




To: General Purposes Committee **Date:** December 7, 2009
From: W. Glenn McLaughlin **File:**
Chief Licence Inspector & Risk Manager
Re: **Skyline Airport Hotel (1997) Ltd. doing business as
Westin Wall Centre Vancouver Airport Hotel
Liquor Primary Licence Application**

Staff Recommendation


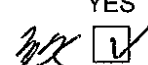
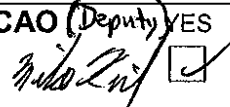
That the application by Skyline Airport Hotel (1997) Ltd., doing business as Westin Wall Centre Vancouver Airport Hotel, for a Liquor Primary Licence at 3099 Corvette Way, in order to offer liquor service, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

1. Council recommends the issuance of the proposed license based on the community responses received and that the operation will not have a significant negative impact on the community.
2. Council's comments on the prescribed criteria are as follows:
 - a) The establishment is located at the end of Corvette Way and fronts Sea Island Way. To the north is a mix of retail, restaurants and light industrial uses. To the west of the establishment is a marina and to the east is a hotel. Behind the establishment and to the south are two residential towers currently under construction.
 - b) The proximity to other social or recreational facilities and public buildings was considered. There are no schools and one park within a 500 metre radius of the proposed liquor primary location.
 - c) The application for a 10 person capacity operation, with liquor service hours of 11:30 a.m. to 2:00 a.m. Monday to Sunday and offering patron non-participating entertainment will not pose a significant negative impact on the community based on the lack of responses received from the residents and businesses in the area.
 - d) The potential for additional noise and traffic in the area if the application is approved was considered.
 - e) The issue of parking was considered.
 - f) The zoning of the establishment, Residential/Hotel-Capstan Village City Centre (ZMU5) was reviewed and conforms to the regulations.

- g) The 2008 population figure of 42,600 for the City Centre with a projected growth of 90,000 by 2031 was considered. Relevant socio-economic information was considered.
 - h) The impact on the community if the application is approved was considered.
3. As the operation of a licensed establishment might affect nearby residents, the City gathered the views of the residents as follows:
- a) As per City Policy, residents, property owners and businesses within a 100 metre radius of the subject property were contacted by letter detailing the application and were provided with instruction on how community comments or concerns could be submitted.
 - b) In addition, signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted.
4. Council's comments and recommendations respecting the views of the residents are as follows:
- a) There was no public responses received from residents within a 100 metre radius and Council considers that the application is acceptable to the majority of the residents in the nearby area.



W. Glenn McLaughlin
 Chief Licence Inspector & Risk Manager
 (604-276-4136)

FOR ORIGINATING DEPARTMENT USE ONLY				
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Law		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
RCMP		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO (Deputy) YES NO
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Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (the "Act") and the Regulations made pursuant to the Act.

Local government is given opportunity to provide comments and recommendations to the LCLB, with respect to liquor licence applications and amendments. For new Liquor Primary licences, the process requires local government, in providing comments with respect to the licence application, take into account the following criteria:

- the location of the establishment
- the proximity of the establishment to other social or recreational facilities and public buildings
- the person capacity and hours of liquor service of the establishment
- the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location
- traffic, noise, parking and zoning
- population, population density and population trends
- relevant socio-economic information
- the impact on the community if the application is approved.

If the operation of the establishment as a licensed establishment may affect nearby residents, the local government must gather the views of the residents in accordance with Section 11.1(2)(c) of the Act.

This report deals with an application submitted to LCLB and to the City of Richmond, by Rising Tide Consultants Ltd. (The Applicant), on behalf of their client Skyline Airport Hotel (1997) Ltd, doing business as Westin Wall Centre Vancouver Airport Hotel, operating from premises located at 3099 Corvette Way, for the following:

- for a 10 seat liquor primary licensed area in the main lobby of the hotel in order to sell all types of liquor from 11:30 a.m. to 2:00 a.m. Monday to Sunday, offering patron non-participating entertainment in the form of background music and/or televisions. This liquor licence application will also enable the hotel to offer mini-bar service in the hotel rooms.

Analysis

The building at 3099 Corvette Way, once construction has been completed, will offer a 188 room hotel over 4 levels of parking, a restaurant with a food primary liquor licence, a lounge, banquet facilities and a health and fitness centre. The Business Licence application indicates that the proposed start date of the operation is January 14, 2010.

The property is located at the end of Corvette Way and is zoned Residential/Hotel-Capstan Village City Centre, which permits the uses as described in the previous paragraph. The building fronts Sea Island Way. To the north of the property is a commercial area from where retail, restaurants and light industrial uses operate. To the west of the property is a marina operation and to the east is a long time established hotel. Directly behind the building and to the south are two residential towers currently under construction, which when completed, will offer 231 residential units. (Attachment 1)

The Applicant feels that the proposed lounge establishment may benefit the community by offering employment opportunities, further diversify the hospitality venues available to the residents, business and tourists of Richmond and will be an added amenity for hotel guests. Further, the Applicant indicates that the proposed target market of the lounge area will be mainly to cater to hotel guests but will be open to the surrounding community.

Summary of Application & Comments

To satisfy LCLB requirements, the City's review process requires that the public be notified of the application and be given an opportunity to express any concerns.

The Public Consultation process requires that the applicant post a sign in front of the business establishment indicating what the proposed application is for. The sign must be displayed for a minimum of 30 days. The Applicant must also place three Notification Ads in a local newspaper.

The City, on behalf of the Applicant, is required to send a letter to businesses, residents and property owners within a 100 metre radius of the establishment (Attachment 2). The letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City.

The table below is a summary of the application and indicates the dates each of the required processes were started.

ITEM	DETAILS
City of Richmond application received	October 19, 2009
Type	New Liquor Primary Licence
Location	3099 Corvette Way
Proposed Hours of Liquor Sales	11:30 a.m. to 2:00 a.m. Monday to Sunday
Zoning	Residential/Hotel-Capstan Village City Centre (ZMU5)
Business Owner	Skyline Airport Hotel (1977) Ltd., Bruno Wall
Date Sign Posted	October 23, 2009
Newspaper Publication Dates	October 24, 29 and 31
Letters to residents/businesses	October 27, 2009

The public consultation period for the application ended November 27, 2009.

Views of nearby residents, businesses and property owners

There were 70 letters sent out to residents, businesses and property owners within a 100 metre radius.

There were no responses received from the community through the public consultation process outlined in the above table.

Potential negative impacts on the Community

The City relies, in part, on the response from the community to any negative impacts of the liquor licence application and due to the lack of response received on the application from all public notifications, this indicates, that if a liquor licence is approved it would not have a negative impact on the area.

Other agency comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and the City's Building Permit, Business Licence and Zoning Departments. These agencies generally provide comments on the compliance history of the Applicant's operations and premises.

The Business Licence Division advises that a business licence application was received on December 3, 2009, for a hotel, restaurant with a Food Primary Liquor Licence, banquet facilities, a lounge and a fitness centre. The application has met zoning requirements and still requires approvals from the Building Division and Vancouver Coastal Health before a Business Licence can be issued.

As of December 7, 2009, the Building Inspector advises that there are a number of outstanding permits that have not received final inspection approval as the work has not been completed.

No other objections or concerns were received from the other departments contacted.

Other considerations

The Applicant's establishment is situated in the planning area of City Centre. As of January 2008, the City Centre's area has an estimated population of 42,600. The population growth for this area is projected to be 90,000 by 2031.

It was identified that within a 500 metre radius of the establishment there were no schools and only one playing field, which would not be impacted by the application.

There are 10 hotels or entertainment establishments within 1,000 metres of the Applicants establishment that have a liquor primary licence.

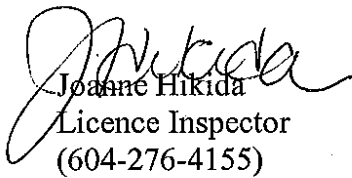
Financial Impact

None

Conclusion

Following the public consultation period, staff have reviewed the application and considered it in light of the legislated review criteria.

Given that there were no issues related to non-compliance from the various agencies consulted and the lack of any negative feedback from the public, staff recommend that Council provide a Resolution to LCLB in support of the application for a Liquor Primary Licence with the hours of operation of 11:30 a.m. to 2:00 a.m. Monday to Sunday.


Joanne Hikida
Licence Inspector
(604-276-4155)

JMH:jmh

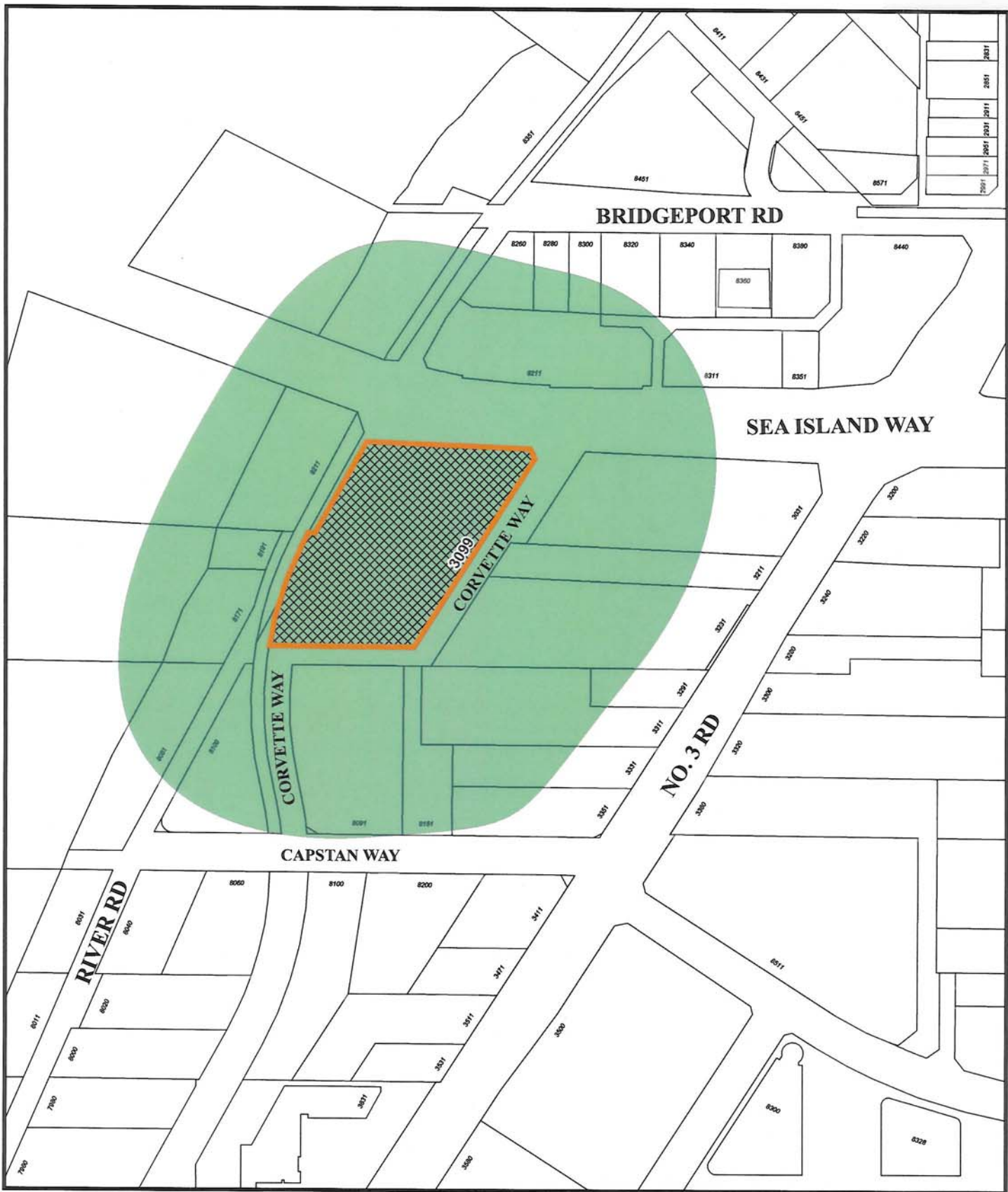


3099 Corvette Way

Original Date: 12/07/09

Amended Date: 12/08/09

Note: Dimensions are in METRES



3099 Corvette Way

Original Date: 12/07/09

Amended Date: 12/08/09

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