



COUNCIL REPORT

Report Date: November 10, 2023
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VanRIMS No.: 08-2000-20
Meeting Date: November 29, 2023
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Development, Buildings and Licensing
SUBJECT: 111 West Hastings Street Unit 10 (Basement Level)
351 Abbott Street Unit 110 (Main Floor)
Kokoro Dance Theatre Society
Liquor Primary Liquor Licence Application
Liquor Establishment – Venue

Recommendations

- A. 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 Kokoro Dance Theatre Society (KW Studios), for a new event-driven Liquor Primary liquor licence (Liquor Establishment – Venue), located at 111 West Hastings Street Unit 10 (Basement Level) and at 351 Abbott Street Unit 110 (Main Floor), subject to:
- i. A maximum interior capacity of 225 persons: 175 persons in the Basement Level and 50 persons on the Main Floor.
 - ii. Hours of operation limited to 11 am to 1 am, Sunday to Thursday, and 11 am to 2 am, Friday and Saturday;
 - iii. Liquor service is event-driven and only permitted in conjunction with pre-booked events;
 - iv. A Time-Limited Development Permit;
 - v. An acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements; and
 - vi. 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 225 person event-driven Liquor Primary (Liquor Establishment – Venue), located at 351 Abbott Street (parcel address) that encompasses two units – 111 West Hastings Street Unit 10 and 351 Abbott Street

Unit 110 (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 Branch (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 \(July 14, 2005\)](#) – Event-driven “Venue” businesses are not subject to restrictions based on distancing from other liquor primary establishments.

[Liquor Policy Review – Recommended Actions \(June 7, 2017\)](#) – Council approved maintaining the current Downtown Eastside (DTES) Liquor Primary moratorium to restrict new Liquor Primary licences to event-driven performance venues and disallow new seats.

[Culture|Shift: Blanketing the City in Arts and Culture – Vancouver Culture Plan 2020-2029 \(September 11, 2019\)](#) – Council approved the Culture|Shift and the incorporated Cultural Infrastructure Plan that sets out strategic directions to enhance and expand arts and cultural initiatives and spaces.

City Manager’s Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

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.

This application submitted by Jay Hirabayashi, Principle Director of Kokoro Dance Theatre Society, a non-profit society in Vancouver for over 30 years, is for a 225 person interior event-driven Liquor Primary located in the Downtown Eastside neighbourhood at 111 West Hastings Street Unit 10 (Basement Level) and at 351 Abbott Street Unit 110 (Main Floor). The establishment is in the basement and main floors within a mixed-use site and a central atrium space. Though separate addresses, both units are connected (via hallway/stairs) with the same entrance location at 111 West Hastings Street, located inside the Woodward's Atrium.

Kokoro Dance Theatre Society operates the City-owned KW Studios, including the KW Atrium Studio and KW Production Studio spaces at this location. Liquor service proposed for this performance arts venue will be event driven and in conjunction with pre-booked events for dance, theatre, music, rehearsal, creation, production, recording, and other private bookings. Food services will be available. The proposal for this application is for Standard Hours of liquor service, which are 11 am to 1 am, Sunday to Thursday and 11 am to 2 am, Friday and Saturday.

Discussion

Public Input – Results of Neighbourhood Notification

A neighbourhood notification advising of the event-driven Liquor Primary application was conducted by distributing approximately 965 postcard notifications to property owners within the notification area of approximately 750 ft. (229 m) radius (see Appendix B). A site sign was installed 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. No responses were received regarding the application.

Location of Establishment

The subject site is located in the CD-1 (450) Comprehensive Development District and for the purposes of liquor policy, it is considered to be located in the Downtown Primarily Mixed-Use area. The surrounding area is a mix of residential and commercial uses (retail, office and service) including cultural and institutional spaces (see Appendix B).

Proximity to other Liquor Primary Establishments

Within a 750 ft. (229 m) radius of the subject site, there are currently ten (10) Liquor Primary establishments and 30 active Food Primary establishments. Within the same site as Kokoro is an event-driven Liquor Primary – 149 West Hastings Street (Simon Fraser University School for the Contemporary Arts). The nearest Liquor Primary is a Class 3 establishment located 25 metres from the proposed venue, at 320 Abbott Street (The Metropole Pub). 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 this event-driven Liquor Primary licence at this location is 225 persons comprised of 175 persons in the Basement Level and 50 persons on the Main Floor (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 event-driven Liquor Primary licence 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 in this Downtown – Primarily Mixed-use area.

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.

Vancouver Police Department has reviewed the application and has no comments or concerns at this time with this application.

Financial Implications

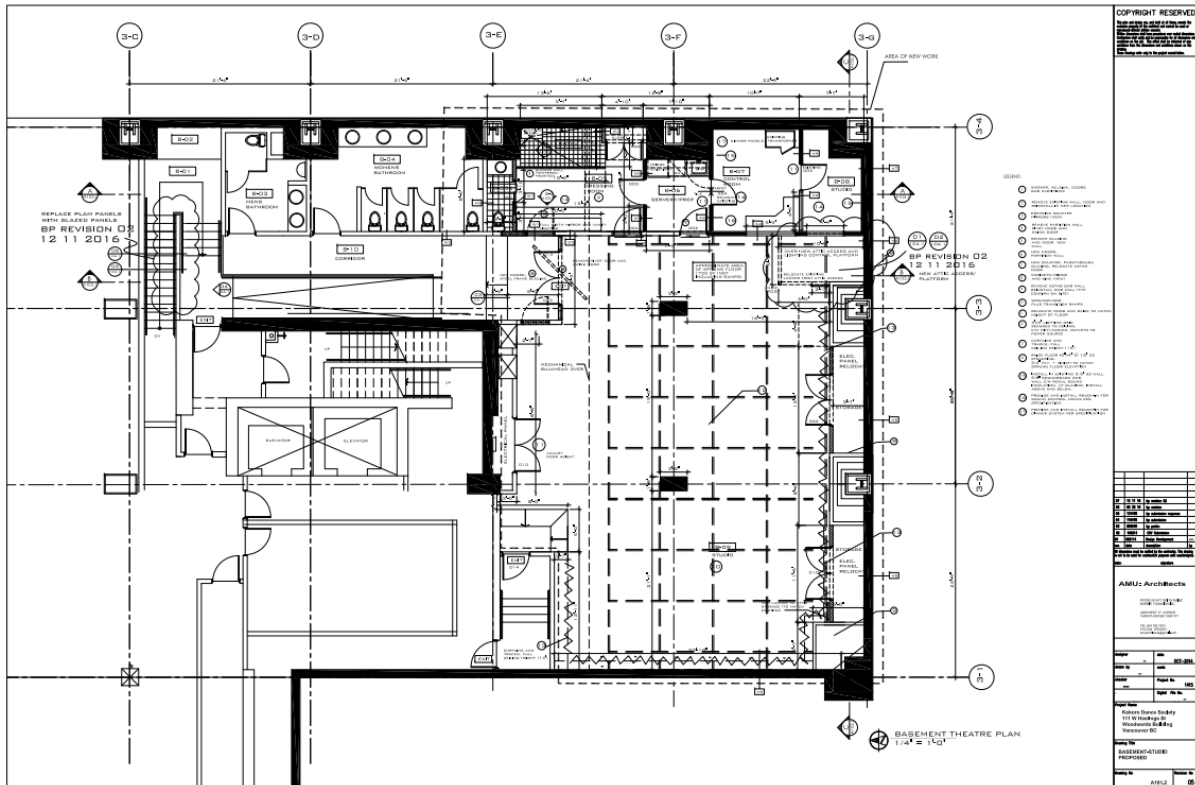
There are no financial implications associated with this report's recommendations.

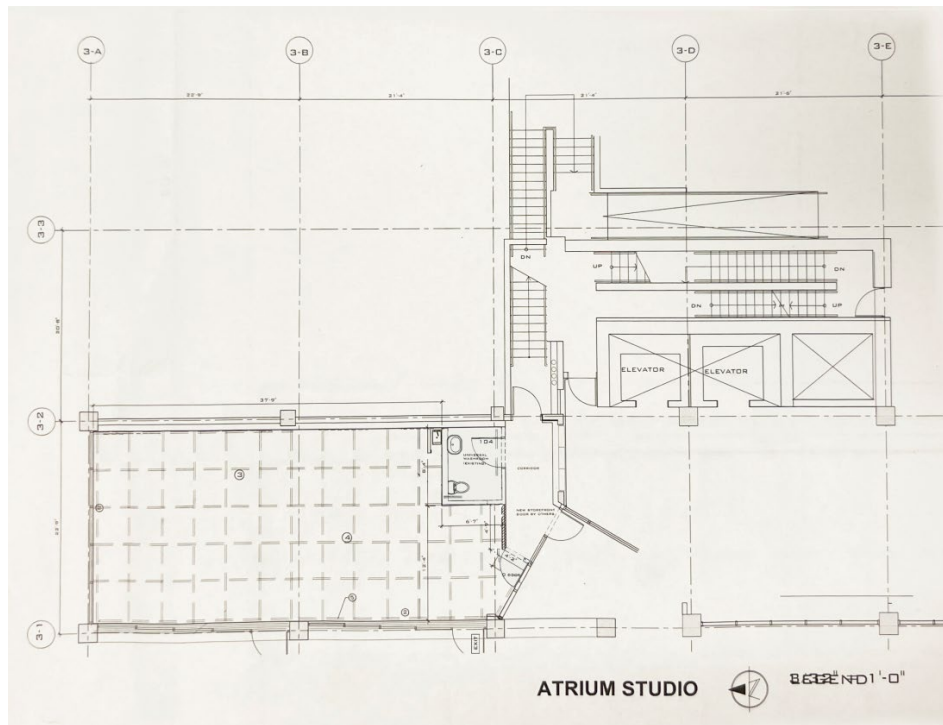
Legal Implications

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

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APPENDIX A ESTABLISHMENT FLOOR PLAN

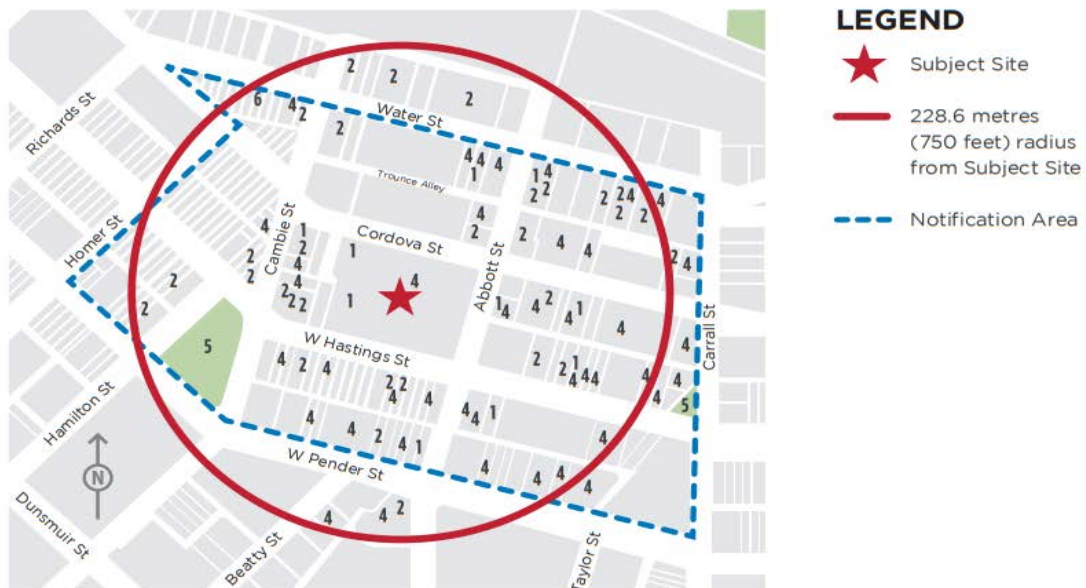




APPENDIX B NOTIFICATION AREA

LIQUOR PRIMARY (Liquor Establishment Venue)

111 West Hastings Street Unit 10 – Basement Level; and
 351 Abbott Street Unit 110 – Main Floor (Atrium)



LEGEND

- ★ Subject Site
- 228.6 metres (750 feet) radius from Subject Site
- - - Notification Area

1 Liquor Primary Establishments:

- Funky Winker Beans – Class 3
- Grand Union Pub – Class 3
- Greta Pub – Class 4
- Little Mountain Gallery – Venue
- Simon Fraser University – Venue
- The Cambie Pub – Class 3
- The Cordova Public House – Class 2
- The Lamplighter Pub – Class 3
- The Metropole Pub – Class 3
- The Pint Public House – Class 4

2 Food Primary Establishments:

- Restaurants with Liquor Service – Thirty (30)

3 Liquor Retail Stores:

- Non-applicable

4 Residential:

5 Parks:

- Pioneer Place (Pigeon Park)
- Victory Square

6 Schools:

- Sino Bright School (Independent High School)