



ADMINISTRATIVE REPORT

Report Date: June 29, 2018
Contact: Sarah Hicks
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RTS No.: 12541
VanRIMS No.: 08-2000-20
Meeting Date: July 25, 2018

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Development, Buildings and Licensing

SUBJECT: 760 Pacific Boulevard - 1155246 BC Ltd - Harbour Convention Centre
Liquor Primary Liquor Licence and Outdoor Patio Application
Liquor Establishment Class 6 - Venue

RECOMMENDATION

THAT Council, having considered the opinion of area residents and business operators determined by neighbourhood notification, site sign, noise impacts and relevant Council policy as outlined in this Administrative Report dated June 29, 2018, entitled "760 Pacific Boulevard – 1155246 BC Ltd – Harbour Convention Centre – Liquor Primary Liquor Licence and Outdoor Patio Application – Liquor Establishment Class 6 – Venue", endorse the request by 1155246 BC Ltd (Harbour Convention Centre) for an event driven Liquor Primary, with an interior capacity of 2,434 person (Liquor Establishment Class 6 – Venue) and a 75 person outdoor patio located at 760 Pacific Boulevard subject to:

- i. A maximum interior capacity of 2,434 persons and a 75 person outdoor patio;
- ii. Hours of operation, limited to 11 am to 1 am, Sunday to Thursday and 11 am to 2 am, Friday and Saturday;
- iii. The outdoor patio ceasing all liquor service and vacated by 11 pm nightly;
- iv. No music or entertainment permitted on the patio;
- v. Liquor service is event-driven and only permitted in conjunction with pre-booked events;
- vi. A Time-Limited Development Permit;
- vii. An 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

1155246 BC Ltd (Harbour Convention Centre) is requesting a Council resolution endorsing their application for a new event driven 2,434 person Liquor Primary liquor licence (Liquor Establishment Class 6 – Venue) with a 75 person outdoor patio located at 760 Pacific Boulevard.

Staff is recommending approval of this application subject to the conditions outlined in the Recommendation. Harbour Convention Centre is located at the Plaza of Nations site in the existing building which most recently housed the Edgewater Casino, now relocated to Parq Vancouver.

The applicant is a known good operator who has successfully produced events in the city. They are currently operating with recurring Special Event Permits at the subject site and are proposing an event driven venue, and not to operate as a nightclub.

The venue will serve the needs of both public and private events under an event driven licence, and will be used to facilitate conferences, trade shows, technology expos, gaming conventions, e-game tournaments, large scale special events, community and cultural gatherings, live performances, live music, weddings, receptions, and product launches. The applicant will utilize the designated kitchen and service area currently existing in the facility for all food and catering services.

Requested hours of operation are 11 am to 1 am, Sunday to Thursday, and 11 am to 2 am, Friday and Saturday, which are within the parameters of the Standard Hours permitted in the Downtown – Primarily Mixed Use area. The operator, upon further review, may apply to extend their hours of liquor service to 9 am to 2 am, Sunday to Thursday, and 9 am to 3 am, Friday and Saturday after six months of operation.

The Liquor Primary venue size (capacity) and location conflicts with distancing requirements in that there is another Standard Hours Liquor Establishment - Class 6 (Parq Vancouver), located within 750 metres of the proposed venue. Relaxation to liquor policy has previously been considered for other pre-booked, event driven licences. Further, the establishment is a temporary use of the venue prior to redevelopment of the site, and is in keeping with the current and planned entertainment-based uses in this area of Northeast False Creek.

In addition, a Time-Limited Development Permit will be required as well as a Good Neighbour Agreement, to ensure the premise operates in a manner conducive to the surrounding area. An acoustic report is to be submitted and reviewed to ensure the operation meets the Noise Control By-law. This application meets Council policy as a live performance venue and aligns with the City's commitment to providing more live performance venues.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

City role in liquor licence application – The Liquor and Cannabis Regulation 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 liquor licences to be subject to a Time-Limited Development Permit, a Good Neighbour Agreement, an acoustic report and public consultation.

Hours of service (May 16, 2006) – policy for this Downtown - Primarily Mixed Use area:

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 Standard Hours Liquor Establishment - Class 6 shall be located within 750 metres of another Standard Hours Liquor Establishment – Class 6. This policy only pertains to liquor primary establishments and not food primary establishments (restaurants).

Outdoor patios adjacent to liquor establishments (Council April 17, 2007) – Council policy and guidelines allow liquor primary establishments to have adjacent outdoor patios on both public and private property, subject to a requirement for food service; closing time of no later than 11 pm.

Liquor Policy Update (June 14, 2017) - Council approved policy and guidelines removing a 20% limit on Liquor Primary patio seats, if a Good Neighbour Agreement is signed, neighbourhood liquor seat limitations can be met, and community impacts (e.g. noise) are managed. Council further affirmed the moratorium on new Liquor Primary seats in the DTES, except for live performance venues; and that there would be no additional Liquor Primary patios, except where existing Liquor Primary seats could be moved to the establishments existing patio.

Liquor Policy Implementation Update (May 2, 2018) – Council approved policy allowing Arts and Culture businesses to apply for ancillary Liquor Primary licences; that patios be considered in the Granville Entertainment District, on a case by case basis, public notification, neighbourhood fit and review by the Vancouver Police Department.

Northeast False Creek Plan (February 13, 2018) – Council approved the Northeast False Creek Plan (NEFC) as a guiding policy framework for the development of a vibrant, inclusive, and sustainable, residential and commercial waterfront as part of the new Events and Entertainment District that is highly accessible and enjoyable during the day and evening hours.

GENERAL MANAGER'S COMMENTS

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

REPORT

Background/Context

1155246 BC Ltd (Harbour Convention Centre) is requesting a Council resolution endorsing their application for a new event driven 2,434 person Liquor Primary liquor licence (Liquor Establishment Class 6 – Venue) with a 75 person patio located at 760 Pacific Boulevard. The proposed establishment will hold both pre-booked public and private events in which liquor service will be offered in conjunction with events only. The applicant will also utilize the existing designated kitchen and service area for all food and catering services. The operation of the Harbour Convention Centre is intended to be similar to that of the Vancouver Trade and Convention Centre, or Molson Canada Hockey House during the 2010 Winter Olympics, providing an alternative medium to large capacity rental space in the downtown area.

The proposed hours of operation are 11 am to 1 am, Sunday to Thursday, and 11 am to 2 am, Friday and Saturday, with outdoor patio hours of 11 am to 11 pm, seven days a week. No entertainment or music will be permitted on the patio.

The subject site, which is located at the current Plaza of Nations site and is known as Sub-area 6B in the Northeast False Creek Plan (NEFC) Plan will eventually be redeveloped. It is the applicant's intent to make application to relocate within the new development.

Strategic Analysis

Staff support the proposed application based on the following analysis.

Policy Context

Northeast False Creek – The NEFC Project Office supports this application. On February 13, 2018, Council approved the NEFC Plan as a guiding policy framework for the development of a vibrant, inclusive and sustainable, residential and commercial waterfront as part of the new Events and Entertainment District.

Extracts from the NEFC Plan:

- Northeast False Creek will be a vibrant and active place to play, work and live during the day and night. Building off of legacy events in the area including Expo 86, the 2010 Winter Olympic and Paralympic Games and Molson Indy, Northeast False Creek will be the home to festivals of all sizes within a series of public spaces, plazas and programmable space.
- Northeast False Creek will continue to be a key destination in British Columbia. The Plan supports Tourism Vancouver's Vancouver Tourism Master Plan (2013)

and its objectives to establish an Entertainment District and Tourism Corridor with public meeting places, restaurants, bars, shops and exciting nightlife.

There is specific policy for Sub-area 6B (Plaza of Nations site) in the NEFC Plan that calls for active uses to create a sense of day and nightlife and encourages at least one live music venue within the overall Commercial Retail Unit mix.

Results of Neighbourhood notification

A neighbourhood notification was conducted by circulating approximately 1,450 notices in the survey area (refer to 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.

A total of ten pieces of correspondence were received, all ten in opposition to the application. Respondents expressed concerns with the potential for increased noise and nuisance issues in the area. These concerns should largely be addressed via the completion of the acoustic report and by disallowing music or entertainment on the patio.

Location of Establishment

The subject site is located in CD-1 (349) (Comprehensive District) and for the purposes of liquor policy, it is considered to be located in the Downtown – Primarily Mixed-Use area.

Proximity to other Liquor Primary Establishments

The venue is located within 750 metres of another Standard Hours Liquor Establishment – Class 6 (Parq Vancouver) and therefore, does not comply with Liquor Policy for Liquor Primary size and location. However, the location is currently zoned appropriately for an event driven liquor licence, and staff is supportive of liquor service being offered in conjunction with pre-booked events only.

Person Capacity and Hours of Operation

The Vancouver Fire Department has reviewed the application and approved an interior occupant load of 2,434 persons with a 75 person outdoor patio (see Appendix A).

The applicant is requesting hours of operation of 11 am to 1 am, Sunday to Thursday, and 11 am to 2 am, Friday and Saturday, which falls under the allowable hours of liquor service for Standard Hours for this Downtown Primarily Mixed-Use area. The operator, upon further review, may apply to extend their hours of liquor service to 9 am to 2 am, Sunday to Thursday, and 9 am to 3 am, Friday and Saturday after six months of operation.

The 75 person outdoor patio will operate until 11 pm, seven days a week. No entertainment or music will be permitted on the patio and food and beverage service will be provided.

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 new Liquor Primary licence at this location will require a Time-Limited Development Permit. The permit review process will involve an assessment of neighbourhood impacts, including compatibility with surrounding uses, hours of operation, social and policing impacts and noise control. A separate Time-Limited Development Permit will be required for the outdoor patio. In addition, the Good Neighbour Agreement will set out City expectations that the business needs to be responsive in dealing with any issues and responsible for creating a positive relationship with the community. Further the subject site, which is located at the current Plaza of Nations site and is known as Sub-area 6B in the Northeast False Creek Plan (NEFC) Plan will eventually be redeveloped. The applicant will be required to re-apply in order to relocate within the new development.

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

Implications/Related Issues/Risk (if applicable)

Financial

There are no financial implications.

CONCLUSION

Staff recommend Council endorse the applicant's request for a new event driven 2,434 person Liquor Primary liquor licence (Liquor Establishment Class 6 – Venue) with a 75 person outdoor patio located at 760 Pacific Boulevard, subject to the conditions noted in this report. Although size and distance from other Class 6 Liquor Primary establishments conflicts with Council policy, staff is supportive of the application for an event driven licence in which liquor service will only be offered in conjunction with pre-booked events. The requirement for a Time-Limited Development Permit, a Good Neighbour Agreement and submission of an acoustic report will provide the necessary controls to ensure the premise operates in a manner that will mitigate any impacts to the neighbourhood.

* * * * *

A1

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PROJECT:
Harbour Convention Centre
760 Pacific Boulevard
Vancouver, B.C.

DRAWING TITLE:
Occupant Load Calculation,
Main Floor Plan

NO.	DATE	REVISIONS
1	NOV. 1, 2014	Issued for Concept Review
2	NOV. 3, 2014	Revised for Client/Owner Review
3	NOV. 5, 2014	Revised for Client/Owner Review

Occupant Load (Table 3.1.17.1)
A. Permitted Sign Indicating the Max. Interior Occupant Load Shall be Posted in a Conspicuous Location
Maximum Occupant Load = 2542 Persons

I) Main Floor:
 Main Floor: 1.2 m²/Person
 Area: 2110.2 m²/1.2 m²/Person = 1758 Persons (1367 Persons Max)
 Kitchen/Bar: 9.3 m²/Person
 Concession: 204.9 m²/9.3 m²/Person = 22 Persons
 Office: 23 m²/Person, Person = 2 Persons
 Storage: 48.0 m²/Person, Person = 0 Persons
 Sub-Total: 1782 Persons (1367 Persons Max)

Public: 1.2 m²/Person
 153.0 m²/1.2 m²/Person = 127 Persons (75 Persons Max)

Total (Main Floor): 1919 Persons (1468 Persons Max)

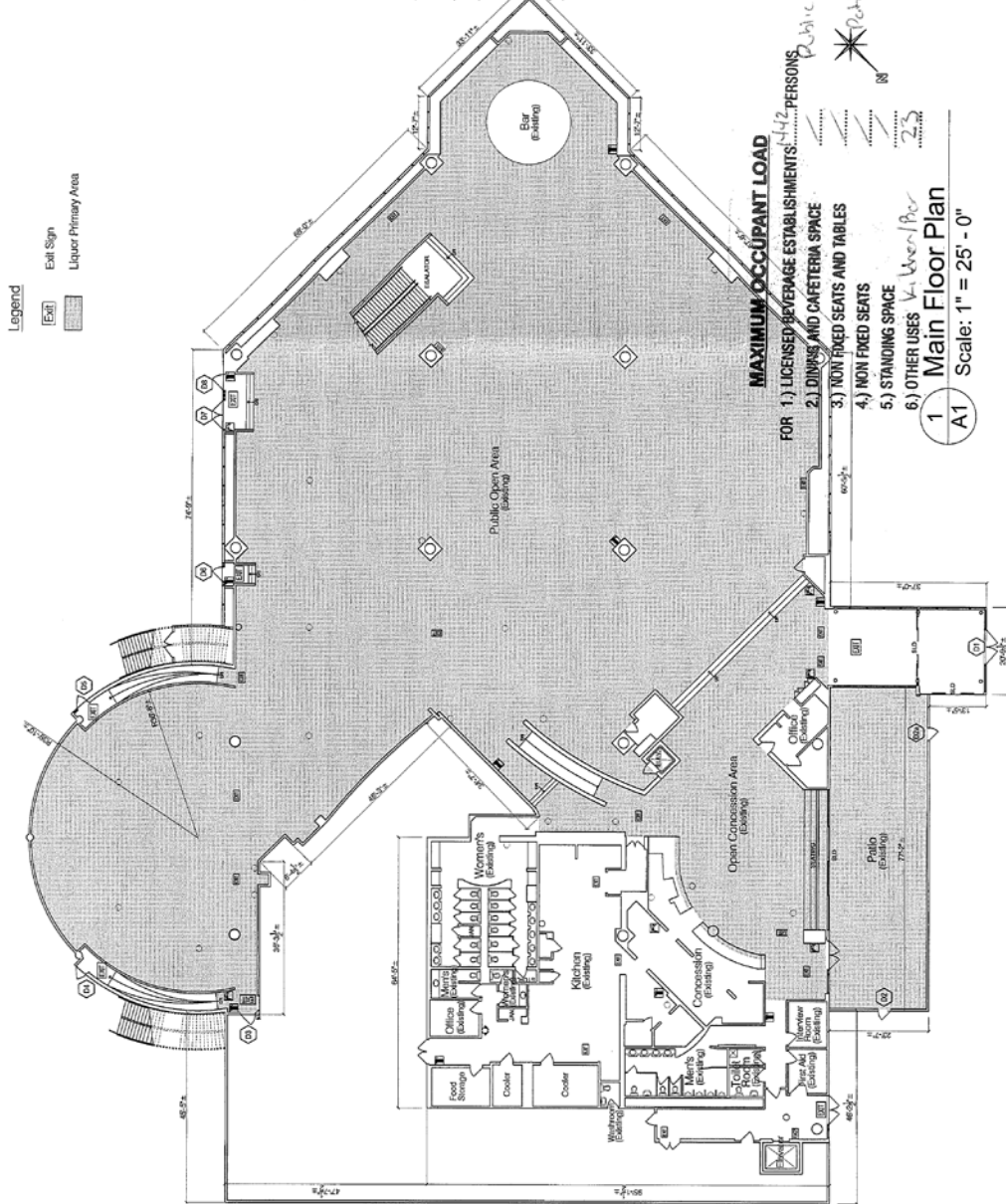
II) Second Floor:
 1. Theatre:
 Public Open: 1.2 m²/Person
 135.0 m²/1.2 m²/Person = 112 Persons (197 Persons Max)
 Seating Area: 162.0 m²/1.2 m²/Person = 135 Persons
 Control Booth: 9.3 m²/Person, Person = 0 Persons
 Sub-Total: 198.0 m²/9.3 m²/Person = 21 Persons (260 Persons Max)

2. Open Microtheatre/Public Open Area:
 Public Open Area: 822.0 m²/1.2 m²/Person = 685 Persons (653 Persons Max)
 Bar: 9.3 m²/Person, Person = 0 Persons
 Storage: 48.0 m²/Person, Person = 0 Persons
 Sub-Total: 189.0 m²/48.0 m²/Person = 4 Person (660 Persons Max)

3. Balcony: 1.2 m²/Person, Person = 57 Persons
 68.2 m²/1.2 m²/Person = 57 Persons (1076 Persons Max)

Total (Second Floor): 3177 Persons (2542 Persons Max)

Travel Distance
Maximum 45m (147.6 ft) 3.4.2.5(g)



MAXIMUM OCCUPANT LOAD
 FOR: 1.) LICENSED BEVERAGE ESTABLISHMENTS.....442 PERSONS
 2.) DININGS AND CAFETERIA SPACE
 3.) NON FIXED SEATS AND TABLES
 4.) NON FIXED SEATS
 5.) STANDING SPACE
 6.) OTHER USES *Van Amen/Bar* 23
 1 Main Floor Plan
 A1 Scale: 1" = 25' - 0"



A2

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PROJECT:
 Harbour Convention Centre
 760 Pacific Boulevard
 Vancouver, B.C.

DRAWING TITLE:
 Occupant Load Calculation,
 Second Floor Plan

DATE:	JOB NO.:	DRAWN:	V.G.
Feb. 1, 2018	1845	1845	
2018	CHECKED:	SCALE:	AS NOTED
	P.C.		

Door Schedule

Door Number	Width	Height	Notes
Main Floor:	2450 mm	2134 mm	
D1	915 mm	2134 mm	Panic hardware
D2	915 mm	2134 mm	Panic hardware
D3	1067 mm	2134 mm	Panic hardware
D4	915 mm	2134 mm	Panic hardware
D5	915 mm	2134 mm	Panic hardware
D6	1016 mm	2134 mm	Panic hardware
D7	2083 mm	2134 mm	Panic hardware
D8	1118 mm	2134 mm	Panic hardware
Second Floor:			
S1	1676 mm	2134 mm	Panic hardware
S2	1676 mm	2134 mm	Panic hardware
S3	1676 mm	2134 mm	Panic hardware
S4	1676 mm	2134 mm	Panic hardware
S5	915 mm	2134 mm	Panic hardware
S6	915 mm	2134 mm	Panic hardware
S7	1526 mm	2134 mm	Panic hardware

Exit Capacity 3.4.3.2

- 6.1 mm - doors, corridors, passageways and ramps with grades < 1 in 8
- 8 mm - stair with egress
- 10 mm - door with egress
- 9.2 mm - ramps with grade > 1 in 8 stairs with rise and run other than those noted above

Main Floor:

Door D1	2450 mm / 8.0 mm = 300 persons
Door D2a	915 mm / 8.0 mm = 114 persons
Door D2b	915 mm / 8.0 mm = 114 persons
Door D3	1067 mm / 6.1 mm = 175 persons
Door D4	915 mm / 6.1 mm = 150 persons
Door D5	915 mm / 6.1 mm = 150 persons
Door D6	1016 mm / 9.2 mm = 110 persons
Door D7	2083 mm / 9.2 mm = 227 persons
Door D8	1118 mm / 9.2 mm = 122 persons
Sub-Total:	1466 persons

Second Floor:

Door S1	1676 mm / 9.2 mm = 182 persons
Door S2	1676 mm / 9.2 mm = 182 persons
Door S3	1676 mm / 9.2 mm = 182 persons
Door S4	1676 mm / 9.2 mm = 182 persons
Door S5	915 mm / 9.2 mm = 99 persons
Door S6	915 mm / 9.2 mm = 99 persons
Door S7	1526 mm / 9.2 mm = 166 persons
Sub-Total:	1076 persons

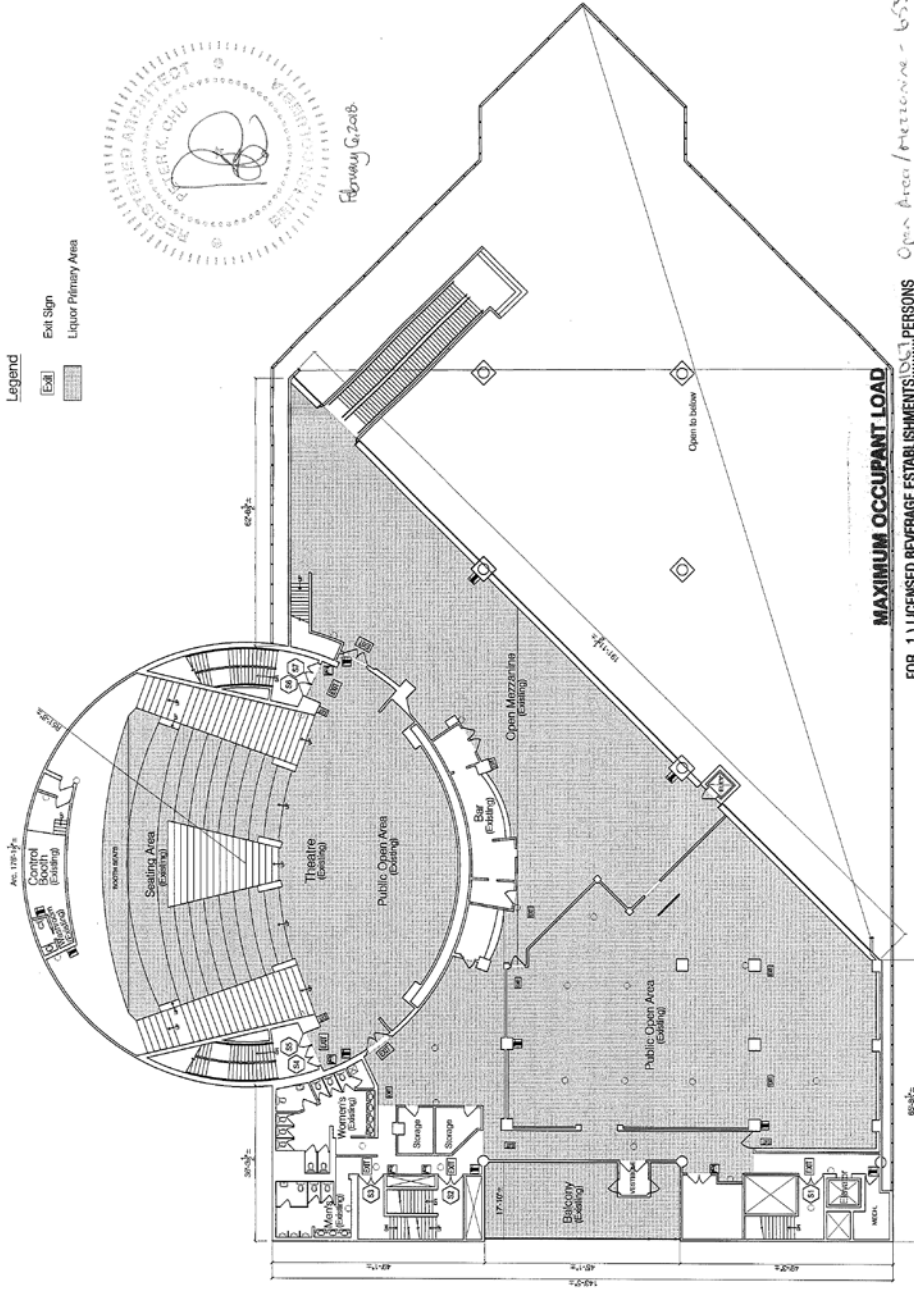
Total: 2542 persons

Door Hardware
 Panic door hardware is required in an Assembly occupancy with an occupant load greater than 100 (3.4.6.16.2(a))

Water Closets (3.7.2.2)
 Assembly Occupancy (Table 3.7.2.2.A)
 a) Total Occupant Load 2542 Persons
 b) Occupant Load Used for Calculating 2542 Persons
 Number of Water Closets 2542 Persons
 c) 1271 persons for males (3.7.2.2(b))
 1271 persons for females (3.7.2.2(b))

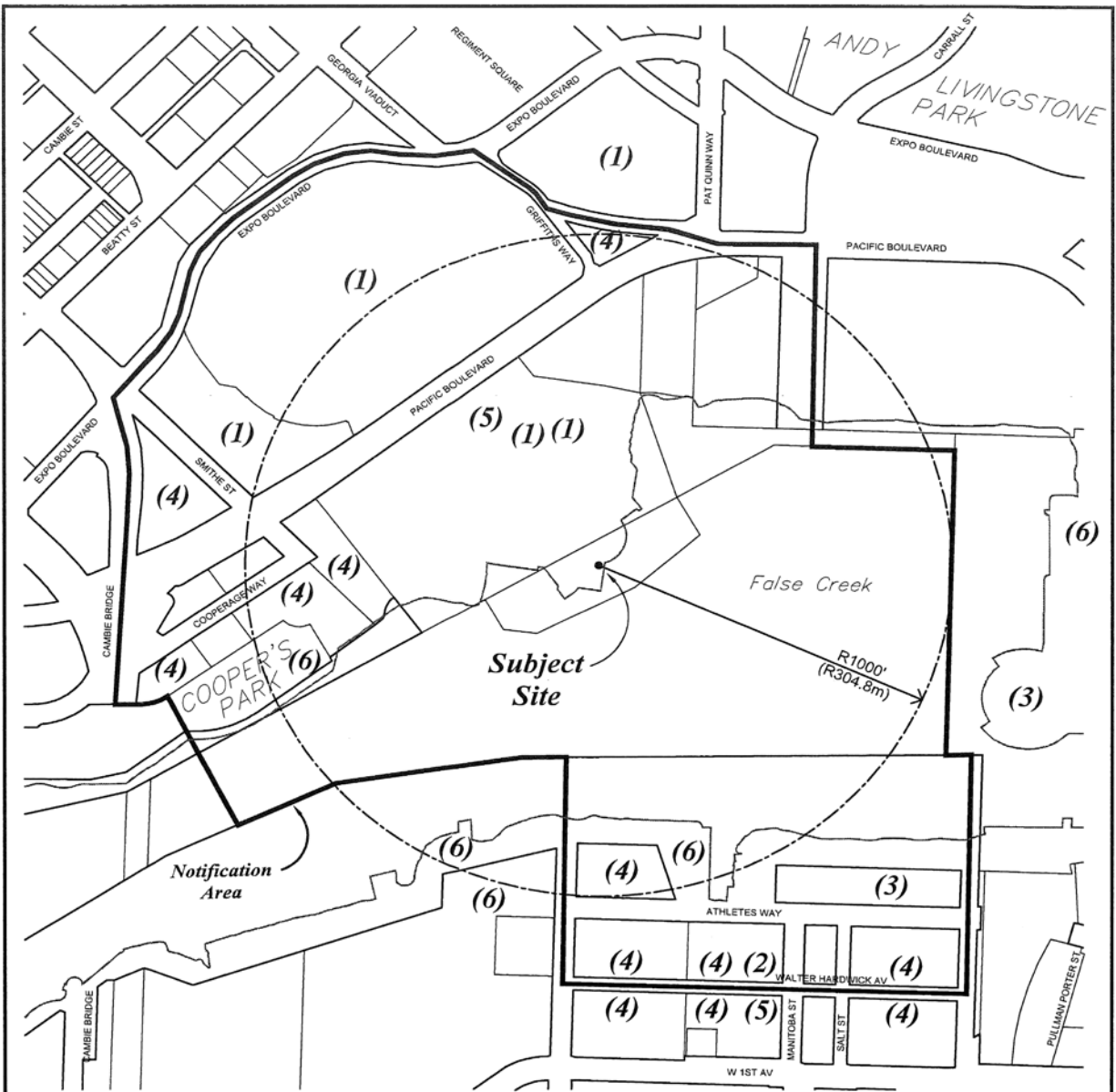
	Required	Provided	Female	Male
Water Closets	12	6	21	21
Urinals	6	7	11	16
			14	14

*) Toilet compartment is not required since 100 (3.7.2.2(b))
 y) Accessible urinal is required where urinals are provided in place of required water closets. (3.7.2.16.6(f))



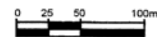
REVISIONS:

NO.	DATE	REASON
1	Feb. 1, 2018	Issued for General Review
2	Feb. 1, 2018	Issued for General Review
3	Feb. 1, 2018	Issued for General Review



LEGEND

- (1) Venues/ Liquor Primary Establishments - {BC Place Stadium}, {Harbour Event Centre}, {Parq Vancouver}, {Privé Nightclub}, {Rogers Arena}
- (2) Government or Private Liquor Store - {The Legacy Liquor Store}
- (3) Social/Private Clubs/ Community Centres/Facilities - {Creekside Community Centre}, {Science World}
- (4) Residential Buildings
- (5) Medical Clinics
- (6) Parks
- (7) Schools - {N/A}
- (8) Churches - {N/A}



Liquor Primary (Liquor Establishment Class 6) – Venue
760 Pacific Blvd. - 1155246 B.C. Ltd - Harbour Convention Centre

map: 1 of 1

