



ADMINISTRATIVE REPORT

Report Date: March 29, 2012
Contact: Tom Hammel
Contact No.: 604.873.7545
RTS No.: 9588
VanRIMS No.: 08-2000-20
Meeting Date: May 2, 2012

TO: Standing Committee on Planning, Transportation and Environment
FROM: Chief Licence Inspector
SUBJECT: #35 - 1055 Canada Place - 0907277 BC Ltd. (Sweet Sorrow Lounge)
Liquor Primary Liquor Licence Application
Liquor Establishment Class 1 - Lounge

RECOMMENDATION

THAT Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notifications, site sign, noise impacts and relevant Council policy as outlined in this Administrative Report, endorse the request by 0907277 BC Ltd. (Sweet Sorrow Lounge) for a 42 person with 8 person outdoor patio Liquor Primary liquor licence (Liquor Establishment Class 1 - Lounge) at #35 - 1055 Canada Place subject to:

- i. A maximum capacity of 42 persons inside and 8 persons on the outdoor patio;
- ii. Standard hours of operation for the first six months limited to 11 am to 2 am, seven days a week; after which time extended hours of operation may be considered which are limited to 9 am to 3 am, seven days a week;
- iii. The outdoor patio ceasing all liquor service and vacated by 11 pm nightly;
- iv. No entertainment or music permitted on the patio;
- v. Food service to be provided while the establishment is operating as well as on the patio when open;
- vi. A Time-limited Development Permit;
- vii. Acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements; and
- viii. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

REPORT SUMMARY

0907277 BC Ltd. (Sweet Sorrow Lounge) is requesting a Council resolution endorsing their application for a new 42 person and 8 person outdoor patio (Liquor Establishment Class 1 -

Lounge) Liquor Primary liquor licence located at #35 - 1055 Canada Place which is located on the east side of the West Building of the Vancouver Trade and Convention Centre.

The proposed establishment intends to display visual art and provide presentations on featured artists while offering beverage and food service in a small and unique lounge setting.

Requested hours of operation are 11 am to 2 am, seven days a week which meets Standard hours of liquor service policy for this Downtown Primarily Commercial area. The hours of liquor service for the outdoor patio will be 11 am to 11 pm, seven days a week.

The application complies with Council's Guidelines for the Vancouver Convention and Exhibition Centre (VCEC) and also meets current Council policy regarding size, distance from other establishments and hours of operation. The requirement for a time-limited Development Permit and Good Neighbour Agreement will ensure the premise operates in a manner conducive to the surrounding area. An acoustical report certifying that the establishment meets Noise Control By-law requirements will be required to be submitted if the application receives approval from Council.

No responses to the neighbourhood notification were received.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

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

On April 17, 2007, Council approved policy and guidelines that Liquor Primary liquor establishments be permitted to have sidewalk patios on public property subject to the current Council-approved sidewalk patio guidelines for restaurants and subject to additional restrictions which would apply to liquor primary patios on both public and private property. These restrictions included food service (Provincial Food Premises Operating permit from Vancouver Coastal Health), including consideration as to whether the food preparation area is large enough to safely handle the 20% increase, closing time of no later than 11 pm, outdoor seating limited to 20% of total seating capacity, and public consultation.

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 regulation hours of liquor service for Liquor Primary establishments, based on an area approach and incorporating a two-tiered licensing system and impact reduction measures.

On November 5, 2002 Council adopted the Vancouver Convention and Exhibition Centre (VCEC) Guidelines which called for the animation of public spaces and areas fronting onto the

pedestrian and bikeway path with retail stores, restaurants, services uses, marine- and arts oriented businesses to create distinctive and lively public places.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

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

REPORT

Background/Context

The applicant, 0907277 BC Ltd. (Sweet Sorrow Lounge) is requesting a Council resolution endorsing their application for a 42 person and 8 person outdoor patio Liquor Primary liquor licence with Standard Hours of operation of 11 am to 2 am, seven days a week. Hours of service policy for this Downtown Primarily Commercial area are:

Standard Hours of liquor service:

- 11 am to 2 am, seven days a week

Extended Hours of liquor service:

- 9 am to 3 am, seven days a week

The proposed liquor establishment will be located on the east side of the West Building of the Vancouver Convention and Trade Centre near the corner of Canada Place Way and Burrard Street, and is accessed from the seawall walkway (refer to Appendix A). Sweet Sorrow Lounge currently operates as a Restaurant Class 1 (without liquor service) establishment with ancillary Art Gallery.

Strategic Analysis

Results of Neighbourhood Notification

A neighbourhood notification advising of the application for a 42 person with 8 person outdoor patio Liquor Primary liquor establishment (lounge) was conducted by circulating approximately 400 notices in the survey area (refer Appendix B). A site sign was 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.

No responses were received in response to the neighbourhood notification.

Location of Establishment

The subject site is located in the Downtown Primarily Commercial area and the current approved use of this space is Restaurant Class 1 with ancillary Art Gallery. It was envisioned that the Trade and Convention Centre would include a variety of restaurants, retail stores, and bars so this proposal will assist in activating the public spaces adjacent to the Centre.

Proximity to other social or recreational facilities and to other Liquor Primary Establishments

The surrounding area is primarily a commercial district with the convention facilities, hotels and offices being the predominant land uses. There are no social or recreational facilities in the immediate area that would create a potential conflict with the proposal for liquor primary seats.

The proposed Liquor Establishment - Class 1 venue is greater than 50 metres away from another Liquor Establishment Class 1. Since there are no liquor establishments in this class within 50 metres of the site, the proposed establishment complies with Council's liquor policy for venue size and location.

Person Capacity and Hours of Operation

The Vancouver Fire Department has reviewed the application and approved an occupant load of 42 persons (interior) and 8 persons (outdoor patio) on July 21, 2011 (refer to Appendix C).

The hours of operation requested for the Liquor Primary liquor licence are 11 am to 2 am, seven days a week which are within the parameters of the Standard Hours permitted in the Downtown Primarily Commercial Area.

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.

Impact on the Community

Due to the size and nature of the proposed establishment, few negative issues/complaints are anticipated with this establishment. A time-limited Development Permit should provide adequate controls to ensure the land use/business remains compatible with the surrounding community.

The Police Department has reviewed the application and have no comments about this application.

Financial

There are no financial implications.

CONCLUSION

Staff recommend Council endorse the applicant's request for a 42 person with 8 person outdoor patio Liquor Primary liquor licence (Liquor Establishment Class 1) located at #35 - 1055 Canada Place, subject to conditions outlined in the Recommendation. The application complies with Council's policy for venue size, location, and hours of liquor service, and provides ground-level pedestrian and tourist serving facilities as envisioned for the area surrounding the Vancouver Trade and Convention Centre. As well, the patio component of

the application also meets the VCEC Guidelines adopted by Council which included the need for patio seating and to create a distinctive and lively public place.

With these conditions, and given the size of the establishment and the relatively low-key lounge atmosphere proposed by the applicant, negative impacts to the surrounding primarily commercial community should be minimal.

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LEGEND

- (1) Cabarets, Neighbourhood Pubs & Hotels with Pubs/Lounges - {Heron's Lounge}, {Cascades Lounge}, {Fairmont Lobby Lounge}, {Mahony & Sons Public House}, {Bellaggio}, {Lions Pub}
- (2) Government or Private Liquor Stores - {N/A}
- (3) Social/Private Clubs - {Terminal City Club}, {Vancouver Club}
- (4) Closest residential buildings - {Shaw Tower}, {Fairmont Pacific Rim Estates}
- (5) Large residential developments - {N/A}
- (6) Social Housing - {N/A}
- (7) Parks - {N/A}
- (8) Churches - {N/A}
- (9) Other social facilities - {N/A}
- (10) Schools - {N/A}



LIQUOR PRIMARY (LIQUOR ESTABLISHMENT CLASS 1 - Lounge)
35-1055 Canada Place - Sweet Sorrow Lounge

map: 1 of 1

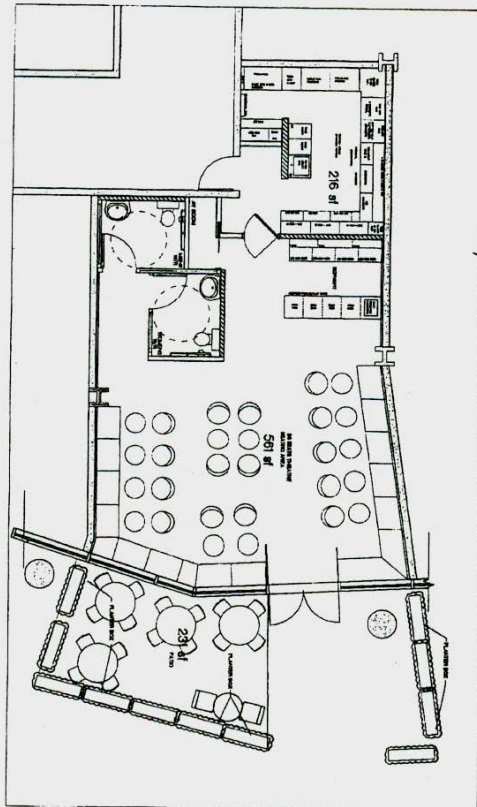


City of Vancouver - Licenses & Inspections

date: 2011-03-26

MAXIMUM OCCUPANT LOAD

- FOR
- 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



AREA	SEATING AREA	STANDING SPACE	TOTAL
AREA 1	541 SF	719 SF	1260 SF
AREA 2	531 SF	531 SF	1062 SF
TOTAL	1072 SF	1250 SF	2322 SF

AREA	SEATING AREA	STANDING SPACE	TOTAL
AREA 3	80 SF	21 SF	101 SF
AREA 4	21 SF	21 SF	42 SF
TOTAL	101 SF	42 SF	143 SF

REVIEWED AND ACCEPTED
DATE: 11/19/11

THE B.C. FIRE SERVICES ACT
AND THE ZONING BY-LAW
JUL 21 2011

Per: I. SZKELAI
ARCHITECT
THIS IS NOT A PERMIT

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Architectural Technicians Association of British Columbia
100 - 100 WEST BROADWAY
VANCOUVER BC V6C 1S8
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WWW.ATA-BC.COM

REGISTERED ARCHITECT
ANDREW ERRETT
BRITISH COLUMBIAN
JUL 11 2011

PROJECT: SWEET SOPROW BURNARD LANDING UNIT 3188 CANNON PLACE VANCOUVER BC

CHECKED BY: [Signature]

DATE: JUL 06 2011

SCALE: AS NOTED

DRAWING TITLE: OCCUPANT LOAD

PROJECT NO: S.S. A3.2