



ADMINISTRATIVE REPORT

Report Date: November 9, 2016
Contact: Sarah Hicks
Contact No.: 604.873.7546
RTS No.: 11670
VanRIMS No.: 08-2000-20
Meeting Date: February 8, 2017

TO: Standing Committee on City Finance and Services

FROM: General Manager - Development, Buildings and Licensing

SUBJECT: 7025 MacDonald Street - Southlands Riding Club
Liquor Primary Club Licence and Outdoor Patio Application
Liquor Establishment Class 7 - Private Club

RECOMMENDATION

THAT Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notification, site sign, noise impacts and relevant Council policy as outlined in this Administrative Report, endorse the request by Southlands Riding Club for a 100 person Liquor Primary Club licence (Liquor Establishment Class 7 - Private Club) with a 70 person (outdoor) patio located at 7025 MacDonald Street subject to:

- i. A maximum total capacity of 100 persons inside and 70 persons outside;
- ii. Hours of operation, limited to 9 am to 12 am, seven days a week;
- iii. The outdoor patio ceasing all liquor service and vacated by 11 pm nightly;
- iv. No music or entertainment permitted on the patio;
- v. A time-limited Development Permit;
- vi. Acoustic report to be submitted certifying that the establishment meets Noise Control By-Law requirements;
- vii. Food service to be provided while the establishment is operating as well as on the patio when open; and
- viii. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

REPORT SUMMARY

Southlands Riding Club is a private club, incorporated as a society since 1943, for members and their guests offering training facilities for equestrian sport and recreation. They are applying to license the lounge and patio areas of the clubhouse with a new 100 person Liquor Primary Club licence with a 70 person outdoor patio with operating hours of 9 am to 12 am, seven days a week. The hours of operation for the outdoor patio are 9 am to 11 pm, seven days a week. No entertainment is permitted on the patio and food and beverage service will be provided.

Staff is recommending approval of this application subject to the conditions outlined in this report. Southlands Riding Club has long been part of the Southlands community and there will

be little change with respect to how this establishment will operate. The establishment's focus will continue to be equestrian sport and recreation; liquor service will be a secondary component and will be used only during special events. Southlands Riding Club currently obtains Special Occasion Licences from the Liquor Control and Licensing Branch for events that are being held and have indicated that there is no intention to increase the number of events.

Given the long history of Southlands Riding Club at this location and that the liquor licence would be for members and guests only, staff support this application noting it aligns with Council policy. The requirement for a time-limited Development Permit, an acoustic report certifying that the establishment meets Noise Control Bylaw requirements and a Good Neighbour Agreement will also ensure the premise operates in a manner conducive to the surrounding area.

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 new Liquor Primary licences to be subject to a time-limited Development Permit, Good Neighbour Agreement, and public consultation.

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

Standard hours of liquor service:

- 11 am to 12 am, Sunday to Thursday;
- 11 am to 1 am, Friday and Saturday

Extended hours of liquor service:

- 9 am to 1 am, Sunday to Thursday;
- 9 am to 2 am, Friday and Saturday

Size and location of new establishments (Council July 14, 2005) - Council Policy states that Class 7 venues (Private Clubs) be allowed in all areas where "Club" is a permitted land use.

Sidewalk patios adjacent to liquor establishments - On April 17, 2007, Council approved policy and guidelines that allow Liquor Primary establishments to have sidewalk patios on both public and private property subject to:

- Food service being available to the patio;
- A food preparation area large enough to safely handle the capacity increase;
- Closing time of no later than 11 pm;
- Outdoor seating limited to 20% of total seating capacity; and
- Public consultation.

GENERAL MANAGER'S COMMENTS

The General Manager of Development, Buildings and Licensing recommends approval of the foregoing.

REPORT

Background/Context

The applicant is requesting a Council resolution endorsing Southlands Riding Club's application for a new Liquor Primary Club licence and outdoor patio (Liquor Establishment Class 7 - Private Club) located at 7025 MacDonald Street with hours of operation of 9 am to midnight, seven days a week. The outdoor patio will close at 11 pm nightly.

Southlands Riding Club has been at this location since 1943 and provides training opportunities for equestrian sport and recreation. There are approximately 350 registered members.

The applicant will be applying to allow unaccompanied minors in the licensed lounge and attached patio until 10 pm when the recreation facility is being used for recreational purposes on a day to day basis.

Currently Southlands Riding Club applies for up to 25 Special Occasion Licences each year from the Liquor Control and Licensing Branch for special events held at the establishment (i.e. club competition events, community events, polo tournaments, birthdays and anniversaries, etc.). Liquor service will only be offered during special events and there is no intention to increase the number of events from their current situation. By applying for a Liquor Primary Club licence, the club would alleviate the need to apply for separate applications for each event.

Strategic Analysis

Staff support the proposed application based on the following analysis.

Results of Neighbourhood Notification

A neighbourhood notification was conducted by circulating approximately 61 notices in the survey area (shown in Appendix A). 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. A total of three responses were received in response to the application. Two responses were received in support of the application and one response was received opposing the outdoor patio.

Location of Establishment

The subject site is located in the RA-1 (Limited Agriculture) Zoning District and for the purposes of liquor policy, it is considered to be located in the Non-Downtown Primarily Residential Use area. The surrounding area is mainly residential and agricultural uses with a golf course (McCleery Golf Course) nearby (refer to Appendix A for map of area).

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 for a Liquor Primary Club licence. There is one Food Primary licence (Restaurant Class 1), which is part of the McCleery Golf Course, and no Liquor Primary establishments of any class located within 1000' radius of the subject site.

Person Capacity and Hours of Operation

The Vancouver Fire Department has reviewed the application and approved an interior occupant load of 100 persons and 70 persons on the outdoor patio (see Appendix B).

The applicant is requesting hours of operation of 9 am to 12 am, 7 days a week which falls under the allowable hours of liquor service for Extended Hours for this Non-Downtown Primarily Residential area. The 70 person outdoor patio will operate until 11 pm nightly. No entertainment or music will be permitted on the patio and food and beverage service on the patio will be provided.

Noise

The proposal for a Liquor Primary Club licence and outdoor patio at this location will require a time-limited Development Permit. The review process for this type of approval will involve an assessment of neighbourhood impacts, including compatibility with surrounding uses, hours of operation, an on-site loading strategy, social and policing impacts and noise control.

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 By-Law. This should aid in mitigating potential negative community impacts due to noise.

Impact on the Community

There are very few complaints with liquor licences in establishments of this type (Private Clubs). Southlands Riding Club has operated at this location since 1943 and there has been no enforcement history associated with this establishment. The Vancouver Police Department has reviewed the application and have no concerns with this application.

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's expectations that the business needs to be responsive in dealing with any issues and responsible for creating a positive relationship with the community.

The proposed patio is not consistent with Council's policy for outdoor patios with respect to the permitted seating capacity. Policy states that outdoor seating for patios is limited to 20% of total seating capacity of the liquor primary establishment. For this application, policy would allow for a 20 person patio whereas the applicant is requesting approval for a 70 person patio due to the footprint of the existing patio area. Staff supports the request for the 70 person patio as the patio will be used seasonally and only during events. As well, the time-limited Development Permit and the 11 pm closing time for the patio should also address any potential problems.

Financial

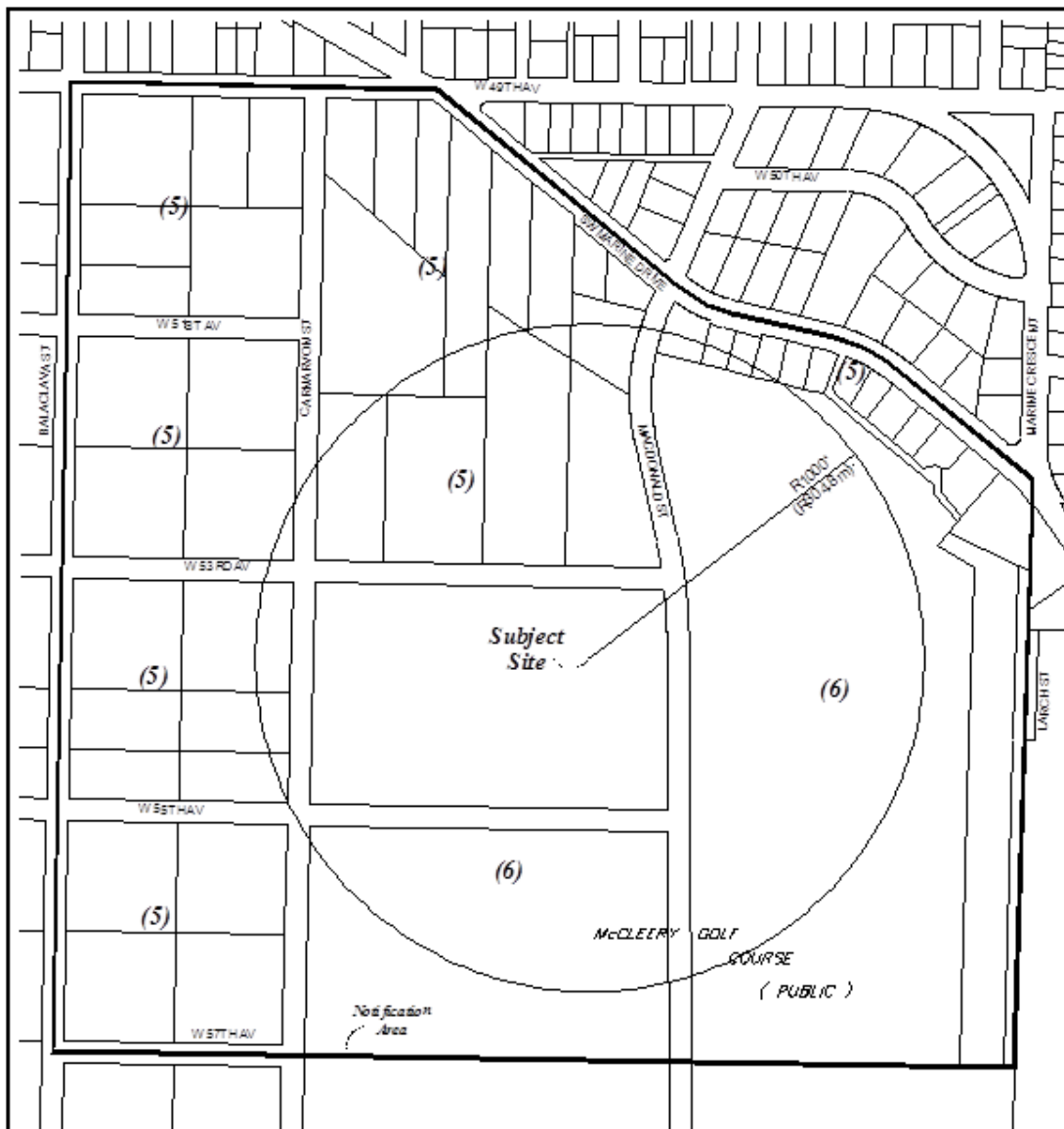
There are no financial implications.

CONCLUSION

Southlands Riding Club has been a long standing member of the Southlands community. There will be little change with how this establishment will operate as Southlands Riding Club's focus will continue to be a training facility for equestrian sport and recreation. Liquor service will be a secondary component for members and guests only and will be used during special events. The requirement for a time-limited Development Permit, an acoustic report certifying that the establishment meets Noise Control By-Law requirements and a Good Neighbour Agreement will also ensure the premise operates in a manner conducive to the surrounding area.

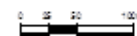
Staff are recommending Council endorse the applicant's request for a new 100 person Liquor Primary Club licence with a 70 person outdoor patio subject to the conditions outlined in this report.

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LEGEND

- (1) Liquor Primary Establishments - {N/A}
- (2) Government or Private Liquor Stores {N/A}
- (3) Social/Private Clubs - {N/A}
- (4) Other social facilities - {N/A}
- (5) Residential Housing
- (6) Parks - {McCleery Golf Course}
- (7) Churches - {N/A}
- (8) Medical Clinic - {N/A}
- (9) Schools - {N/A}



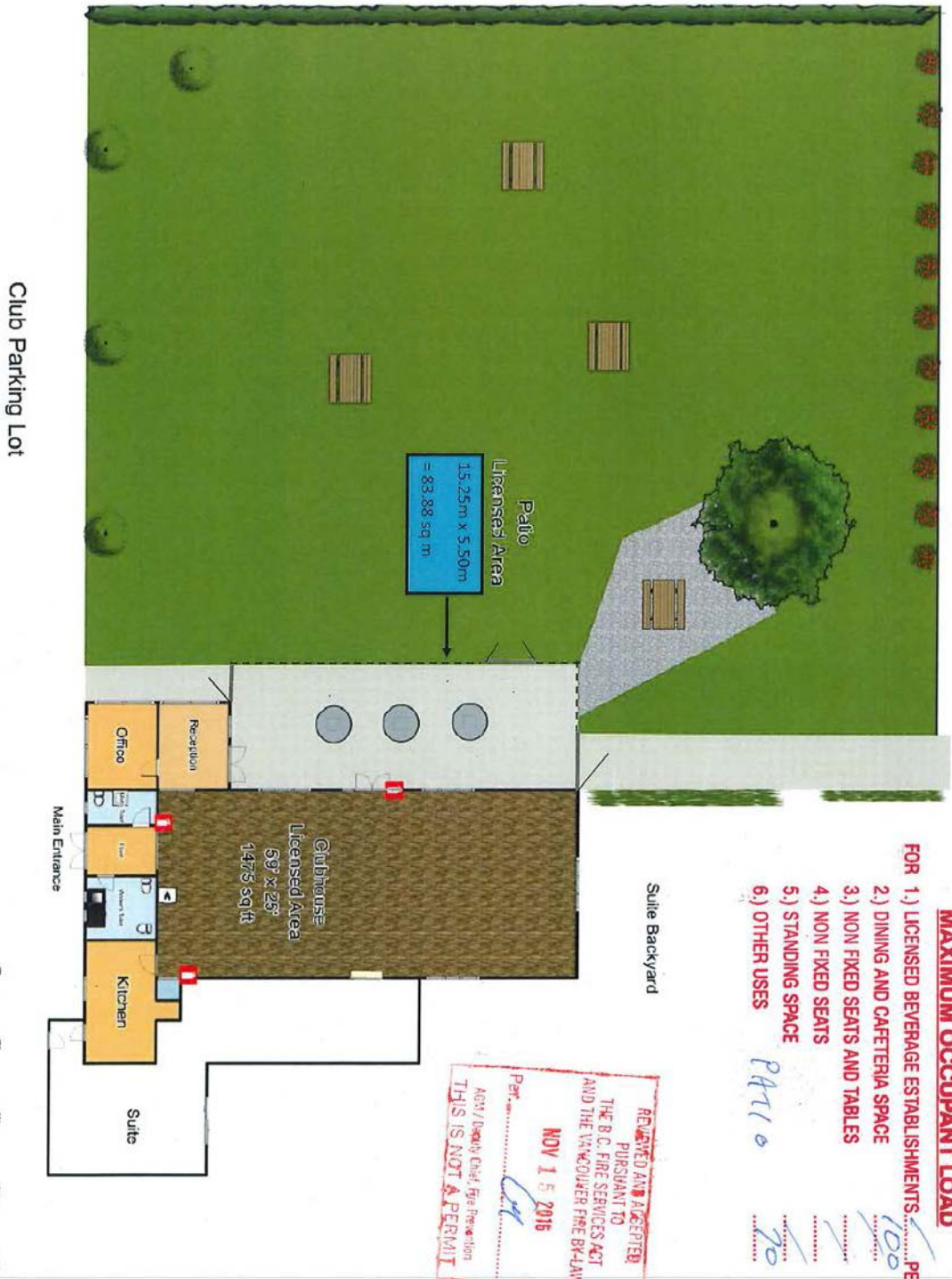
LIQUOR PRIMARY (LIQUOR ESTABLISHMENT CLASS 7 - Private Club)
7025 Macdonald Street

map: 1 of 1



City of Vancouver - Licenses & Inspections

date: 2016-10-06



MAXIMUM OCCUPANT LOAD

- FOR 1.) LICENSED BEVERAGE ESTABLISHMENTS..... PERSONS
- 2.) DINING AND CAFETERIA SPACE 100
 - 3.) NON FIXED SEATS AND TABLES 1
 - 4.) NON FIXED SEATS 1
 - 5.) STANDING SPACE 70
 - 6.) OTHER USES 70
- Patio*

REMOVED AND ACCEPTED
PURSUANT TO
THE B.C. FIRE SERVICES ACT
AND THE VANCOUVER FIRE BY-LAW
NOV 15 2016
Per *[Signature]*
AGS / Deputy Chief, Fire Prevention
THIS IS NOT A PERMIT