National Exhibition - Amendment to Liquor Primary Liquor Licence", endorse the application by Pacific National Exhibition for an amendment to the existing Liquor Primary liquor licence for a change of hours of operation from 11:00 a.m. to midnight, seven days a week to 9:00 a.m. to 1:00 a.m., seven days a week for the Pacific Coliseum located at 2901 East Hastings Street; and
- C. THAT Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notifications, and relevant Council policy as outlined in the Administrative Report dated November 29, 2007, entitled "2901 East Hastings Street - Pacific National Exhibition - Amendment to Liquor Primary Liquor

Licence", endorse the application by Pacific National Exhibition for the addition of two (2) exterior patios at the north and south sides of the Pacific Coliseum building with hours of operation from 11:00 a.m. to 11:00 p.m., seven days a week to be used in conjunction with events only located at 2901 East Hastings Street (in the case of events, the patio must close at the end of the last intermission with a maximum closing time of 11:00 p.m.). This endorsement is subject to the Coliseum working with the community to minimize future impacts.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

There is no applicable Council Policy for A.

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 liquor primary establishments into by-law regulation.

PURPOSE & SUMMARY

The purpose of this report is to seek Council approval for proposed changes to the Pacific National Exhibition liquor licence.

Pacific National Exhibition, located at 2901 East Hastings Street, has applied to expand their liquor service area for the Pacific Coliseum. The applicant is proposing to license the seating area of the Pacific Coliseum as well as the concourse and boxes. Also proposed is the addition of two (2) exterior patios at the north and south sides of the Pacific Coliseum building.

The applicant is also requesting changes to the liquor licence operating hours for the Pacific Coliseum from 9:00 a.m. to 1:00 a.m., seven days a week to be in conjunction with events only. The operating hours for the two (2) exterior patios will be subject to the hours of 11:00 a.m. to 11:00 p.m., seven days a week. In the case of events, the patio must close at the end of the last intermission to a maximum closing time of 11:00 p.m.

BACKGROUND

The Pacific Coliseum first opened in 1967 and is the largest building within the Hastings Park complex and provides settings for sports events, concerts, trade and consumer shows.

The Pacific Coliseum was originally licensed in November 1980 with a Class 'E' Stadium Liquor Primary liquor licence. This licence has a capacity of 6,000 people for one area on the arena floor level, which has been referred to as the beer garden area. The existing licensing for Pacific National Exhibition has not been adjusted/reviewed for decades.

The request from the Pacific National Exhibition is consistent with Council's liquor policy for the area. The establishment is a Class 'E' arena with an existing Liquor Primary liquor licence restricted to 11:00 a.m. to midnight, seven days a week. These areas are now regularly licensed under temporary extensions on a per event basis with approximately 36 applications approved per year.

In July 1995, the Liquor Control and Licensing Act was amended to permit the appropriate licensing of stadiums and convention centres. The regulations permit sales between 9:00 a.m. to 2:00 a.m., subject to restrictions by the General Manager, Liquor Control and Licensing Branch.

Proposed Changes to Liquor Licence

The applicant is requesting a Council resolution endorsing their application which will result in the Pacific National Exhibition being licensed in a similar way to "General Motors Place" and "B.C. Place Stadium" and will "modernize" the licensing in preparation for the 2010 Olympic Games.

The applicant is proposing to license the entire Pacific Coliseum which includes the concourse, seating areas, boxes, private restaurant areas and arena floor. This will result in a capacity of 17,903, which is also the occupant load for the building. The proposal also includes the licensing of two outdoor patio areas on the north and south sides (200 person capacity north patio and 734 person south patio) of the building which would be used prior to events and during intermission periods. These patio areas would be closed at the end of the last intermission with a maximum closing time of 11:00 p.m.

The applicant is making this application in order to better serve the customers at the venue. Also, this change is being made to facilitate events that will be held at the Pacific National Exhibition during the 2010 Olympic Games. The applicant may vary the licensed hours depending on the nature of the event held, the clientele and audience needs within the parameters of the licence.

RESULTS OF NOTIFICATION

A neighbourhood notification was conducted by circulating 500 notices in the survey area (see Appendix A). From within the notification area 1 letter, 3 emails, and 2 telephone calls were received opposing the request and no other responses were received.

Respondents opposing the application are most concerned with the hours of liquor service, consumption of alcohol, drunkenness, rowdiness, increased noise pollution, parking issues and vandalism.

COMMENTS

The Police Department will not be taking a position on this application and has no comments.

The Development Services Department has reviewed the application and notes the site is zoned CD-1.

The existing space is approved as a stadium use. The proposed licence change for the interior portions of the building does not require an amendment to the current Development Permit. However, extending the licence to include exterior patio portions of the building will require a development permit if the proposed activity exceeds an informal smoking area defined by temporary fencing.

The Environmental Health Department notes the applicant is advised of the recent amendments to the Health By-law No. 9535 which restricts smoking in all customer service areas and away from all entrances, windows and incoming air vents.

The Planning Department notes a number of longstanding issues raised by residents during the current Hastings-Sunrise Vision Implementation work and the 2004 Hastings-Sunrise Community Visions planning process; they include concerns with noise, increased traffic, and disruptive behaviour resulting from events and activities at the PNE/Hastings Park.

The concerns relate to potential impacts on the surrounding residential neighbourhood to the west of the site, particularly related to the hours of operation and noise from the proposed exterior patios.

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

DISCUSSION

The proposed changes to the liquor licence would allow the Pacific Coliseum to operate in a manner similar to the more present day licensing approvals at the other large stadium venues in Vancouver.

Over the past few years, the existing licences have been amended through a temporary approval process to include extended hours and areas in accordance with this application. In 2006, 14 "area extension" approvals were issued for all Vancouver Giants Hockey games and playoff games, beer gardens for the PNE Fair and for 22 events which consisted of concerts, tradeshow and sporting events. These "area extensions" requests are consistent with those of "bars" area extension procedures.

Approval of this application would result in reduced red-tape and the multiple numbers of extension requests being submitted for approval. The Pacific National Exhibition would continue to work with the Vancouver Police Department to ensure adequate security staff and Vancouver Police Department members are available for each specific event. The Pacific National Exhibition has committed to reduce the hours of liquor sales and increase security for specific events based on Vancouver Police Department recommendations.

It will be important for the Pacific National Exhibition to work closely with the community groups during the upcoming planning processes to ensure that further conditions will be considered in order to minimize future impacts.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Over the years, the Pacific Coliseum has achieved increased seating capacity and increased hours of service on an event by event basis, by applying for multiple temporary extensions of their liquor licence each year. The changes proposed in Recommendations A and B eliminate the need for these temporary extensions, but do not change actual Coliseum operations. The proposed outdoor patios are a change in operations, and concerns have been expressed with regard to noise, disruptive behavior, and traffic. In response, staff recommend that the Pacific Coliseum work with the community to minimize future impacts.

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