



ADMINISTRATIVE REPORT

Report Date: June 18, 2012
Contact: Tom Hammel
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RTS No.: 9564
VanRIMS No.: 08-2000-20
Meeting Date: June 27, 2012

TO: Standing Committee on Planning, Transportation and Environment
FROM: Chief Licence Inspector
SUBJECT: 695 Cambie Street - Vancouver Media Club
Replacing Existing Liquor Primary Club Licence with a
Liquor Establishment Class 2 Liquor Licence

RECOMMENDATION

THAT Council, having considered the opinion of local area residents and business operators as determined by site sign, noise impacts and relevant Council policy as outlined in this Administrative Report, endorse the request by Greater Vancouver Media Association to replace their existing "Liquor Primary Club" liquor licence with a Liquor Establishment Class 2 - Pub Liquor Primary liquor licence at 695 Cambie Street subject to:

- i. Extended hours of operation which are limited to 9 am to 2 am, Sunday to Thursday and 9 am to 3 am, Friday and Saturday (no change);
- ii. The outdoor patio ceasing all liquor service and vacated by 11 pm nightly (no change);
- iii. A maximum total capacity of 100 persons inside and 18 persons on the patio (patio seats have been reduced from 24 seats to 18 seats);
- iv. Acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements;
- v. No music or entertainment permitted on the patio;
- vi. A Time-limited Development Permit;
- vii. Food service to be provided while the establishment is operating as well as on the patio when open; and
- viii. Terminating the existing Liquor Primary 'Club' liquor licence (#020630) in support of this application and at the time of issuance of the new Liquor Primary liquor licence for Liquor Establishment Class 2 - Pub.

REPORT SUMMARY

Greater Vancouver Media Association is requesting a Council resolution endorsing their application to replace their existing "Liquor Primary Club" liquor licence (including the patio) with a new Liquor Primary Licence (Liquor Establishment Class 2 - Pub) at 695 Cambie Street. Should Council accept the recommendations in this report, the proposed "pub" will operate in the same manner as it does under their current "liquor primary club" licence. The only difference is that this establishment will now be open to the general public and not club members only. The establishment will continue to offer food and beverage service and entertainment will consist of background music and "live" musical performances similar to what the club currently offers.

Staff is recommending approval of this application noting that there will be little change with respect to how this establishment will operate under the new liquor licence.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

City role in liquor licence applications - The Liquor Control and Licensing Branch of the Provincial Government has senior authority in approving liquor license applications. Their regulations require local governments to provide a Council resolution on any liquor primary licence application unless the local government decides to opt out of the application review process. Council policy has been to provide comments on these applications.

Hours of service - policy for this Downtown Primarily Mixed-Use area are:

Standard hours of liquor service:

- 11 am to 1 am, Sunday to Thursday
- 11 am to 2 am, Friday and Saturday

Extended hours of liquor service:

- 9 am to 2 am, Sunday to Thursday
- 9 am to 3 am, Friday and Saturday

Size and location of new establishments (Council July 14, 2005) - Council Policy states that no Class 2 venue shall be located within 100 meters of another Class 2 venue.

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

Central Business District Guidelines - On September 13, 2001, Council approved policy and guidelines that favourable consideration be given to endorsing applications for smaller liquor licence establishments and pursue a greater variety of entertainment opportunities for existing and proposed liquor licence establishments.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

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

REPORT

Background/Context

The applicant is requesting a Council resolution endorsing their application to replace their existing "Liquor Primary Club" liquor licence (including patio) with a new Liquor Primary Licence (Liquor Establishment Class 2 - Pub) at 695 Cambie Street. There will be no change to the current hours of operation (to 9 am to 2 am, Sunday to Thursday and 9 am to 3 am, Friday and Saturday) or interior capacity (100 persons). The patio seating will be reduced from the current 24 seats to 18 seats (see Appendix A).

This approval would result in the cancellation of the existing Liquor Primary Club liquor license (#020630). This establishment will continue to operate as it has been for the past 20 years with the only difference being that they will now be open to the general public and not club members only. The establishment will continue to offer food and beverage service and entertainment will consist of background music and "live" musical performances as it currently offers.

No complaints have been received related to the management of this business. With 20 years at this location, the applicant has deep roots in the Central Business District and in the live entertainment industry.

Strategic Analysis

Results of Neighbourhood Notification

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

No responses were received in response to the notification.

Location of Establishment

The subject site is located in the Downtown Primarily Mixed-Use area and the current approved use of this space is a club. It was envisioned that the Central Business District would consist of smaller liquor licence establishments and pursue a greater variety of entertainment opportunities for existing and proposed liquor licence establishments.

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

The surrounding area is primarily a commercial district with office towers and a mixture of hotels, restaurants, retail and other commercial uses (refer to Appendix B). There are no social or recreational facilities in the immediate area that would create a potential conflict with the proposal for the conversion of the existing liquor primary 'club' seats to liquor primary seats.

The proposed Liquor Establishment - Class 2 venue is greater than 100 metres away from another Liquor Establishment Class 2. Since there are no liquor establishments in this class within 100 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 100 persons (interior) and 18 persons (outdoor patio) on March 28, 2012 (refer to Appendix A).

The current hours of operation for the Liquor Primary liquor licence are 9 am to 2 am, Sunday to Thursday and 9 am to 3 am, Friday and Saturday which comply with the parameters of the Extended Hours permitted in the Downtown Primarily Mixed-Use 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

The City has had no enforcement issues associated with this establishment. No complaints have been received related to the management of this business. There are no residential units within a 500' radius of the subject site.

A Time-limited Development Permit and Good Neighbour Agreement should provide adequate controls to ensure the land use/business remains compatible with the surrounding community. An acoustical report certifying that the establishment meets Noise Control By-law requirements will also be required to be submitted, if the application receives approval from Council.

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

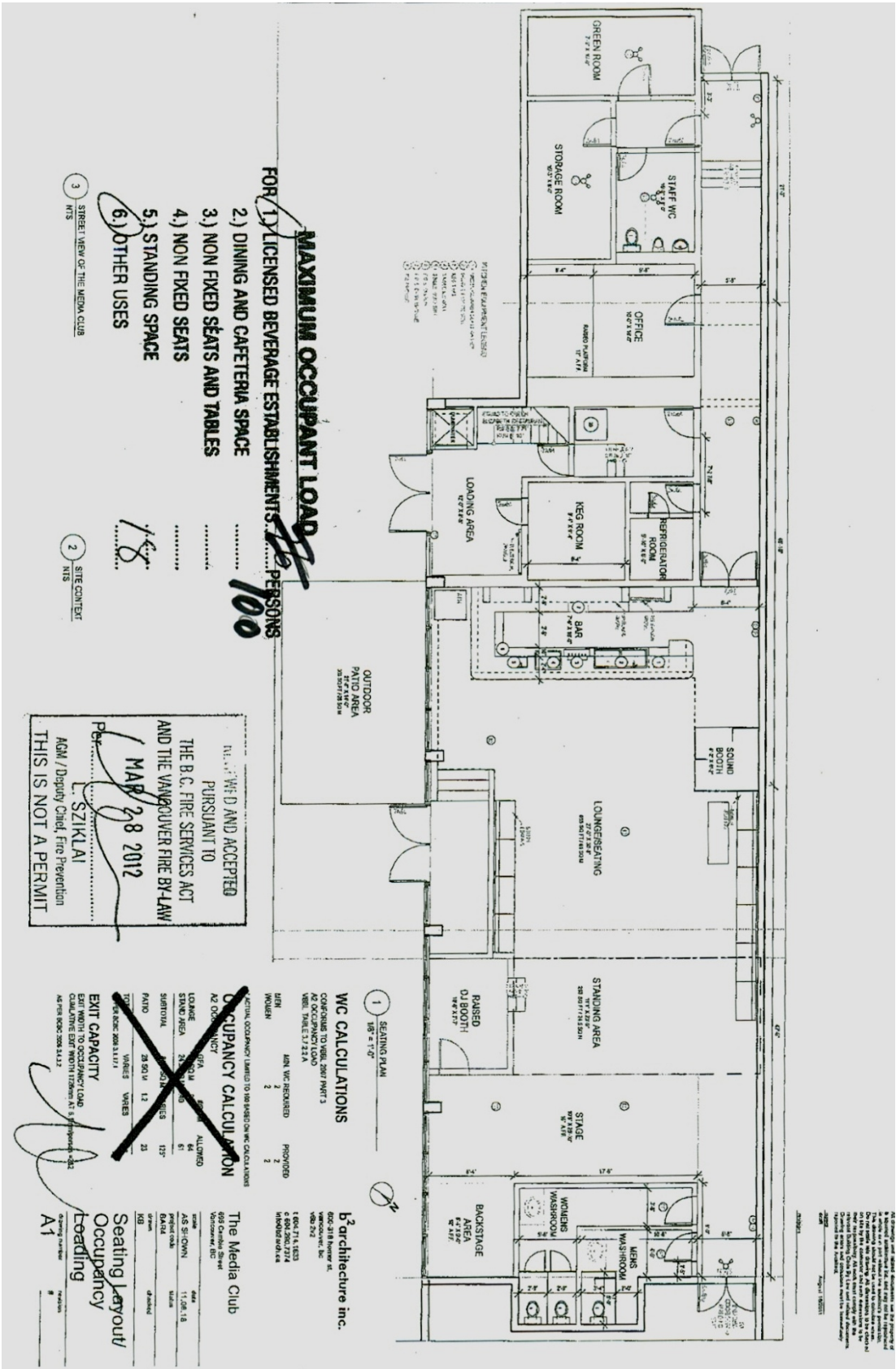
Financial

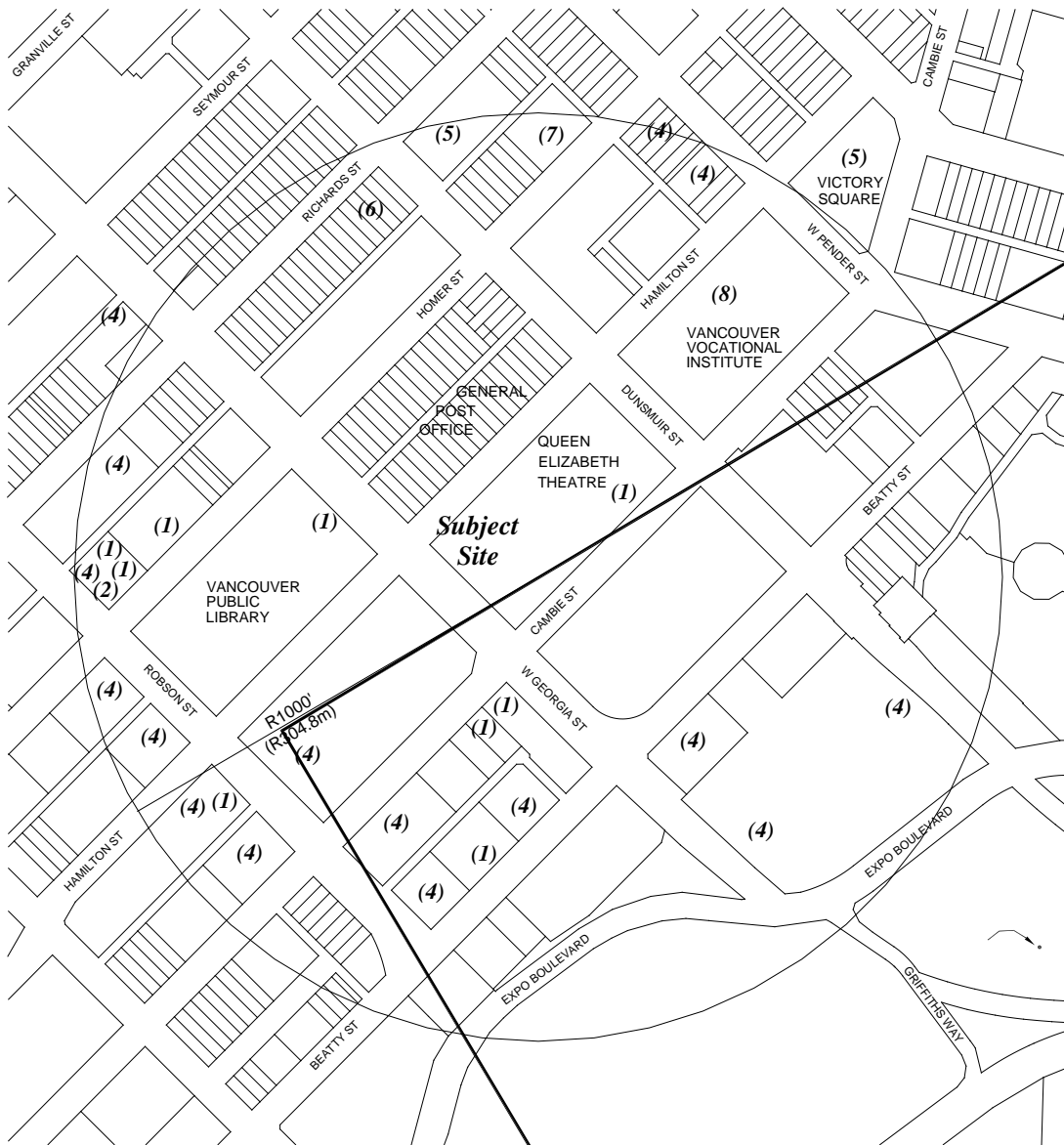
There are no financial implications.

CONCLUSION

Staff recommend Council endorse the applicant's request to replace their existing "Liquor Primary Club" liquor licence (including the patio) with a new Liquor Primary Licence (Liquor Establishment Class 2 - Pub) at 695 Cambie Street, subject to the conditions outlined in the Recommendation. The proposed "pub" will operate in the same manner as it does under their current "liquor primary club" licence. The only difference is that this establishment will now be open to the general public and not club members only. The application complies with Council's policy for venue size, location, and hours of liquor service. With 20 years at this location, the applicant has deep roots in the Central Business District and in the live entertainment industry. The City has had no enforcement issues associated with this establishment.

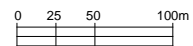
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LEGEND

- (1) Cabarets, Neighbourhood Pubs, Hotels with Pubs/Lounges & Venues - {Library Square Public House}, {The Centre in Vancouver for Performing Arts}, {Rosie's on Robson}, {Frankies Italian Kitchen & Bar}, {Queen Elizabeth Theatre}, {The Shark Club}, {M-Bar}, {Jimmy's Tap House}, {Westin Grand Hotel}
- (2) Government or Private Liquor Stores - {Jimmy's Cold Beer & Wine Store}
- (3) Social/Private Clubs - {N/A}
- (4) Residential buildings/Hotels/Social Housing
- (5) Parks
- (6) Churches - {Holy Rosary Catholic Cathedral }
- (7) Other social facilities
- (8) Schools - {VCC}



LIQUOR PRIMARY (LIQUOR ESTABLISHMENT CLASS 7)
695 Cambie St. - Greater Vancouver Media Association

City of Vancouver - Licenses & Inspections

map: 1 of 1
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date: 2012-06-04