



COUNCIL REPORT

Report Date: February 28, 2023
Contact: Sarah Hicks
Contact No.: 604.873.7546
RTS No.: 15544
VanRIMS No.: 08-2000-20
Meeting Date: March 29, 2023
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Development, Buildings and Licensing
SUBJECT: 67 West 6th Avenue – Turntable Hospitality Corporation (“Mount Pleasant Vintage & Provisions”) Dual Licence – Liquor Primary Licence Application Liquor Establishment – Class 2

Recommendations

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 report, endorse the application submitted by Rising Tide Consultants on behalf of the applicant, Turntable Hospitality Corporation (doing business as “Mount Pleasant Vintage & Provisions”), for a new Dual Licence – Liquor Primary liquor licence (Liquor Establishment – Class 2), located at 67 West 6th Avenue, subject to:

- i. A maximum interior capacity of 96 persons and outdoor patio capacity of 92 persons;
- ii. Extended Hours of operation limited to 10 pm to 1 am, Sunday to Thursday; and 10 pm 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. A Time-Limited Development Permit;
- vi. An acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements; and
- vii. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

Purpose and Executive Summary

Staff recommend Council endorse the applicant’s request to operate a new 96 person interior and 92 person exterior (outdoor patio areas) Dual Licence – Liquor Primary (Liquor Establishment – Class 2), located at 67 West 6th Avenue (see Appendix A), subject to the conditions noted in this report. The application complies with current Council policy regarding size and location. The requirement for a Time-Limited Development Permit, a Good Neighbour Agreement and the submission of an acoustical report will provide the necessary controls to ensure the premise operates in a manner that will mitigate impacts to the neighbourhood and surrounding area.

Council Authority/Previous Decisions

[City role in Liquor Primary licence applications](#) – The Liquor and Cannabis Regulation (LCRB) of the Provincial Government regulations require local government to provide a Council resolution on new liquor primary licence applications unless the local government decides to opt out of the application review process. Council policy has been to consider the impact of the new licence application on the community and to provide comment, generally in the form of a resolution.

[Liquor Licence Policy: Liquor Primary Size, Capacity, and Location \(July 14, 2005\)](#) – Council Policy states that no Class 2 Liquor Primary establishment shall be located within 100 metres of another Class 2 Establishment. This policy only pertains to Liquor Primary establishments and not Food Primary establishments (restaurants).

[Dual Licenses, Cocktail Culture, and Vibrant Urban Nightscape \(June 15, 2022\)](#) – Council approved policy directing staff to lift the moratoria on Liquor Primary licensing in the DTES and GED specifically to allow existing Food Primary Liquor licensee’s to apply for Dual Licence – Liquor Primary licences.

[Dual Licenses \(July 5, 2022\)](#) – Council approved policy directing staff to suspend the 2005 policy guidelines for Downtown liquor establishment locations and distancing as applied to existing establishments seeking dual licensing.

City Manager’s Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

In 2017, the Liquor and Cannabis Regulation Branch modernized their Liquor Policy, allowing Food Primary establishments to apply for a Liquor Primary licence (Dual Licence) at the same location and operate as a bar or nightclub after 9 pm. In the case of a Dual Licence, the licensee must operate in the same footprint. No physical separation is required, and only one licence may be operative at any given time.

In the [2017 Liquor Policy Review](#), Council approved policy that enabled restaurants with Food Primary licences to operate as a Dual Licence Liquor Primary after 10 pm. This condition was to

address the concern that residents may be unable to easily access food service after 9 pm, depending on the uptake from the restaurants to pursue this option.

The Liquor and Cannabis Regulation Branch requires that local government provide a resolution with comments on public input gathered from the community within the immediate vicinity of the establishment, including the location of the establishment, its person capacity, and hours of liquor service. Once received, the LCRB will review the resolution and any comments for a final decision to issue/endorse the liquor licence.

The applicant, Turntable Hospitality Corporation, with Cameron Bogue listed as its Director, has authorized the consulting firm of Rising Tide Consultants Ltd., to act as their representative for this application.

The proposed establishment at 67 West 6th Avenue is for a 96 person interior Dual Licence Liquor Primary with an outdoor patio capacity of 92 persons located in the Mount Pleasant Neighbourhood. In operation since August 2022, the location currently has an active Food Primary Liquor Licence and if this application is approved, Turntable Hospitality Corporation will transition from a Food Primary licence to a Dual Licence Liquor Primary at 10 pm every day of the week. This will allow the establishment to stay open and serve patrons, but not have to keep their full kitchen open and staffed.

This proposal will see the new Dual Licence Liquor Primary operate within the same footprint as the existing Food Primary licence. The provided food service offered during the operation of the Food Primary from 9 am to 10 pm will not change and a full-service menu will be available during the operating hours of the Liquor Primary Licence.

The current hours of liquor service for the Food Primary are 9 am to 12 am, seven days a week. If approved the applicant would see the Food Primary hours change from 9 am to 10 pm, seven days a week, and the new Dual Licence Liquor Primary permitted to operate from 10 pm to 1 am, Sunday to Thursday; and 10 pm to 2 am, Friday and Saturday. The establishment will continue with the entertainment that it currently offers: Jukebox, DJ’s and live music for special events. The new Liquor Primary Licence will allow the establishment to offer additional entertainment that includes patron participation (dancing and karaoke) and games of skill (darts and pool).

The outdoor patio must cease all liquor service and vacate by 11 pm nightly, unless otherwise approved to operate the patio with extended hours. No music or entertainment is permitted on the patio.

Discussion

Public Input – Results of Neighbourhood Notification

A neighbourhood notification advising of the Dual Licence Liquor Primary application was conducted by distributing 175 postcard notifications to property owners within the notification area of approximately 750 ft. (229 m) radius (see Appendix B). A site sign was installed on the site 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 thirty-nine (39) pieces of feedback (emails and phone messages) were received from the public. Twenty-eight (28) in support and eleven (11) in opposition.

The following table summarizes the results of the notification:

	Within Notification Area (approx. 750 ft. (229 m) radius)	Outside Notification Area	No Addressing Information	Total
Support	6	7	15	28
Opposed	11	-	-	11

Respondents in support of the application expressed how the proposed establishment would be a wonderful addition to the variety of hospitality venues available in this area and that it will benefit the local community and provide a unique entertainment venue for tourists and visitors to the neighbourhood.

Respondents in opposition expressed concerns regarding the proposed extended hours, the potential for increased noise, public nuisances, parking and traffic concerns, as well as potential safety issues. Respondents within the notification area voiced concerns that the current operation is causing disruption to the residential area and that the proposed establishment will adversely affect quality of life.

As a result of the concerns expressed in the feedback, the applicant organized and hosted a community meeting on February 8, 2023, at Creekside Community Centre located at 1 Athletes Way. Approximately twenty-two (22) people attended the meeting, both in support and opposition to the application. The majority of the opposition was from the residents directly in the area of the establishment. The applicant team – Bert Hick and Christina Beehler of Rising Tide Consultants and the operator Cameron Bogue, presented the application and responded to questions, addressing the concerns raised by the residents that relate to loud music/noise, the outdoor front patio, safety and security, and public disturbances (see Appendix C). Additional feedback was received following the meeting, which included 191 form letters from citizens in support of the application.

Location of Establishment

The subject site is located in the I-1 Zoning (Industrial District) and for the purposes of liquor policy, it is considered to be located in the Non-Downtown – Primarily Residential area. The surrounding area is a mix of light industrial, office and retail uses, and residential (see Appendix B).

Proximity to other Liquor Primary Establishments

Within a 750 ft. (229 m) radius of the subject site, there is currently one (1) Liquor Primary (Private Club) and six (6) Food Primary establishments with issued business licences. The nearest Liquor Primary establishment is a Class 3 (Fox Cabaret) located approximately 350 metres from Mount Pleasant Vintage & Provisions, at 2321 Main Street. It should be noted that a Food Primary establishment’s primary purpose is the service of food with liquor as an additional service.

Person Capacity and Hours of Operation

The proposed capacity for the Dual Licence Liquor Primary licence at this location is a 96 person interior and a 92 person exterior occupant load (see Appendix A). Final occupancy calculations will be provided in accordance with Building and Fire by-laws. Final occupant load calculation will not increase beyond what Council approves.

The proposed hours of operation for the Dual Licence Liquor Primary licence are 10 pm to 1 am, Sunday to Thursday; and 10 pm to 2 am, Friday and Saturday, which are within the parameters of the Extended Hours permitted in this Non-Downtown – Primarily Residential area. The patio must cease all liquor service and vacate by 11 pm nightly.

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. It is also a condition of the licence and will support compliance and enforcement efforts if necessary.

Impact on the Community

A Time-Limited Development Permit will be required which will provide ongoing reviews to ensure the land-use and business remains compatible with the surrounding community. 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. 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.

To further mitigate potential impacts, the current Restaurant – Class 1 business licence remains the primary use for the space. Issuance of the City of Vancouver business licence for the new Liquor Establishment – Class 2 establishment will be ancillary to the current Restaurant – Class 1 business licence.

Since opening in August 2022, this establishment has received nine (9) noise complaints related loud music, patron behaviour and the outdoor front patio. The last recorded noise complaint dates back to October 2022. Upon investigation, inspection staff determined that no violation was found to substantiate the complaint.

With the approval of this Dual Licence Liquor Primary licence application and others, the Vancouver Police Department recognizes that any extension to the hours of liquor service, may lead to increased calls for service.

Financial Implications

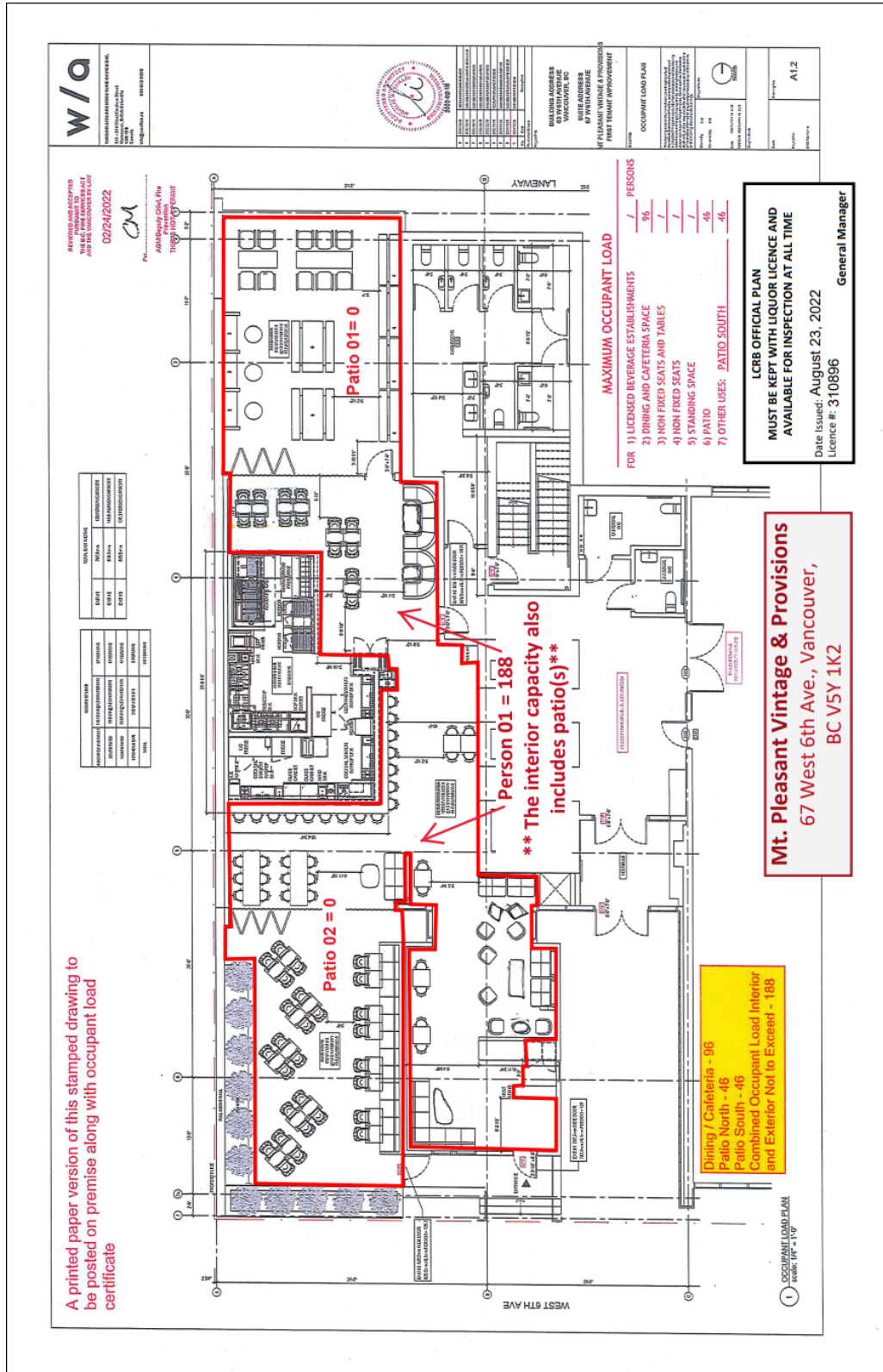
There are no financial implications associated with this report’s recommendations.

Legal Implications

There are no legal implications associated with this report’s recommendations.

* * * * *

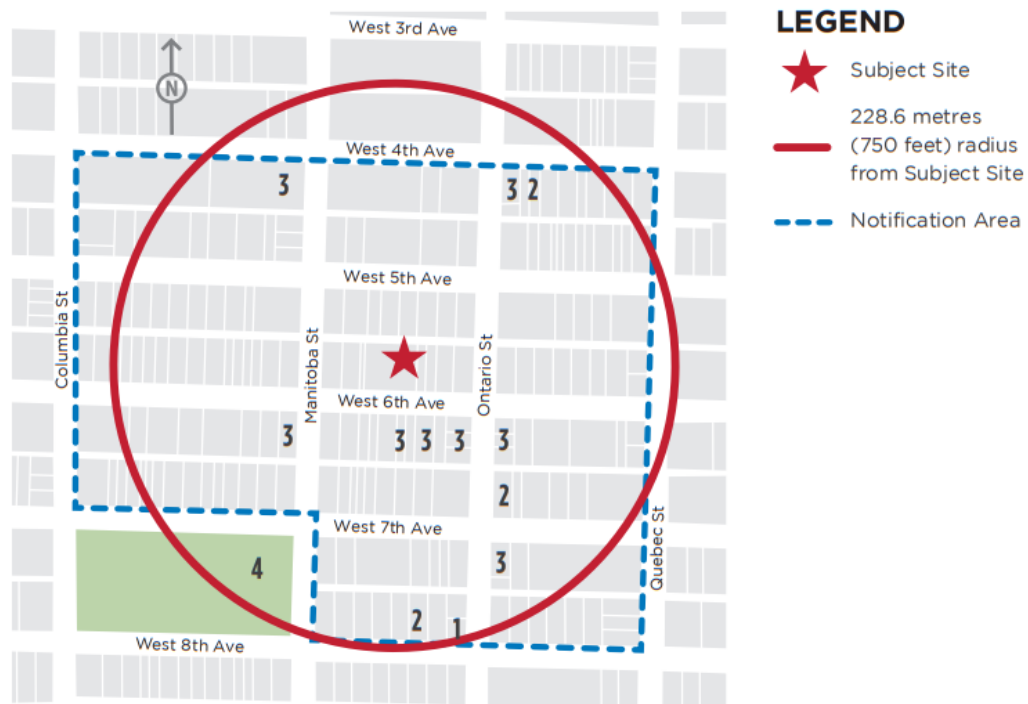
APPENDIX A ESTABLISHMENT FLOOR PLAN



APPENDIX B NOTIFICATION AREA

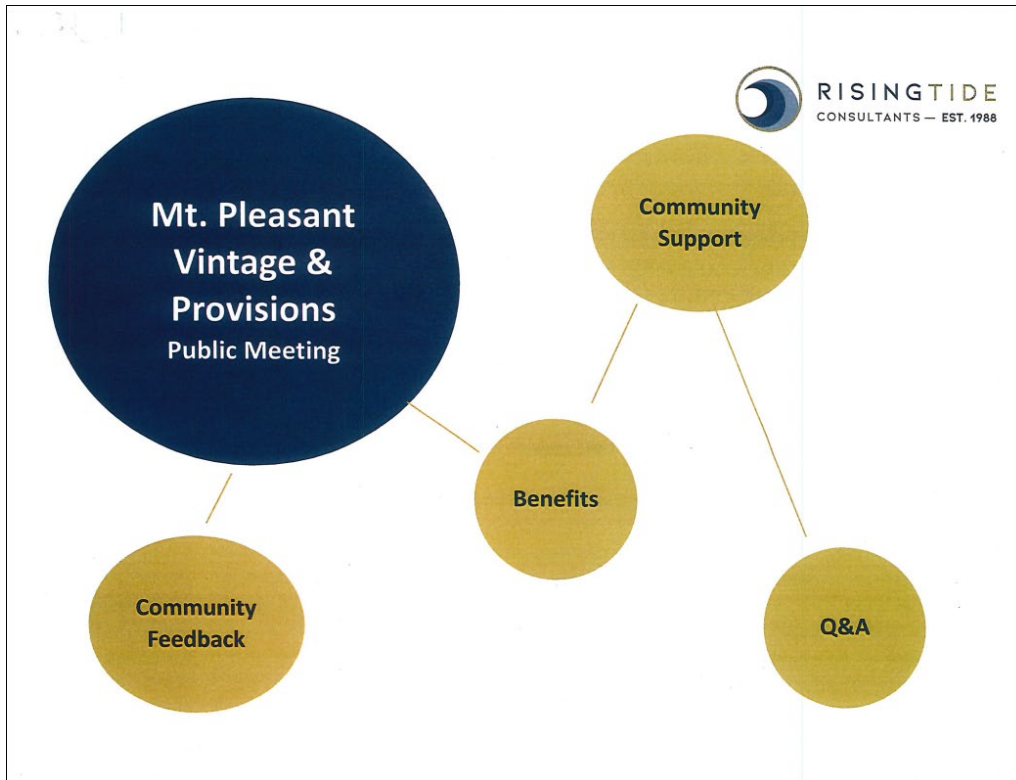
DUAL LICENCE - LIQUOR PRIMARY (Liquor Establishment - Class 2)

Turntable Hospitality Corporation
(Mount Pleasant Vintage & Provisions) – 67 West 6th Avenue



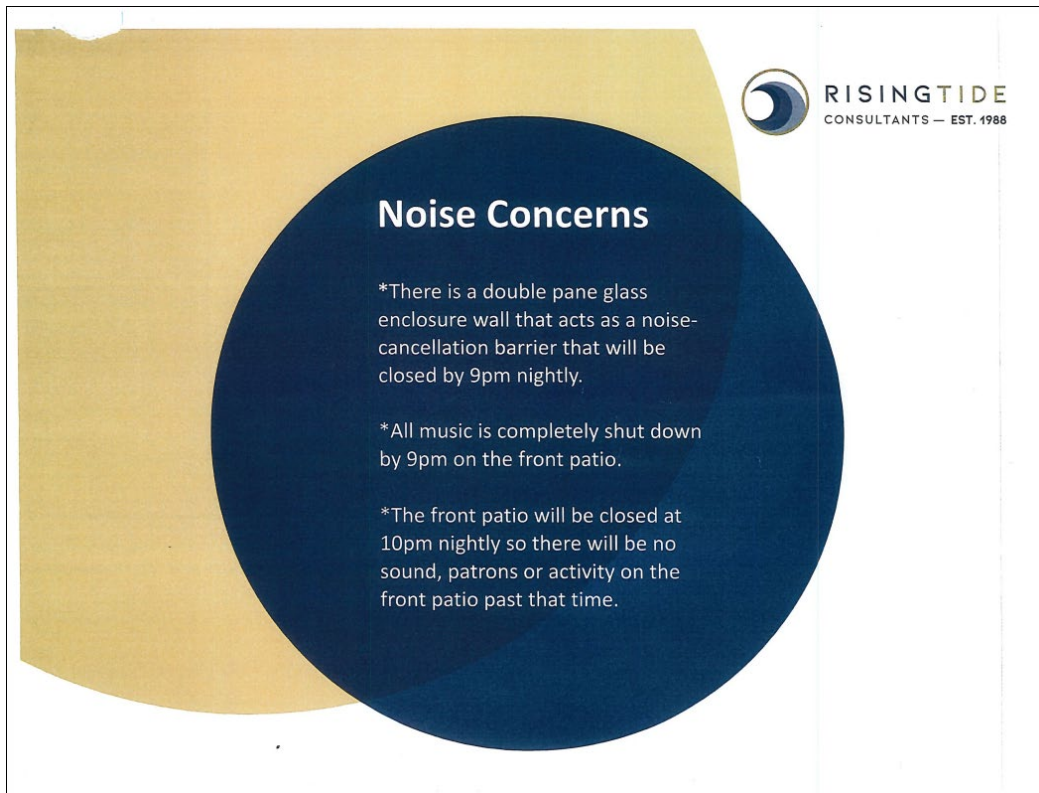
- 1 Liquor Primary Establishments:**
 - The ANZA Club – Class 7 (Private Club)
- 2 Liquor Retail Stores:**
 - 33 Acres Brewing Company
 - Electric Bicycle Brewing
 - La Fabrique St-George Winery
- 3 Residential**
- 4 Parks:**
 - Jonathan Rogers Park
- 5 Schools:**
 - Non-applicable

APPENDIX C APPLICANT TEAM – PRESENTATION



Benefits

-  A unique establishment creating an approachable, community focused grill and cocktail lounge, that is warm and welcoming.
-  The neighbourhood is a mix of commercial and residential with a variety of breweries and independent restaurants. Mt. Pleasant Vintage & Provisions would like to add to this diverse and down-to-earth community.
-  This will be will be a community meeting place to support camaraderie for local residents, artists and people who work in the area.

A presentation slide with a white background and a large blue circle in the center. The circle contains the title "Noise Concerns" and three bullet points. In the top right corner, there is a logo for "RISINGTIDE CONSULTANTS — EST. 1988" featuring a stylized wave icon.

RISINGTIDE
CONSULTANTS — EST. 1988

Noise Concerns

- *There is a double pane glass enclosure wall that acts as a noise-cancellation barrier that will be closed by 9pm nightly.
- *All music is completely shut down by 9pm on the front patio.
- *The front patio will be closed at 10pm nightly so there will be no sound, patrons or activity on the front patio past that time.

A presentation slide with a white background and a large blue circle in the center. The circle contains the title "Capacity & Security" and three bullet points. In the top right corner, there is a logo for "RISINGTIDE CONSULTANTS — EST. 1988" featuring a stylized wave icon.

RISINGTIDE
CONSULTANTS — EST. 1988

Capacity & Security

- *A professional security company will be employed to enforce the quiet exit of all patrons and also to ensure that no one is lingering and causing disturbances once they have left the building.
- *The floor plan and capacity has been approved by the Fire Department, therefore, the number of patrons allowed is in full compliance with the safety standards and regulations of the City of Vancouver.
- *There is not a back entrance accessible to patrons, there is only a delivery entrance that is solely used for vendors and staff during regular work day hours.



RISINGTIDE
CONSULTANTS – EST. 1988

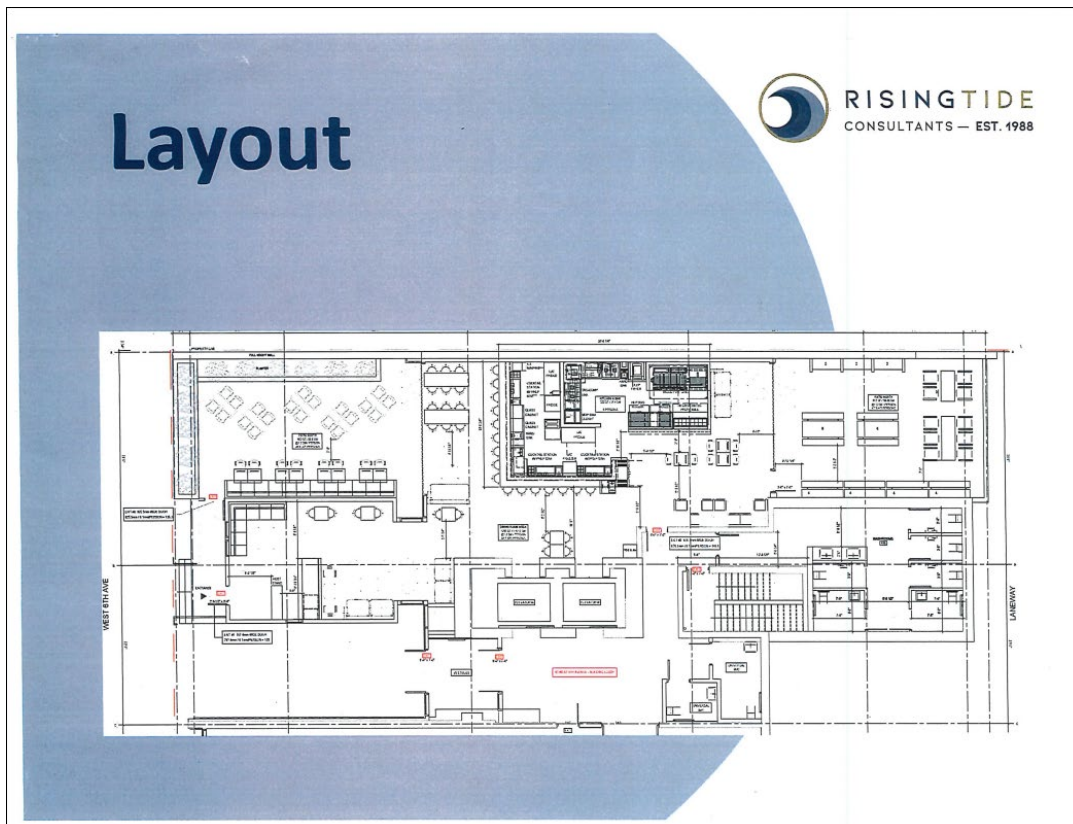
Community Support

“This is a very special, warm and responsibly run establishment.”

“Many establishments close early in our area, so being able to get quality food and relax in a welcoming space later in the evening would be a huge benefit to the neighbourhood and those that live nearby. “

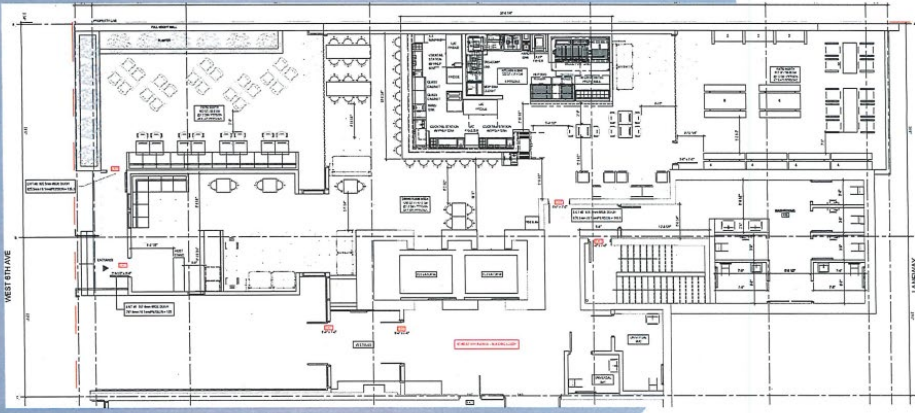
“As a fellow business in the Mt. Pleasant area, we support Mt. Pleasant Vintage to stay open later to serve our community.”

“This establishment allows people in the area to have access to a local, fun place and also diversifies the current offerings in the neighbourhood to attract people outside of the area, bringing financial support to the community.”



RISINGTIDE
CONSULTANTS – EST. 1988

Layout



The floor plan shows a rectangular building layout. On the left side, there is a large area labeled 'WEST 6TH AVE'. The plan includes a bar area, a kitchen, a dining area with tables and chairs, a service counter, and a staircase. A red box labeled 'RESTROOMS' is located in the lower central part of the plan. The right side of the plan is labeled 'LANSBURY'.



Mount Pleasant Vintage & Provisions

OVERVIEW

*A unique establishment creating an approachable, community-focused grill and cocktail lounge, that is warm and welcoming.

*The neighbourhood is a mix of commercial and residential with a variety of breweries and independent restaurants. Mt. Pleasant Vintage & Provisions would like to add to this diverse and down-to-earth community.

*This will be will be a community meeting place to support camaraderie for local residents, artists and people who work in the area.

CONCERNS AROUND NOISE & THE FRONT PATIO

*There is a double pane glass enclosure wall that acts as a noise-cancellation barrier that will be closed by 9pm nightly.

*All music is completely shut down by 9pm on the front patio.

*The front patio will be closed at 10pm nightly so there will be no sound, patrons or activity on the front patio past that time.

*There will be no speakers on the front patio.

CONCERNS ABOUT SECURITY & DISTURBANCES AROUND THE BUILDING IMPACTING RESIDENTS

*A professional security company will be employed to enforce the quiet exit of all patrons and also to ensure that no one is lingering and causing disturbances once they have left the building.

*The floor plan and capacity has been approved by the Fire Department, therefore, the number of patrons allowed is in full compliance with the safety standards and regulations of the City of Vancouver.

*There is not a back entrance accessible to patrons, there is only a delivery entrance that is solely used for vendors and staff during regular work day hours.

COMMUNITY SUPPORT - QUOTES FROM AREA RESIDENTS AND BUSINESS OWNERS

“This is a very special, warm and responsibly run establishment.”

“Many establishments close early in our area, so being able to get quality food and relax in a welcoming space later in the evening would be a huge benefit to the neighbourhood and those that live nearby. ”

“As a fellow business in the Mt. Pleasant area, we support Mt. Pleasant Vintage to stay open later to serve our community.”

“This establishment allows people in the area to have access to a local, fun place and also diversifies the current offerings in the neighbourhood to attract people outside of the area, bringing financial support to the community.”

“I Would very much appreciate having a local bar and grill to be able to support in the late hours after a long days work.”

“As a fellow small business we are in favour of more night life and evening foot traffic.”

“As a retailer in the middle of the Broadway Construction project we support Mt. Pleasant Vintage application to stay open later as they are bringing new people to this corridor during this massive infrastructure project.”

“Would like to express our support for Mt. Pleasant Vintage's application to stay open later (1 am on weekdays and 2 am on weekends) to serve our community with the service it sorely needs.”

“Food options that are laid back and accessible are very much needed in the neighbourhood.”

“This bar/restaurant will contribute to excellent vibes in the community.”

“There are many establishments that close quite early and a late night option is always appreciated.”

“It's so great to have a cool new, exciting restaurant and lounge to add to the community to enjoy so we don't have to seek out experiences in other neighbourhoods all the time.”

“There is a need for more of this kind of offering in the neighbourhood as we have seen with lineups to our establishment and not many similar style offerings available nearby.”