

ITEM	11
MANAGER'S REPORT NO.	21
COUNCIL MEETING	1980 03 17

RE: ADMIRAL HOTEL
 4125 EAST HASTINGS STREET
 CLASS "A" PUB LICENCE
 EXTENDING HOURS OF OPERATION
 (ITEM 9, REPORT NO. 8, 1979 JANUARY 29)
 (ITEM 13, REPORT NO. 14, 1979 FEBRUARY 19)
 (ITEM 16, REPORT NO. 38, 1979 MAY 14)
 (ITEM 19, REPORT NO. 39, 1979 MAY 22)
 (ITEM 14, REPORT NO. 40, 1979 MAY 28)

Following is a report from the Director of Planning regarding a request from the Admiral Hotel for an extension of hours with respect to the operation of a pub.

The Officer-in-Charge, Burnaby Detachment, R.C.M.P. does not object to the requested extension of hours. Because the hotel's lounge is now open until 01:00 h and the cabaret until 02:00 h, it is felt that there would be no appreciable increase of policing activity in the immediate vicinity of the hotel if the pub is allowed to remain open until 01:00 h.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

* * * * *

TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT
		1980 March 11
FROM:	DIRECTOR OF PLANNING	
SUBJECT:	ADMIRAL HOTEL 4125 EAST HASTINGS STREET CLASS "A" PUB LICENCE EXTENDING HOURS OF OPERATION	

RECOMMENDATIONS:

- 1) THAT Council resolve to approve the extension of operating hours as requested and that Council's resolution be forwarded to the General Manager of the Liquor Control and Licensing Branch.
- 2) THAT a copy of this report be sent to the owners of the Admiral Hotel.

REPORT

1.0 BACKGROUND INFORMATION:

1.1 In consideration of a Planning Department report regarding a request from the owners of the Admiral Hotel to extend the operating hours of the subject Class "A" Neighbourhood Pub from 23:00 h to 01:00 h, Council on 1979 May 14 postponed a decision pending receipt of additional information on items of concern that were expressed during discussion.

1.2 Upon consideration of two further reports conveying the requested information, the following was adopted on 1979 May 28:

"THAT the Admiral Hotel's request for extension of hours with respect to the operation of a pub on its premises be approved subject to the following conditions:

- a) Completion of landscaping to include the planting of screening and trees and adjacent to the rear parking area off Albert Street; and
- b) Installation of a temporary barricade, and a letter of credit to ensure that monies are available for the permanent closure of the driveway from the lot to Albert Street following a three-month trial period if it is determined that a permanent closure should be implemented at this location as more specifically noted in this report; and
- c) Completion of the landscaping on the balance of the property irrespective of any decision that is made on the driveway; and
- d) The preparation of an independent professional noise study of the hotel facility."

1.3 On 1979 November 09, the Admiral Hotel experienced a minor fire which the attached report (Schedule A) from the Director of Fire Services refers. In view of this incident and an apparent disturbance on that occasion, the Hotel's liquor license was suspended for 24 hours. Subsequently, the Liquor Control and Licensing Branch called for a Hearing on 1980 February 14, to investigate the general operation of the Admiral Hotel. Although the Planning Department had prepared a report on the subject matter for the 1979 November 19 Council meeting, it was decided to hold the report in abeyance until the results of the 1980 February 14 Hearing and the decision of the General Manager of the Liquor Control and Licensing Branch were determined.

2.0 GENERAL COMMENTS:

2.1 Pursuant to the satisfaction of the conditions outlined in Section 1.2, the applicant has undertaken the following measures:

- a) The area situated adjacent the rear parking area off Albert Street has been appropriately landscaped including the installation of plant specimens that will provide visual screening of the parking area within a reasonable period of time.
- b) The applicant has deposited appropriate monies with the Municipal Engineer to cover the costs of installing a temporary barricade which will effectively preclude direct vehicular access to Albert Street via the existing driveway. Installation has now been undertaken. In order to provide adequate circulation for the parking facility, an additional access from the rear parking area to the east-west lane has been provided. Relative to the permanent closure of the Albert Street driveway, the applicant has deposited a certified cheque in the amount of \$1,800 to cover all associated costs. Permanent closure will be undertaken only if, upon assessing the implications of temporary closure of the driveway during a three-month trial period, it is determined that such closure is warranted.

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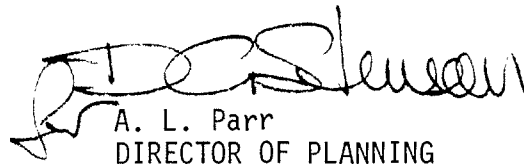
PLANNING DEPARTMENT
1980 March 11
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- c) The balance of the affected property has been appropriately landscaped as outlined in item (a) above.
- d) The applicant has retained the services of Harford, Kennedy, Wakefield Ltd. to conduct the required noise study of the premises (refer to Schedule B attached). The Environmental Health Department has examined the study and advised that enforcement action will be taken if continued monitoring of the premises disclose that the Municipal noise by-law is being contravened.

2.2 In reference to the results of the 1980 February 14 Hearing and the discussion of the General Manager of the Liquor Control and Licensing Branch, the attached letter from Mr. D.D. Cliffe, Director of Enforcement (Schedule D) indicates that the General Manager is satisfied that the 24 hour suspension of the liquor license and warning is the appropriate action to be taken at this time with respect to the Hotel's liquor license.

3.0 CONCLUSIONS:

In view of the foregoing information, this Department considers that the applicant has successfully implemented those remedial measures that should reduce the noise and traffic problems associated with the operation of the Hotel's liquor facilities. As indicated by the Chief Public Health Inspector, the facilities will continue to be routinely monitored and if problems are encountered regarding noise levels, enforcement under the authority of the Burnaby Noise or Sound Abatement Bylaw will be undertaken. Furthermore, the matter regarding the fire and disturbance on 1979 November 09 and the subsequent Hearing related to the operation of the Hotel has been appropriately resolved to the satisfaction of the General Manager of the Liquor Control and Licensing Branch. It would therefore be appropriate for the subject request to be favourably considered and that Council's resolution on the matter be forwarded to the General Manager of the Liquor Control and Licensing Branch.


A. L. Parr
DIRECTOR OF PLANNING

PDS/rlp

cc: Chief License Inspector
Chief Building Inspector
Chief Public Health Inspector
Municipal Engineer
Burnaby Detachment - R.C.M.P.
Attention: Superintendent C.L. Thomas
Director of Fire Services

1979 NOVEMBER 22

TO: MUNICIPAL MANAGER

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FROM: DIRECTOR-FIRE SERVICES

SUBJECT: INQUIRY FROM ALDERMAN G.D. AST, COUNCIL MEETING 1979 NOVEMBER 13; DISTURBANCE AT THE ADMIRAL HOTEL 1979 NOVEMBER 09

RECOMMENDATION:

That this Report be received for information.

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REPORT

This Report details the response of the Burnaby Fire Department to a fire which occurred at the Admiral Hotel, 1979 November 09.

Date and Time of Alarm: 1979 November 09 - 01:10h
 Time of Arrival: 01:12h
 Address of Emergency Call: 4125 Hastings Street, Burnaby.
 Property Owners: L.B. Roitman, 7150 Adera, Vancouver.
 James Egerton, 5445 Heathdale Cres., Burnaby.
 Equipment Responding: Pumper No.5, Aerial No.5, Pumper No.4 and Equipment Truck.
 Personnel: Assistant Fire Chief - 1
 Fire Captains - 2
 Fire Lieutenants - 1
 Firefighters - 10
 Fire Prevention Officer - 1
 Estimated Value of Property at Risk: \$2,000,000
 Estimated Fire Loss: \$1,000
 Time Equipment Returned to Stations: 1979 November 09 - 02:06h.

Details of Operations and Investigation

Preliminary investigations point to this fire having been set in a storage room which had been forcibly entered.

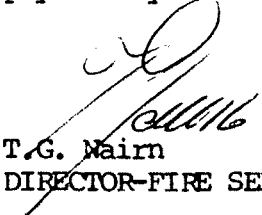
Prior to the arrival of the Fire Department an initial attack had been made on the fire by Mr. L.B. Roitman, with final extinguishment and over-haul being carried by the firefighters.

Damage apart from the scorching of one or two joists directly above the cockloft aperture was restricted to the point of origin.

Public Reaction

Patrons in the beer parlour were somewhat reluctant to vacate the premises when ordered to do so by the police and hotel staff. This could be explained in part by the absence of smoke or flame until the washroom door leading to the fire's point of origin was left open, at which time evacuation was completed with no apparant injuries.

Notwithstanding the altercation which then occurred outside the premises, at no time were the responding firefighters verbally abused or prevented physically from carrying out their duties.


 T.G. Mairn
 DIRECTOR-FIRE SERVICES

TGN/mc

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Hartford,
Kennedy,
Wakefield
Ltd.

Acoustical
Consultants

REPORT 92-392-1
NOISE STUDY CONDUCTED
AT
ADMIRAL HOTEL, BURNABY, B.C.

PREPARED FOR:

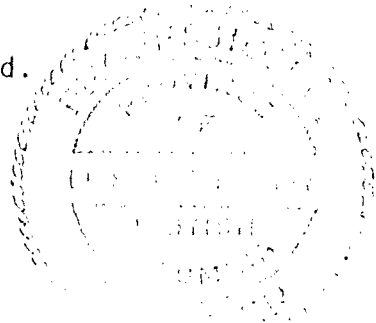
Admiral Hotel
4125 Hastings Street
Burnaby, B.C.
V5C 2J3

Attention: Mr. L.B. Roitman

PREPARED BY:

Hartford, Kennedy, Wakefield Ltd.

D.S. Kennedy
D.S. Kennedy, P. Eng.



DATE: June, 1979

Head Office 1727 West 2nd Avenue, Vancouver, B.C. V6J 1H8 (604) 736-2952

Submitted to Council by B. Roitman June 25 1979
- original in file 92-392-1

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1.0 INTRODUCTION

This report presents the findings of a noise study undertaken by HARFORD, KENNEDY, WAKEFIELD LTD. at the request of the Admiral Hotel. The purpose of the study was to determine the degree to which noise created on hotel property contributes to the total noise environment in the neighbourhood and specifically at the nearby apartments on Albert Street.

2.0 DATA ACQUISITION

At the suggestion of the hotel management the study was conducted on the evening of June 15, 1979, a Friday, since this is traditionally a busy period, particularly at this time of year. Activities were observed and measured during two different half hour intervals, from 11:30 pm to 12:00 midnight and from 1:00 am to 1:30 am. The study was conducted by Mr. D.S. Kennedy, of Harford, Kennedy, Wakefield Ltd. who was positioned at the north property line (Albert Street property line) of the hotel parking lot approximately mid-way between the west end of the lot and the Albert Street exit. A continuous graphic level recording was recorded throughout each half hour period using a Bruel and Kjaer Type 2205 sound level meter and a Bruel and Kjaer Type 2306 Level Recorder. All noisy events were noted on the strip charts which are reproduced in Figures 1a and 1b.

In studying these charts, it should be noted that the peak noise levels due to traffic on Albert Street would be approximately the same at the microphone and at the apartments on the north side of the street. However many of the peak noise levels produced by activity in the hotel parking lot would be significantly quieter at the apartments than at the microphone since the sources of noise were closer to the microphone than to the apartments. Hence hotel activities appear more predominant in Figures 1a and 1b than they would be if measurements had been made at the apartments.

Harford, Kennedy, Wakefield Ltd.

NOTE:

The two charts that accompanied this study are not attached because they are extremely technical and do not contribute to a layman's understanding of the matter. Anyone interested in reviewing them may do so upon request in the Planning Department.

3.0 OBSERVATIONS AND CONCLUSIONS

Referring to the graphic level recordings in Figure 1a and 1b it is apparent that through traffic on Albert Street represents the major source of noise at the apartments opposite the hotel parking lot. Cars starting up in the parking lot, and hotel patrons conversing in raised voices were certainly audible above the ambient noise level but there were few, if any, instances in which the maximum levels quoted in the Burnaby Noise Abatement Bylaw were exceeded. In general, hotel patrons operated their motor vehicles in a responsible manner (no screeching of tires was observed) and some shouting that was observed, was attributable to only a few individuals.

Music from the discotheque in the hotel was barely audible but not measurable above the ambient noise level at the measurement location. Music from the band in the beer parlour was inaudible, even when the entrance doors were opened. During a portion of the first measurement period, loud music from one of the apartments was clearly audible at the measurement location.

The recommendations previously made by the Burnaby Planning Department to minimize annoyance due to noise, may improve the present situation somewhat, although the observations made on Friday, June 15th suggest that vehicles entering and leaving the hotel lot at Albert Street do not contribute much sound energy to the total noise environment.

The parking lot patrol by guard and dog presently provided by the Admiral Hotel and Eagle Ford is an effective means of minimizing noise and should be continued.

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February 26th, 1980

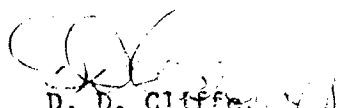
The Owner,
Admiral Hotel,
4125 East Hastings Street,
Burnaby, B. C. V5C 2J3

Dear Sir:

Further to the recent Hearing before the General Manager, held on February 14th, 1980, this is to confirm the warning given you at that time on the understanding every effort will be made to maintain adequate control in your licensed premises and most importantly, your continuing cooperation with the local police.

On making the decision for the warning, the General Manager took into consideration the one day suspension imposed at the time of the incident on November 9th, 1979.

Yours truly,


D. D. Cliffe,
Director of Enforcement.

DDC/ds

c.c. Mr. Dudley Edwards,
Barrister & Solicitor

bcc: Burnaby Detachment R.C.M.P.
Inspector L. Truesdale
✓ Mr. Phil Sanderson,
Planning Dept., Burnaby, B.C.

SCHEDULE "D"