



ADMINISTRATIVE REPORT

Report Date: June 5, 2014
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VanRIMS No.: 08-2000-20
Meeting Date: July 9, 2014

TO: Standing Committee on City Finance and Services
FROM: Deputy Chief Licence Inspector
SUBJECT: 801 West Georgia Street - 801 West Georgia Ltd. (Hotel Georgia)
Increase in Person Capacity

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 801 West Georgia Ltd. for an increase in person capacity for the Liquor Primary Licence (#171398) from 139 interior seats to 199 interior seats (Liquor Establishment Class 3-Lounge) at 801 West Georgia Street subject to:

- i. A maximum interior capacity of 199 persons;
- ii. A Time-limited Development Permit;
- iii. Acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements; and
- iv. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

REPORT SUMMARY

The applicant, 801 West Georgia Ltd., is requesting a Council resolution endorsing their application for an increase in person capacity to their existing Liquor Primary licence from 139 persons to 199 persons (Liquor Establishment Class 3-Lounge). The hours of operation would remain unchanged from the current operation (9 am to 3 am, seven days a week). The increase in interior capacity (net increase of 60 persons) is due to major renovations which took place in the hotel and resulted in an increase of floor area for this existing lounge.

Staff recommend approval of this application noting it complies with Council policy for minimum distancing to other liquor establishments, has no previous history of complaints or enforcement, and didn't receive any public response as a result of the neighbourhood notification.

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 licence 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.

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

Hours of service - policy for this Downtown Primarily Commercial-Use 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

Size and location of new establishments (Council July 14, 2005) - Council Policy states that no Class 3 venue shall be located within 100 meters of another Class 3 venue.

Central Business District Liquor Licensing Policy (Council September 13, 2001) - Council approved policy and guidelines that favourable consideration be given to endorsing requests from existing liquor licence establishments to pursue a greater variety of entertainment opportunities through hours of operation and establishment size.

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 the Hotel Georgia's application to increase the interior person capacity of their existing Liquor Primary licence (located in the basement) from 139 persons to 199 persons due to major renovations which took place in the hotel. The renovations resulted in an increase of floor area (total area = 239 square meters) to the existing lounge (refer to Appendix A).

The Hotel Georgia has been operating at this location since 1927. New owners took over the hotel in 2007 and the hotel underwent a restoration and renovation project and reopened in July 2011. The lounge is primarily used for hotel guests and visitors using hotel facilities.

Strategic Analysis

Staff support the proposed application based on the following analysis.

Results of the Neighbourhood Notification

Two site signs were erected on the building 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 as a result of the neighbourhood notification.

Location of Establishment

The subject site is a municipally designated Heritage B building located on a CD-1(413) zoned site and for the purpose of liquor policy, it is considered to be located in the Downtown Primarily Commercial area. The building is approved for hotel and related uses. The surrounding area is a mixture of retail, office, hotels, financial institutions, restaurants and other commercial uses (refer to Appendix B).

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

There are no social or recreational facilities in the immediate area that would create a potential conflict with the proposal to increase the person capacity of the existing Liquor Primary liquor licence.

There are no other Liquor Establishment Class 3 (151 to 300 seats) located within 100 meters of the subject site therefore, this application meets Council Policy for distancing requirements.

Person Capacity and Hours of Operation

The Vancouver Fire Department has reviewed the application and approved an interior occupant load of 199 persons.

The hours of operation would remain unchanged from the current operation (9 am to 3 am, seven days a week).

Noise

The applicant will be required to submit and adhere to an acoustic report which stipulates the sound levels permitted inside the establishment in order to comply with the Noise Control Bylaw and this should mitigate potential negative community impacts due to noise.

Impact on the Community

The Time-Limited Development Permit will provide ongoing reviews to ensure the land use/business remains compatible with the surrounding community. In addition, the Good Neighbour Agreement will set out the City expectations that the business needs to be responsive in dealing with any issues and responsible for creating a positive relationship with the community.

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

Implications/Related Issues/Risk (if applicable)

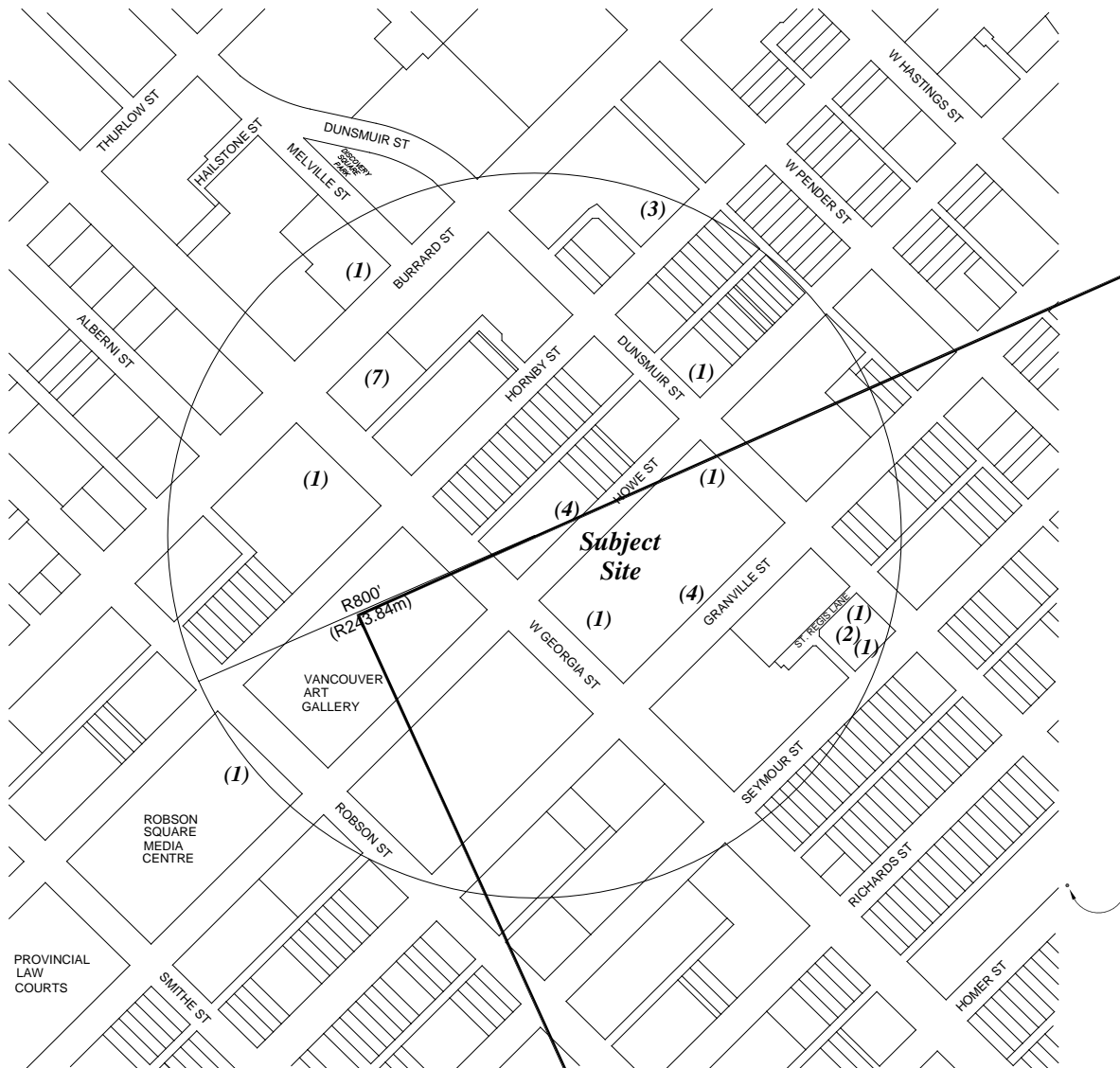
Financial

There are no financial implications.

CONCLUSION

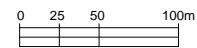
Staff recommend Council endorse the applicant's request for an increase in capacity from 139 to 199 persons at 801 West Georgia Street (Hotel Georgia) subject to the conditions outlined in the Recommendation. This application meets current Council policy regarding size and distance from other Class 3 Liquor Primary establishments. The requirement for a Time-Limited Development Permit and Good Neighbour Agreement will provide the necessary controls to ensure the premise operates in a manner that will mitigate any impacts to the neighbourhood. The City experiences very few issues related to Liquor Primary lounges within hotels. Since no comments were received opposing the application and there is no history of enforcement or complaints at this establishment, staff have concluded that the majority of the area have no concerns with the application.

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LEGEND

- (1) Cabarets, Neighbourhood Pubs & Hotels with Pubs/Lounges - {**Hyatt Regency Vancouver Hotel, Brandi's Show Lounge, The Lobby Bar- Hotel Vancouver, Metropolitan Hotel, Four Seasons Hotel, St Regis Bar & Grill, Gotham Steakhouse & Cocktail Bar, The Law Courts Inn**}
- (2) Government or Private Liquor Stores {**St Regis Fine Wines & Spirits**}
- (3) Social/ Private Clubs {**YMCA**}
- (4) Closest Residential building/units - {**667 Howe St, 610 Granville St**}
- (5) Social Housing {**N/A**}
- (6) Parks {**N/A**}
- (7) Churches {**Anglican Cathedral**}
- (8) Other social facilities - {**N/A**}
- (9) Schools- {**N/A**}



LIQUOR PRIMARY (LIQUOR ESTABLISHMENT CLASS 3 - Lounge)

map: 1 of 1

801 West Georgia Street - Hotel Georgia

City of Vancouver - Licenses & Inspections

date: 2014-06-09