

TO: CITY MANAGER

2000 April 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: LIQUOR LICENCE APPLICATION #1-00
OPAL LOUNGE, HILTON HOTEL (THE CRYSTAL)
6083 McKAY AVENUE (SEE ATTACHED SKETCH)

PURPOSE: To provide Council with a recommendation on an application to have an additional Class "A" licensed lounge area in the Hilton Hotel.

RECOMMENDATIONS:

1. **THAT** Council resolve to support this application for the Opal Lounge, an additional Class "A" licensed lounge within the Hilton Hotel with a maximum seating capacity of 45 seats and the operating hours of 5:00 p.m. to 9:00 p.m., seven days a week.
2. **THAT** a copy of this report and Council's resolution be forwarded to the Liquor Control and Licencing Branch, 101 - 9180 King George Highway, Surrey, B.C. V3V 5V9 and to the applicant, Mr. Robert Lee, Crystal Square Development Corp., 901 - 808 West Hastings Street, Vancouver, B.C. V6C 2X4.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1997 June 23, Council gave Final Adoption to Rezoning Reference #9/96 which permitted the development of a major mixed-use proposal including a full service hotel, an apartment tower and a low-rise apartment component, offices, retail/market/restaurant uses and public open space component. The Crystal is now largely completed and the newly-opened Hilton Hotel includes a 285 unit tower, an integral hotel restaurant and lounge, conference facilities, and recreational amenities.
- 1.2 As part of the Liquor Control and Licencing Branch's application process, applicants for new Class "A" liquor licences must provide a local government resolution indicating support for or objection to the proposed establishment.

2.0 GENERAL DISCUSSION:

2.1 The applicant is requesting municipal support for an additional Class "A" licensed hotel lounge within the Hilton Hotel in The Crystal mixed-use development. The proposed Opal Lounge is in addition to the existing Class "A" licensed lounge with 75 indoor and 14 outdoor patio seats located on the 3rd floor of the subject hotel which was supported by Council on 1999 March 05 as Liquor Licence Application #99-1.

The proposed Opal Lounge is located on the 18th floor of the hotel tower and is oriented to executive guests on the hotel's upper three floors. Elevator access to these upper floors is controlled so that only executive guests and staff have access. The proposed seating capacity of the proposed lounge is 45 seats. Though the space will be used throughout the day without a liquor licence, the applicant proposes that the area be licensed as a Class "A" lounge in order to serve liquor from 5:00 p.m. to 9:00 p.m., seven days a week.

2.2 The proposed additional lounge area is considered to be an integral part of a major hotel, serving executive guests who expect the amenities that such a hotel can offer. The small seating capacity and short hours of the proposed additional lounge area are considered quite nominal for a major hotel and are reasonable and supportable. Furthermore, in light of the Opal Lounge's locational context on the 18th floor and its role as a private hotel amenity for executive guests, the proposed liquor facility should generate minimal negative impacts.

2.3 As part of the review process for liquor licence applications, this Department has solicited comments from pertinent City Departments, including the R.C.M.P., Burnaby Detachment. No objections were raised to the liquor licence in general.

2.4 On 1998 February 16, Council adopted a recommendation to amend the public input procedure for liquor licence applications such that, on a site specific basis, Council could make an exception to the policy requiring a neighbourhood survey for Class "A" hotel pubs and lounges where:

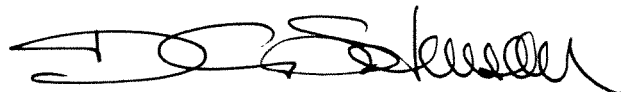
- a. The hotel has gone through rezoning to CD Comprehensive Development District, the hotel pub or lounge being described in the Public Hearing report and the public being able to provide input through the Public Hearing process.
- b. The pub or lounge is considered to be a minor, accessory component of the hotel.
- c. The hotel is located in a designated Town Centre area.

In the report received by Council on 1999 March 05 regarding Liquor Licence Application #99-1 for the Class "A" licensed lounge on the 3rd Floor, it was noted that the hotel met the above requirements and a neighbourhood survey to provide public input was therefore not recommended. Similarly, a neighbourhood survey for this Liquor Licence Application is also not recommended as being required.

2.5 However, as the proposed Opal Lounge area converts what was initially approved by this Department as a hotel suite, a Preliminary Plan Approval (PPA) to record the change of use is required. In addition, the PPA will note that the seating capacity of the additional lounge area is to be included as part of the maximum seating capacity of the hotel's total restaurant/lounge component.

3.0 CONCLUSION:

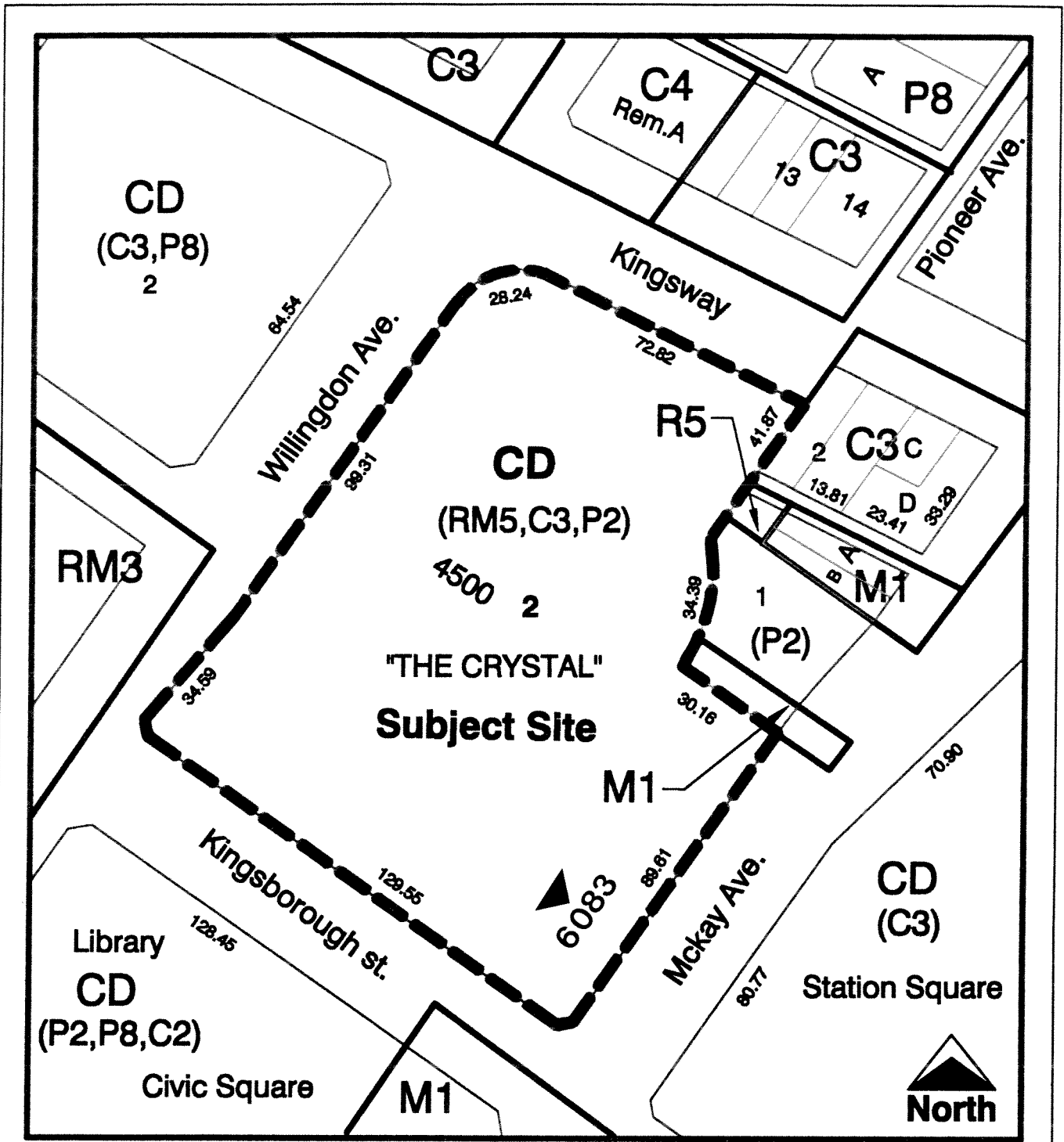
In consideration of the fact that the proposed lounge is an integral but very minor component of a large full service hotel which is intended to provide a broad range of commercial services and is in a Regional Town Centre, as well as there being no objections raised by other City Departments, including the R.C.M.P., Burnaby Detachment, this Department supports the subject liquor licence application.



D. G. Stenson
Director Planning and Building

LS:gk
Attach.

cc: Director Engineering, Environmental Services Division
Officer-in-Charge, R.C.M.P., Burnaby Detachment



Planning And Building Department

Scale: 1 = 1500
 Drawn By: J.P.C.
 Date: March 2000

Liquor Licence Application #1-- 00
 6083 Mckay Ave. (The Crystal)
 HILTON HOTEL

Sketch # 1