



## ADMINISTRATIVE REPORT

Report Date: August 30, 2017  
Contact: Sarah Hicks  
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RTS No.: 12145  
VanRIMS No.: 08-2000-20  
Meeting Date: October 4, 2017

TO: Standing Committee on Policy and Strategic Priorities  
FROM: General Manager - Development, Buildings and Licensing  
SUBJECT: #78 - 1055 Canada Place - B.C. Pavilion Corporation  
Liquor Primary Licence Application

### **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 B.C. Pavilion Corporation (C Lounge) for a new Liquor Primary Licence (Liquor Establishment Class 2 - lounge) located within the West building of the Vancouver Convention Centre at #78 - 1055 Canada Place subject to:

- i. A maximum capacity of 80 persons;
- ii. Hours of operation from 11 am to 1 am, seven days a week;
- iii. A time-limited Development Permit;
- iv. An acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements; and
- v. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

### **REPORT SUMMARY**

B.C. Pavilion Corporation is requesting a Council resolution endorsing their application for a new 80 person Liquor Primary licence (lounge) located within the West building of the Vancouver Convention Centre at #78 - 1055 Canada Place.

Staff is recommending approval of this application subject to the conditions outlined in the Recommendation noting that it is consistent with Council's liquor policy for size and location. The proposed establishment will operate as a lounge with food and beverage service. The applicant is requesting hours of operation of 11 am to 1 am, seven days a week, which are within the parameters of the Standard Hours permitted in the Downtown Primarily Commercial area.

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, an acoustic report certifying that the establishment meets Noise Bylaw requirements and Good Neighbour Agreement will 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 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 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

*Size and location of new establishments* (Council July 14, 2005) - Council Policy states that no Class 2 Liquor Primary establishment shall be located within 100 meters of another Class 2 establishment. This policy only pertains to liquor primary establishments and not food primary establishments (restaurants).

*Approval process/requirements* - Council policy requires new Liquor Primary liquor licences to be subject to a time-limited Development Permit, Good Neighbour Agreement, and public consultation.

*Vancouver Convention and Exhibition Centre (VCEC) Guidelines* (Council November 5, 2002)- Council policy calls 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 Development, Buildings and Licensing recommends approval of the foregoing.

### ***REPORT***

#### ***Background/Context***

The West building of the Vancouver Convention Centre, opened on April 4, 2009 and welcomes hundreds of thousands of attendees to various events and conventions each year. Currently, the Vancouver Convention Centre has an event driven Liquor Primary licence where liquor can only be sold when an event is underway. The proposed new liquor licence can operate when the Vancouver Convention Centre is not holding events.

The applicant, B.C. Pavilion Corporation, is requesting a Council resolution endorsing their application for a new 80 person Liquor Primary (Liquor Establishment Class 2 - lounge) licence located within the West building of the Vancouver Convention Centre at #78 - 1055 Canada Place. Currently the proposed space is an existing café that serves visitors to the Vancouver Convention Centre and Jack Poole Plaza. The proposed establishment will operate as a lounge with food and beverage menu. Food service will be a component of the business which will provide a mitigating factor to the liquor service and consumption.

The proposed hours of operation are 11 am to 1 am, seven days a week. Entertainment will consist of pre-recorded music and television for sports events and other broadcasts.

The applicant is also applying for a Family Food Service endorsement to their Liquor Primary license which will allow minors, accompanied by a parent or guardian, to enter in all licensed areas until 10 pm when food service is available for families.

### ***Strategic Analysis***

#### ***Results of Neighbourhood Notification***

A neighbourhood notification was conducted by circulating approximately 513 notices in the survey area (refer to Appendix A). A site sign was erected advising the community 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. A total of four responses were received.

Comments received were most concerned with the potential for increased nuisance issues for the community including the concern that the establishment could apply and operate with later hours (9 am to 3 am, seven days a week) which was felt to be not appropriate in an area that is in close proximity with residential units. Other comments suggested that the area around the Vancouver Convention Centre is already very active and noisy with other licensed establishments operating in the area. Also it was noted that many events and film productions take place in and around Jack Poole Plaza which also contribute to the noise and activity in the area.

#### ***Location of Establishment***

The establishment is located within the CD-1(363) Zoning District. For the purpose of Liquor Policy, the establishment is considered to be located in the Downtown Primarily Commercial area. The proposed site for C Lounge is located within the West building of the Vancouver Convention Centre on the south west corner facing Jack Poole Plaza and currently is an existing café. The surrounding area is primarily a commercial district with the convention facilities, hotels and offices being the predominant land uses (refer to Appendix A).

The proposal meets Council policy for size and location for new establishments as there are no Class 2 Liquor Establishments within a 100 metre radius of the proposed site.

#### ***Person Capacity and Hours of Operation***

The Vancouver Fire Department has reviewed the application and has approved an occupant load of 80 persons (see Appendix B).

The hours of operation requested for the Liquor Primary liquor licence is 11 am to 1 am, seven days a week which is within the parameters of the Standard Hours permitted in the Downtown Primarily Commercial Area. The applicant will be required to operate within these hours for the first three months, after which time extended hours of operation may be considered (i.e. 9 am to 3 am, seven days a week) if requested. The three month probation on the business operation will provide an evaluation period for staff and the business to address any potential issues.

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

### ***Impact on the Community***

The proposal for a Liquor Primary licence 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, social and policing impacts and noise control.

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 applicant is also applying for the Family Food Service endorsement which will allow minors in the licensed area until 10 pm while accompanied by a parent or guardian when meal service is available for families.

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

### ***Implications/Related Issues/Risk (if applicable)***

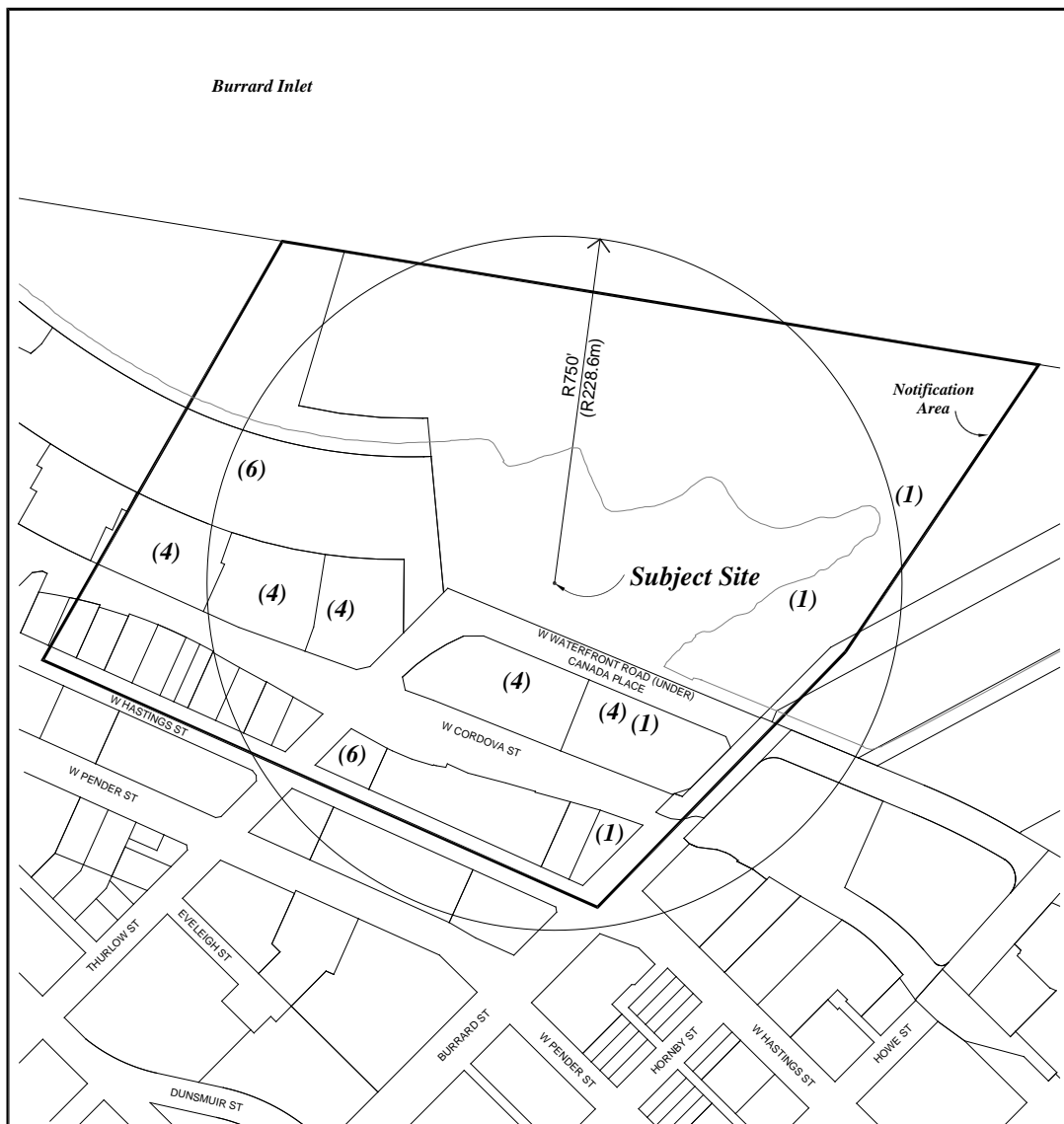
#### ***Financial***

There are no financial implications.

### ***CONCLUSION***

Staff are recommending Council endorse the applicant's request for a 80 person Liquor Primary licence at this location subject to the conditions outlined in the Recommendation. The application meets current Council policy regarding size and distance from other establishments. The requirement for a time-limited Development Permit and Good Neighbour Agreement as a well as submission of an acoustic report will ensure the premise operates in a manner conducive to the surrounding area. Food service will be a component of the business which will provide a mitigating factor to the liquor service and consumption.

\* \* \* \* \*



**LEGEND**

- (1) Cabarets, Neighbourhood Pubs & Hotels with Pubs/Lounges - {Fairmont Lobby Lounge}, {Mahony & Sons Public House}, {Bellaggio Café and Wine Bar}, {Elephant and Castle Pub & Restaurant}
- (2) Government or Private Liquor Stores - {N/A}
- (3) Social/Private Clubs - {N/A}
- (4) Residential buildings - {Shaw Tower}, {Fairmont Pacific Rim Estates}
- (5) Social Housing - {N/A}
- (6) Parks - {Harbour Green Park}, {Portal Park}
- (7) Churches - {N/A}
- (8) Other social facilities - {N/A}
- (9) Schools - {N/A}

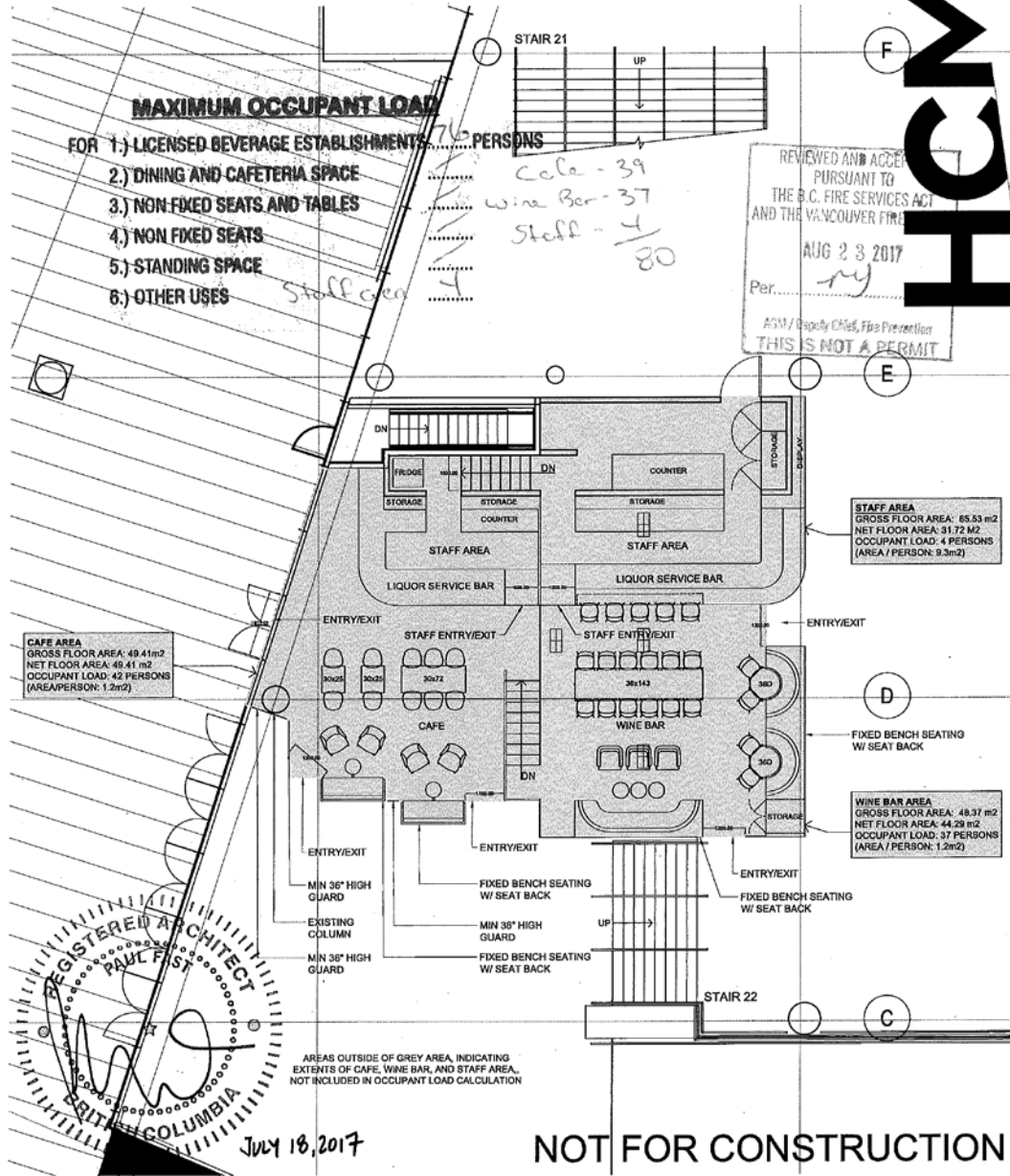


LIQUOR PRIMARY (LIQUOR ESTABLISHMENT CLASS 2 - Lounge) 1055 Canada Place #78 (C Lounge)	map: 1 of 1 
<b>City of Vancouver - Licenses &amp; Inspections</b>	date: 2017-08-18

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JOB TITLE  
VANCOUVER  
CONVENTION CENTRE  
CAFE + WINE BAR  
TENANT IMPROVEMENT

SHEET TITLE  
LIQUOR LICENSE  
OCCUPANT LOAD

Drawn VK  
Checked PF  
Job No. 1709

Date JULY 17, 2017  
Scale 1:150  
Ref.

**ASK-01**  
Revision: R0