



COUNCIL REPORT

Report Date: November 21, 2023
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Meeting Date: December 13, 2023
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services
FROM: General Manager of Development, Buildings and Licensing
SUBJECT: 1115 Granville Street (2nd Floor) – RRRJ Holdings Ltd (“The Refinery”)
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 Christa Montpetit of Blue Diamond Hospitality Inc, on behalf of the applicant, RRRJ Holdings Ltd doing business as “The Refinery”, for a new Dual Licence – Liquor Primary liquor licence (Liquor Establishment Class 2), located on the second floor at 1115 Granville Street, subject to:

- i. A maximum interior capacity of 74 persons and outdoor patio capacity of 30 persons. Maximum capacity (interior and outdoor areas combined) is not to exceed 74 persons;
- ii. Extended Hours of operation limited to 10 pm to 2 am, Sunday to Thursday, and 10 pm to 3 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 74 person interior and 30 person outdoor patio Dual Licence – Liquor Primary (Liquor Establishment), located on the second floor at 1115 Granville Street (see Appendix A), subject to the conditions noted in this report. The application complies with current Council policy and Council direction. The

requirement for a Time-limited Development Permit, a Good Neighbour Agreement and 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 \(July 14, 2005\)](#) – 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, RRRJ Holdings Ltd, with Peter Raptis and Raymond Staniscia listed as its Directors, have authorized the consulting firm of Blue Diamond Hospitality Inc, to act as their representative for this application. The proposed establishment located on the second floor at 1115 Granville Street is for a 74 person interior Dual Licence Liquor Primary Licence with an outdoor patio capacity of 30 persons. The interior and outdoor patio areas combined is not to exceed 74 persons. Originally opened in 2008, The Refinery currently has an active Food Primary liquor licence and if this application is approved, the establishment will transition from a Food Primary Liquor 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, offering a full menu to their patrons during all hours of operation.

The current hours of liquor service for the Food Primary are 9 am to 1 am, Sunday to Thursday, and 9 am to 2 am, Friday and Saturday. 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 2 am, Sunday to Thursday; and 10 pm to 3 am, Friday and Saturday. The new Dual Licence Liquor Primary will allow the establishment to offer entertainment consisting of, but is not limited to live or recorded music (DJs), dancing, karaoke and games of skill such as darts and pool.

Discussion

Public Input – Results of Neighbourhood Notification

A neighbourhood notification advising of the Dual Licence Liquor Primary application was conducted by distributing 1,872 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, one (1) piece of feedback was received from a resident in the area opposed to the liquor application, expressing concerns related to the extension of hours and the potential for increased noise and disturbances to the neighbourhood.

Location of Establishment

The subject site is located in the Downtown District (DD) 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 retail, office, service, cultural and recreational, and residential uses (see Appendix B).

Proximity to other Liquor Primary Establishments

Within a 750 ft. (229 m) radius of the subject site, there are currently 12 Liquor Primary and 40 Food Primary establishments with active business licences. The nearest Liquor Primary is a Dual Licence Class 2 establishment located 40 metres from The Refinery at 1149 Granville

Street (Union Latino’s Restaurant). 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 Liquor Primary licence at this location is a 74 person interior and a 30 person exterior (outdoor patio) occupant load (see Appendix A). The interior and exterior areas combined is not to exceed 74 persons. 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 2 am, Sunday to Thursday; and 10 pm to 3 am, Friday and Saturday, which are within the parameters of the Extended Hours permitted 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.

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 Dual Licence Liquor Establishment – Class 2 establishment will be ancillary to the current Restaurant – Class 1 business licence.

Operating since 2018, this establishment has received two (2) noise complaints related to loud music. The last recorded noise complaint dates back to June 2020. Inspection staff determined that no violation was found to substantiate the complaints.

With the approval of this Dual 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

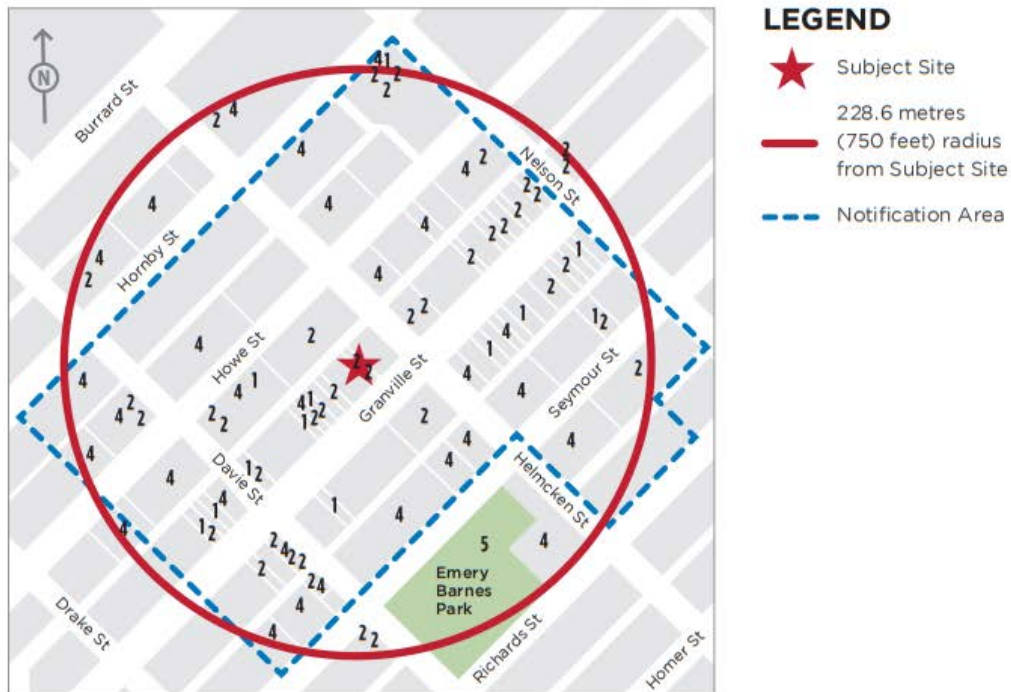
There are no legal implications associated with this report’s recommendations.

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APPENDIX B NOTIFICATION AREA

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

The Refinery – 1115 Granville Street (2nd Floor)



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

- 1 Liquor Primary Establishments:**
- Aura Nightclub – Class 4
 - Hotel Belmont – Class 4
 - Cabana Lounge – Class 3
 - Cold Tea – Class 2
 - Donnellan’s Irish Pub – Class 3
 - Mango Lounge – Class 3
 - Relish the Lounge – Class 2
 - The Granville Strip – Class 3
 - The Morrissey – Class 2
 - The Penthouse – Class 3
 - Twelve West – Class 4
 - Union Latino’s Restaurant – Class 2

- 2 Restaurants with Liquor Service:**
- Restaurants with Liquor Service – Forty (40)
- 3 Liquor Retail Stores:**
- None applicable
- 4 Residential**
- 5 Parks:**
- Emery Barnes Park
- 6 Schools:**
- None applicable

