



## ADMINISTRATIVE REPORT

Report Date: December 6, 2018  
Contact: Sarah Hicks  
Contact No.: 604.873.7546  
RTS No.: 12753  
VanRIMS No.: 08-2000-20  
Meeting Date: January 30, 2019

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Development, Buildings and Licensing

SUBJECT: 737 Dunsmuir Street, Fourth Floor – Holt, Renfrew & Cie, Limitee (The Apartment)  
Liquor Primary Liquor Licence and Outdoor Patio Application  
Liquor Establishment Class 1 (Venue)

### **RECOMMENDATION**

THAT Council, having considered the opinion of 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 a new event driven Liquor Primary Licence (Liquor Establishment Class 1), with an interior capacity of 60 persons with a 40 person outdoor patio (combined interior and outdoor patio areas must not exceed 60 persons), at the Holt Renfrew Vancouver store located at 737 Dunsmuir Street, subject to:

- i. A maximum combined capacity of 60 persons (60 persons interior with a 40 persons outdoor patio);
- ii. Hours of operation, limited to 9 am to 12 am, Sunday to Thursday, and 9 am to 1 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. Food service to be available while the establishment is operating as well as on the patio when open;
- viii. An acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements; and
- ix. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

## **REPORT SUMMARY**

Holt, Renfrew & Cie, Limitee, is requesting a Council resolution endorsing their application for a new event driven 60 person Liquor Primary liquor licence (Liquor Establishment Class 1 (Venue)) with a 40 person outdoor patio inside the Holt Renfrew department store on the top floor (fourth floor) located at 737 Dunsmuir Street. The maximum combined capacity (interior and outdoor patio area) must not exceed 60 persons at any given time due to the exiting.

Staff is recommending approval of this application subject to the conditions outlined in the Recommendation. Holt Renfrew, a well-known Canadian high-end luxury brand retailer operating in Vancouver for over 40 years, is located in the downtown shopping core, adjacent to Pacific Centre. The proposed establishment will allow guests of Holt Renfrew to book an exclusive luxury apartment type space for hosting events such as designer fashion shows, product launches and celebratory receptions. Liquor service will be event driven and will only be served in conjunction with pre-booked private events and functions. The applicant is also applying for the Family Food Service Endorsement which will allow minors, accompanied by a parent or guardian, in all licensed areas until 10 pm, when meal service is available.

The requested hours of operation are 9 am to 12 am, Sunday to Thursday, and 9 am to 1 am, Friday and Saturday. The hours of liquor service policy for this Downtown Primarily Commercial area allows for Standard Hours of liquor service from 11 am to 2 am, seven days a week. Extended Hours of liquor service is 9 am to 3 am, seven days a week. The proposed patio must cease all liquor service and vacate by 11 pm nightly. No music or entertainment is permitted on the patio, and food service must be provided during all hours of operation.

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 also to be submitted and reviewed to ensure the operation meets the Noise Control By-law.

## **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* (Council May 16, 2006) – policy for this Downtown – Primarily Commercial area:

- 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 Liquor Establishment - Class 1 shall be located within 50 metres of another Liquor Establishment – Class 1. This policy only pertains to liquor primary establishments and not food primary establishments (restaurants).

*Outdoor patios adjacent to liquor establishments* - On April 17, 2007, Council approved policy and guidelines that allow liquor primary establishments to have adjacent outdoor 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; and
- Public notification.

*Liquor Policy Update* (June 14, 2017) – Council approved policy and guidelines removing a twenty percent 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.

### **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

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

### **REPORT**

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

The applicant, Holt, Renfrew & Cie, Limitee, is requesting a Council resolution endorsing its application for a new event driven 60 person Liquor Primary liquor licence (Liquor Establishment Class 1 (Venue)) with a 40 person outdoor patio located on the fourth floor at 737 Dunsmuir Street. The maximum combined capacity for both the interior and outdoor patio areas is 60 persons at any given time.

Holt Renfrew is a chain of high-end Canadian department stores specializing in an array of luxury brands and designer boutiques for men, women and children for over 150 years. They have been operating their department store in Vancouver for over 40 years.

The intent of The Apartment is to offer an exclusive apartment type space within their department store whereby guests can rent exclusive luxury space to host events. The establishment will only be in operation in the event of a pre-booked event. Access to the

space outside department store hours is on Dunsmuir Street via an elevator located directly adjacent to the main entrance.

The proposed hours of operation are 9 am to 12 am, Sunday to Thursday, and 9 am to 1 am, Friday and Saturday, with outdoor patio hours of 9 am to 11 pm, seven days a week. No music or entertainment will be permitted on the patio.

The applicant currently operates a Food Primary establishment (Holts Café) within the same building. Food menu items from Holts Café will be available to guests of The Apartment. The applicant will also utilize the small kitchen located directly within the establishment which will be the service point for guests for both food and beverage.

### ***Strategic Analysis***

Staff support the proposed application based on the following analysis.

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

A neighbourhood notification was conducted by circulating approximately 1,178 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 three weeks for the community to respond with concerns or support for the application.

In response to the neighbourhood notification, a total of four comments were received; two in support of the application and two opposed to the application. Respondents opposed to the application expressed concerns regarding the proposed hours of operation, increased noise, disturbances and nuisance issues. Responses were from residents living within the notification area.

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

The subject site is located in CD-1 (455) (Comprehensive District) and for the purposes of liquor policy, it is considered to be located in the Downtown – Primarily Commercial area.

#### ***Proximity to other Liquor Primary Establishments***

There are no other Class 1 Liquor Establishments within a 50 metre radius of the proposed site, which complies with Liquor Policy for liquor primary size and location.

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

The Vancouver Fire Department has reviewed the application and approved an interior occupant load of 60 persons with an outdoor patio occupant load of 40 persons (see Appendix B). However, due to the establishment having only one exit, the maximum combined capacity (interior and outdoor patio areas) must not exceed 60 persons at all times.

The applicant is requesting hours of operation of 9 am to 12 am, Sunday to Thursday, and 9 am to 1 am, Friday and Saturday, which falls under the allowable hours of liquor service for Extended Hours for this Downtown Primarily Commercial area. The outdoor

patio may operate until 11 pm nightly. No music or entertainment will be permitted on the patio and food and beverage service on the patio will be provided.

**Noise**

Staff have considered the impact for noise on the community and have no concerns at this time. An acoustical report certifying that the establishment meets Noise Control By-law requirements will be required and should mitigate potential negative community impacts due to noise.

**Impact on the Community**

Minimal impact on the surrounding area is expected as the proposed venue is located within Holt Renfrew's own establishment, and will only be in operation during pre-booked events. 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.

The Vancouver 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.

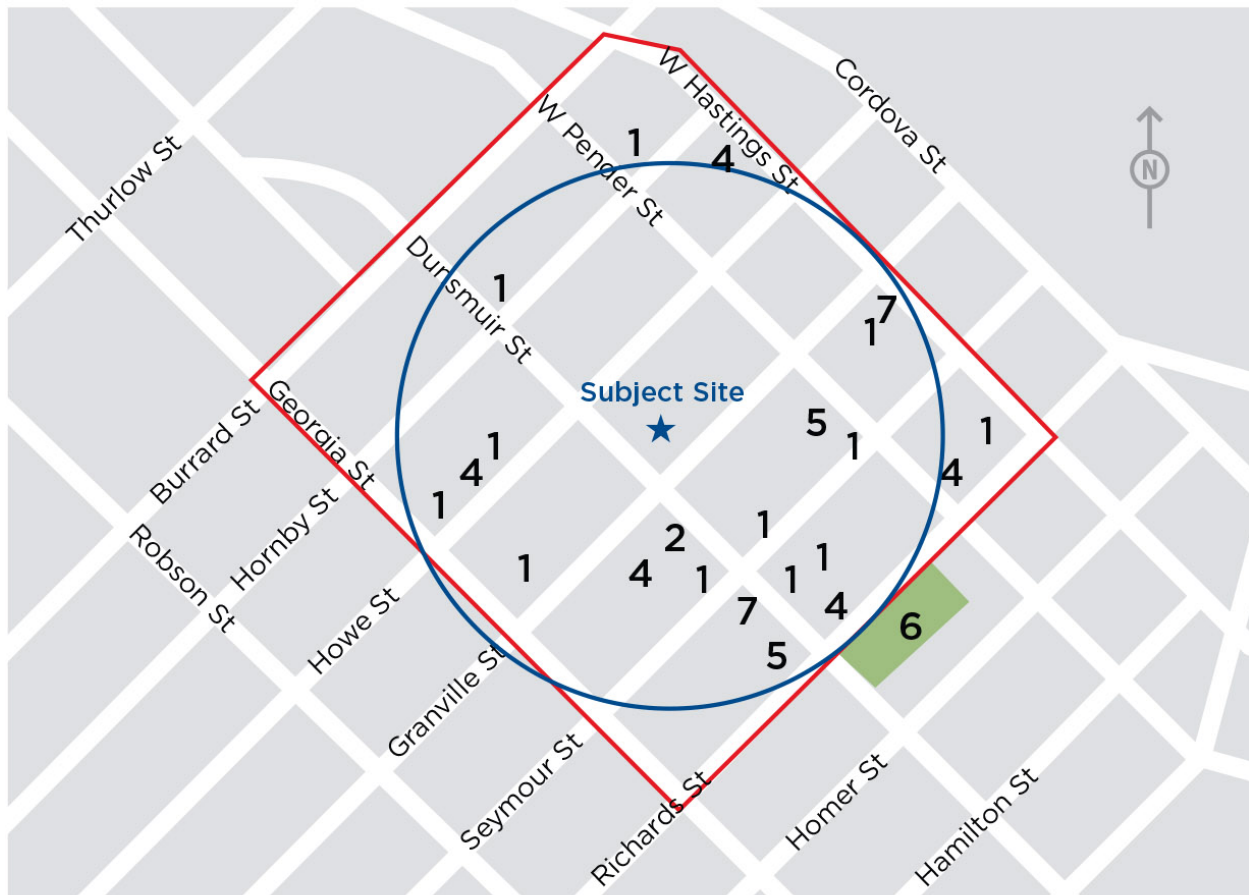
**CONCLUSION**

Staff recommend Council endorse the applicant's request for a new event driven 60 person Liquor Primary liquor licence (Liquor Establishment Class 1 (Venue)) with a 40 person outdoor patio, with a maximum combined (interior and outdoor patio area) capacity of 60 persons at any one time, located on the top floor (fourth floor) at 737 Dunsmuir Street, subject to the conditions noted in this report. Staff is supportive of the application for an event driven licence within the department store, 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.

\* \* \* \* \*

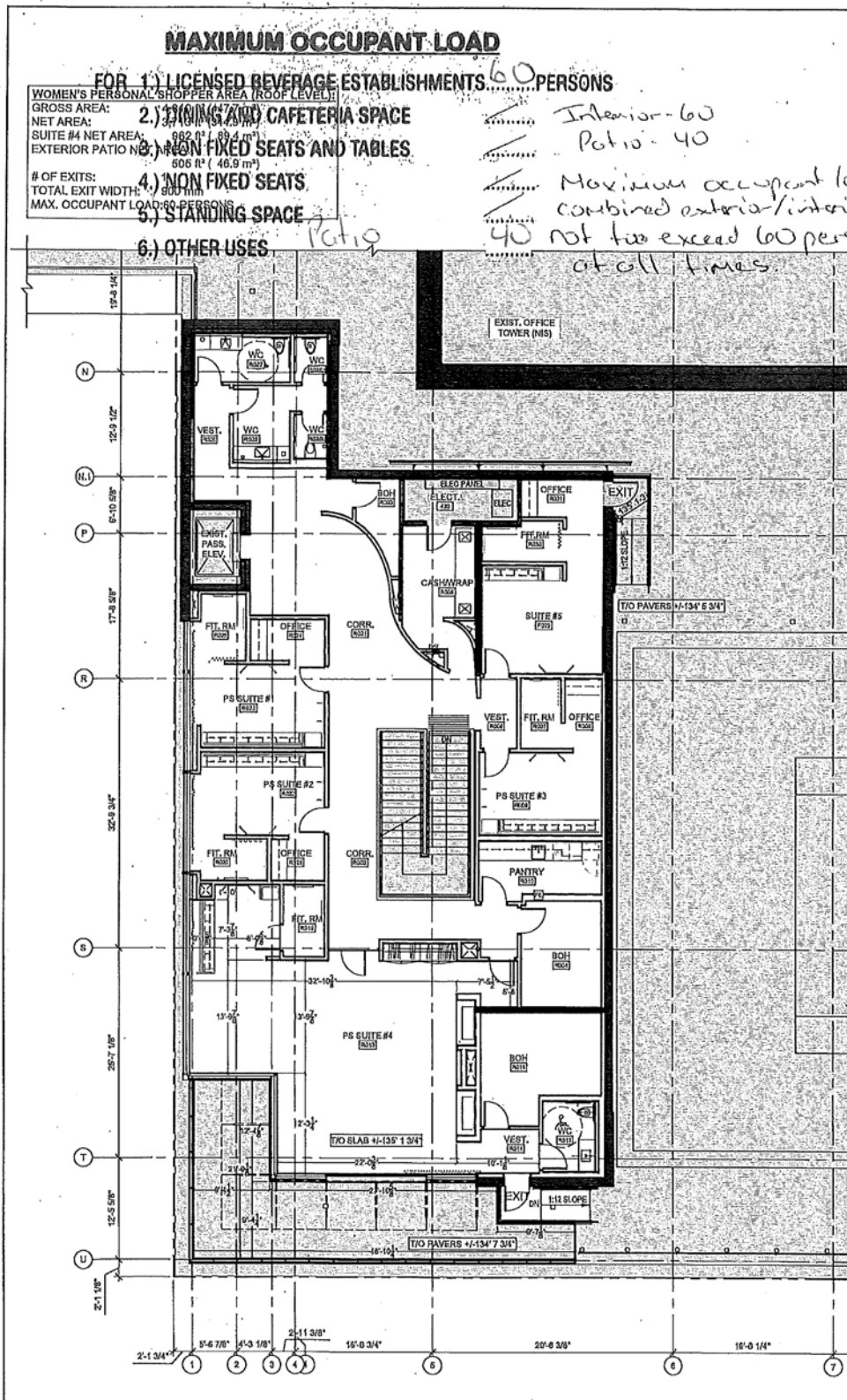
## Liquor Primary (Liquor Establishment Class 1)

777 Dunsmuir Street (737 Dunsmuir Street), Fourth Floor (Holt Renfrew) - The Apartment



### LEGEND

- 1 Liquor Primary Establishments**  
{BCIT Downtown Campus}, {Brandi's Show Lounge}, {Delta Hotels Marriott Vancouver Downtown}, {Finale Nightclub}, {Hotel Georgia}, {Gotham Steakhouse & Cocktail Bar}, {Malone's Bar & Grill}, {Metropolitan Hotel}, {Prohibition}, {Smiley O'Neill's Pub}, {St. Regis Bar & Grill}, {The Blackbird}, {The Odyssey}, {The Railway Club}, {Four Seasons Hotel - Yew Bar}
  - 2 Government or Private Liquor Stores**  
{St. Regis Fine Wine & Spirits}
  - 3 Social/Private Clubs - {N/A}**
  - 4 Residential Buildings**
  - 5 Social Housing**
  - 6 Parks**  
{Cathedral Square}
  - 7 Schools**  
{Alexander Academy}, {Columbia Academy}
- 750ft radius from Subject Site  
— Notification Area



1 ROOF LEVEL SW: FLOOR PLAN  
1/8"=1'-0"

CLIENT	
Holt Renfrew Inc. 300-60 Bloor St. W, Toronto, ON M4W 3B8	
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NO.	DATE DESCRIPTION
ISSUES	
6.	2018-05-23 - FOR OCCUPANT LOAD
4.	2018-05-16 - FOR OCCUPANT LOAD
3.	2018-02-16 - FOR OCCUPANT LOAD
2.	2018-01-23 - FOR OCCUPANT LOAD
1.	2017-03-02 - FOR OCCUPANT LOAD
NO.	DATE APPR DESCRIPTION
REVISIONS	
SEAL	
SUB-CONSULTANT	
<b>PRIME CONSULTANT</b> IDI GROUP ARCHITECTS (CANADA) INC. 705 - 1245 West Pender Street Vancouver BC V6E 4R1 Canada Tel: 604 683 8797 Fax: 604 683 0192 ibigroup.com	
<b>PROJECT TITLE</b> Holt Renfrew Vancouver Renovations Phase 2C 777 (737) Dunsmuir St. Vancouver	
PROJECT NO: 35041	
DRAWN BY: RH, CH, WY	
CHKD BY: AL	
SCALE: 1/8" = 1'-0"	
DATE: 2018-05-22	
<b>SHEET TITLE</b> ROOF LEVEL SW - FLOOR PLAN (OCCUPANT LOAD CALCULATION)	
SHEET NUMBER	REV.
A1.53	