



ADMINISTRATIVE REPORT

Report Date: November 17, 2011
Contact: Lucia Cumerlato
Contact No.: 604.871.6461
RTS No.: 9335
VanRIMS No.: 08-2000-20
Meeting Date: December 15, 2011

TO: Standing Committee on Planning, Transportation and Environment

FROM: Chief Licence Inspector

SUBJECT: 1895 Venables Street - The Vancouver East Cultural Centre
Liquor Primary Liquor Licence Application for an Increase in Patron
Capacity (The Cultch)

RECOMMENDATION

THAT Council, having considered the opinion of area residents and business operators of the community as determined by site sign, the proximity of residential developments, potential noise impacts and relevant city policy as outlined in this report, endorse the application by The Vancouver East Cultural Centre for an increase in patron capacity for the Liquor Primary Liquor Licence (Licence #035887) from 146 persons to 228 persons by permitting a maximum capacity of up to 82 persons via the expansion (including the corridor that connects the studio to the theatre lobby) into the Vancity Culture Lab, a multi-purpose space currently used for rehearsals and performances, at the Vancouver East Cultural Centre (Liquor Establishment Class 3 - Live Venue) located at 1895 Venables Street, subject to:

- i. A maximum interior capacity of 228 persons;
- ii. Signing a Good Neighbour Agreement with the City prior to the issuance of the revised business licence;
- iii. An amendment to the existing Time-limited Development Permit; and
- iv. Liquor service only permitted in conjunction with pre-booked events.

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 licences be subject to public consultation and Good Neighbour Agreements.

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, The Vancouver East Cultural Centre (The Cultch), is requesting a Council resolution endorsing their application for an increase in patron capacity to their existing Liquor Primary liquor licence from 146 to 228 persons via the expansion into The Vancity Culture Lab (including the corridor which connects the studio and the theatre lobby), an existing performance area within The Cultch. The hours of operation would remain unchanged from the current operation (10 am to midnight, Monday to Saturday and 11 am to midnight, Sunday).

BACKGROUND

Site History

The Cultch has served the community for almost 100 years. The building was first constructed as a church and has flourished as an arts centre for approximately the past 35 years. Recent renovations to the site include a three story addition which includes a studio theatre (The Vancity Culture Lab), dressing rooms, washrooms, an elevator, office space and service areas in the basement and upgrading of the 100 year old historic theatre and building to LEED silver standards.

The Cultch received a Council resolution back on November 19, 2009 endorsing their application to amend their existing Liquor Primary liquor licence to increase the capacity from 77 patrons to 146 patrons via the expansion into the existing lobby and the creation of a new café/lounge due to the recent renovations.

Application

The applicant is requesting a Council resolution endorsing their application for an increase in person capacity to their existing Liquor Primary liquor licence (licence #035887) at 1895 Venables Street from 146 to 228 persons via the expansion (including the corridor that connects the studio and the theatre lobby) into The Vancity Culture Lab, which is a multi-purpose space currently used for rehearsals and performances. Liquor service will continue to be served in conjunction with pre-booked ticketed events and performances. The maximum capacity increase proposed is 82 persons with a theatre-style set up (fixed seats) and 72 persons with a banquet style set up (non fixed seats; tables and chairs) {Refer to Appendix A}.

The proposed amendment will allow greater flexibility in this existing space by allowing it to be used for receptions, presentations and other theatrical performances, such as poetry, comedy, music and readings. Receptions will be by invitation only and will take place before

and after performances of live music, theatre and dance and are generally for donors and supporters. All events are ticketed.

The hours of operation would remain unchanged from the current operations which are 10 am to midnight, Monday to Saturday and from 11 am to midnight on Sunday. The terms and conditions of when alcohol can be served within the centre will also remain unchanged.

The proposed changes are summarized in the table below:

Licence Category	Current Operation		Proposed Operation		Staff Recommended	
	Capacity	Hours	Capacity	Hours	Capacity	Hours
Liquor Primary (#035887)	146	10 am to midnight, Monday to Saturday; 11 am to midnight, Sunday	228	No change - same as current hours	228	No change - same as current hours
TOTAL	146		228		228	

Liquor Control and Licensing Branch (LCLB) Regulations and Policies

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

Area Surrounding Premises

The subject site is located in a CD-1(433) 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 a mixture of retail, private club (Wise Social and Athletic Club), restaurants, schools, park (Salsbury Park) and residential (one-family dwelling/two-family dwelling/multiple dwelling) uses (refer to Appendix B).

There is one Liquor Establishment Class 7 (Private Club), The Wise Social and Athletic Club (348 seats), at 1882 Adanac Street located within a 1000' radius of the subject site. As well, there are five licensed restaurants within the area which hold Food Primary liquor licences.

RESULTS OF NOTIFICATION

A site sign was erected on the site advising the area residents and businesses of the application and where to send concerns or comments. Staff allowed two weeks for the community to respond with concerns or support for the application.

Staff received no comments on the application.

DISCUSSION

Policy Issues

The subject site is located in the Non-Downtown Primarily Residential Area and as there are no other Liquor Establishment Class 3 - Venue within 500 metres of another Liquor Establishment Class 3 - Venue, the proposed establishment complies with Council's liquor policy for venue size and location.

Hours of Operation

The hours of operation would remain unchanged from the current operations (10 am to midnight, Monday to Saturday and 11 am to midnight, Sunday).

Positive Application Attributes

Staff are generally in support of liquor licences in theatre type venues. Very little is likely to change with respect to how the premise currently operates. Should Council support this amendment, the applicant will have the ability to accommodate an additional 82 persons (for a maximum capacity of 228 persons) for the purpose of allowing liquor service for pre-booked events that will take place within The Vancity Culture Lab.

As well, an amendment to the development permit should provide adequate controls to ensure the land use/business remains compatible with the surrounding community.

Negative Application Attributes

Staff do not anticipate any negative impacts on the surrounding community as a result of this liquor licence amendment as all events will continue to be pre-booked. Strong management and sound operational practices should limit this type of activity from having a negative impact on the surrounding community.

Enforcement History

There are no enforcement issues associated with this liquor licensed establishment at this time.

FINANCIAL IMPLICATIONS

There are no financial implications.

COMMENTS

The Police Department has reviewed the application and have no concerns at this time.

The Development Services Department has reviewed this application and as there is no change to the land use for this site, and no change to the hours of operation, we have no specific comments at this time. However, if the application is approved, an amendment should be made to the Development Permit that originally approved this use, to reflect the increase in the number seats to accommodate the increased capacity of the Liquor Primary licence, and to reflect any additional conditions imposed by Council.

The Vancouver Fire Department has reviewed the application and note that an occupant load was approved and issued on October 4, 2011 under FI409232 for a maximum occupant load of 82 persons (fixed seats) and 72 person (non fixed; tables and chairs), including the corridor, for the expanded area.

The Community Planning Department has reviewed the application and has no comments at this time.

The Cultural Services Department has reviewed the application and supports the application by the Vancouver East Cultural Centre.

The Social Development Department has reviewed the application and note that there is a significant number of family and senior non-market housing units in the area. Increased street noise and other related nuisance issues for area residents should be considered.

Comments to Satisfy LCLB Resolution Requirements:

Location: as noted previously.

Person capacity and hours of operation: as outlined above.

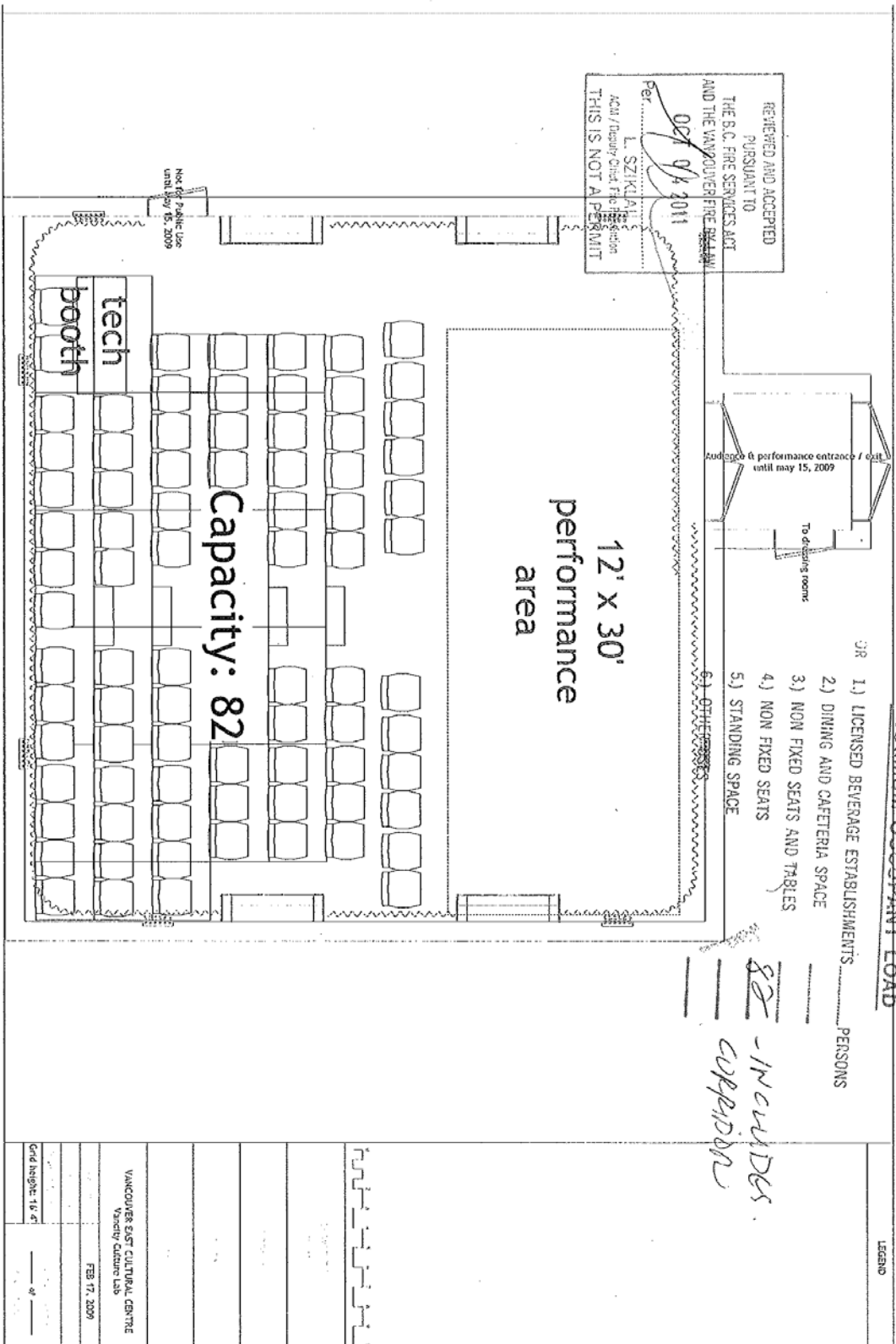
Market Analysis: The City of Vancouver has no authority to regulate an operator's clientele/target market. As a result, commenting or basing a decision on Market Analysis is an unproductive use of staff time.

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 Council endorse the applicant's request for a capacity increase from 146 persons to 228 persons via the expansion into The Vancity Culture Lab (including the corridor that connects the studio to the theatre lobby), an existing performance area within The Vancouver East Cultural Centre (The Cultch) at 1895 Venables Street subject to the conditions outlined in the Recommendation. Staff are generally not concerned with this size of capacity increase request for this type of establishment and do not foresee any issues with the applicant's proposed amendment and recommends approval of the application to provide liquor service in The Vancity Culture Lab.

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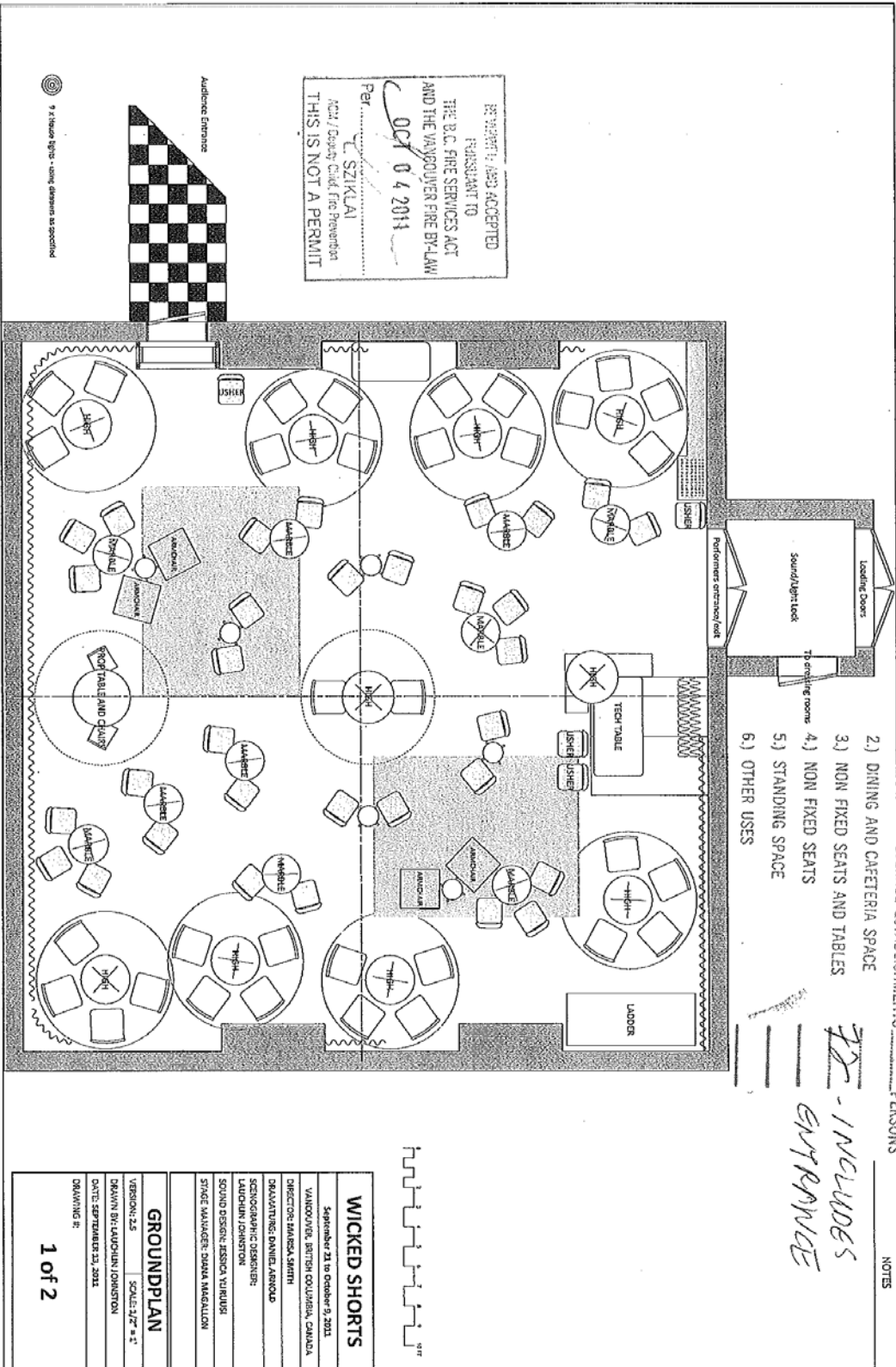
REVIEWED AND ACCEPTED
PURSUANT TO
THE B.C. FIRE SERVICES ACT
AND THE VANCOUVER FIRE BYLAW
THIS IS NOT A PERMIT
Permit
L. SZYKULA
ACU / Deputy Chief, Fire Section
OCT 04 2011

- MAXIMUM OCCUPANT LOAD
- OR
- 1) LICENSED BEVERAGE ESTABLISHMENTS
 - 2) DINING AND CAFETERIA SPACE
 - 3) NON FIXED SEATS AND TABLES
 - 4) NON FIXED SEATS
 - 5) STANDING SPACE
- PERSONS
- 82 - INCLUDES CORRIDOR

LEGEND

VANCOUVER EAST CULTURAL CENTRE
Yasuyuki Culture Lab
FEB 17, 2009

Grid Height: 116' 4"



MAXIMUM OCCUPANT LOAD

- OR
- 1.) LICENSED BEVERAGE ESTABLISHMENTS
 - 2.) DINING AND CAFETERIA SPACE
 - 3.) NON FIXED SEATS AND TABLES
 - 4.) NON FIXED SEATS
 - 5.) STANDING SPACE
 - 6.) OTHER USES

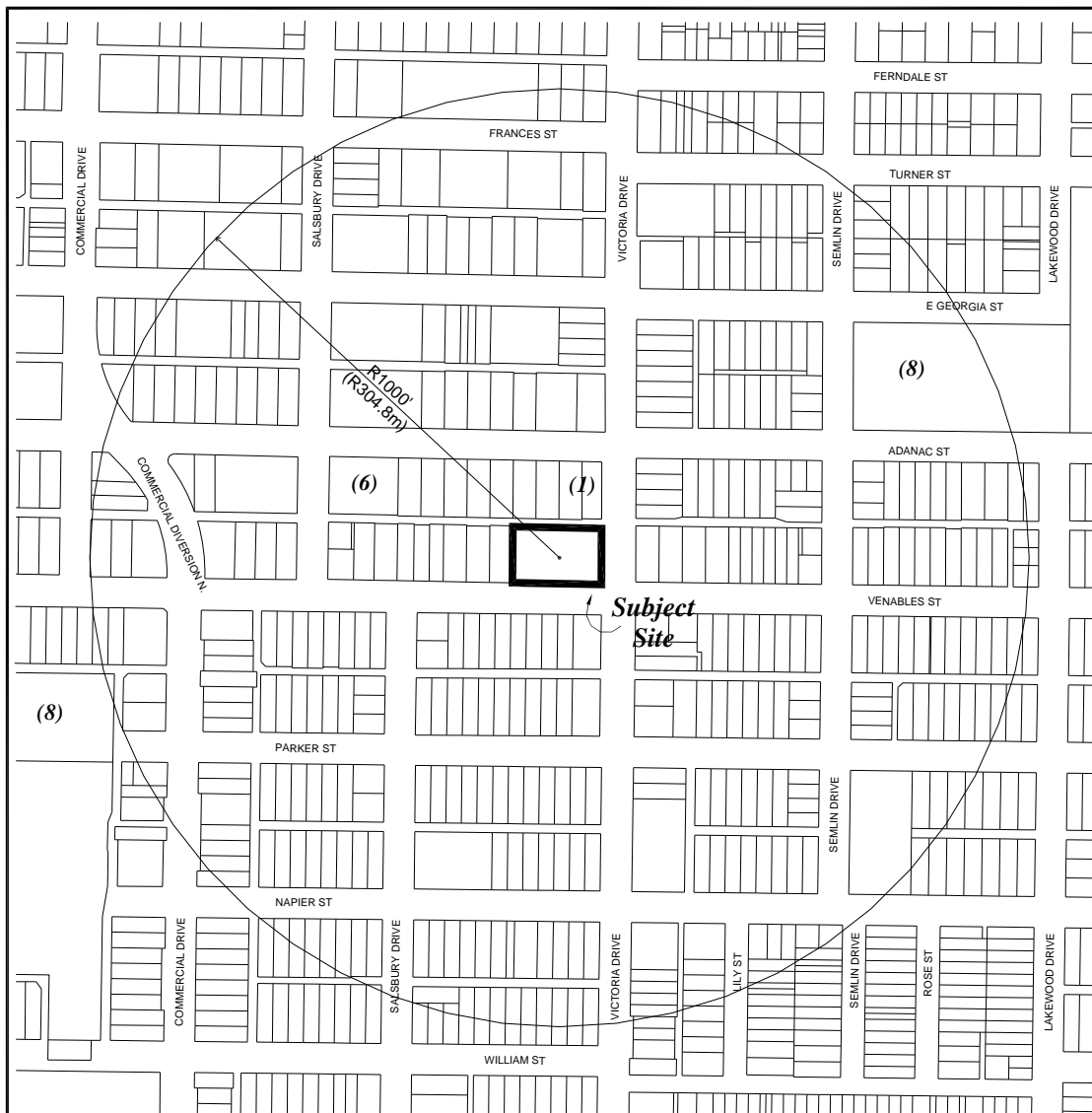
PERSONS
 NOTES
 77 - INCLUDES
 ENTRANCE

REVENUE: ALSO ACCEPTED
 PRESENTANT TO
 THE B.C. FIRE SERVICES ACT
 AND THE VANCOUVER FIRE BY-LAW
 OCT 04 2014
 Per: SZIKLAI
 A.C.U. / Deputy Chief Fire Prevention
 THIS IS NOT A PERMIT

9. Firezone Egress - using egresses as specified

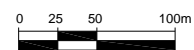
WICKED SHORTS
 September 21 to October 9, 2011
 VANCOUVER, BRITISH COLUMBIA, CANADA
 DIRECTOR: BARBARA SMITH
 DRAUGHTING: DANIEL ARONCO
 SCENOGRAPHIC DESIGNER:
 LAUREN JOHNSTON
 SOUND DESIGN: JESSICA YAMRUS
 STAGE MANAGER: DIANA MARGALLON

GROUNDPLAN
 VERSION: 2.5 SCALE: 1/2" = 1'
 DRAWN BY: LAUREN JOHNSTON
 DATE: SEPTEMBER 21, 2011
 DRAWING #: 1 of 2



LEGEND

- (1) Cabarets, Neighbourhood Pubs, Hotels with Pubs/Lounges & Clubs - {**The Wise Social and Athletic Club**}
- (2) Residential buildings {**Area is primarily residential - one family dwelling/two family dwelling/multiple dwelling**}
- (3) Social Housing - {**N/A**}
- (4) Social Facilities - {**N/A**}
- (5) Government or Private Liquor Stores - {**N/A**}
- (6) Parks - {**Salsbury Park**}
- (7) Churches - {**N/A**}
- (8) Schools - {**Britannia Secondary**}, {**Britannia Elementary**}, {**Templeton Secondary**}



LIQUOR PRIMARY (LIQUOR ESTABLISHMENT CLASS 7 - Private Club)
1895 Venables St. - The Vancouver East Cultural Centre

map: 1 of 1

