
TO: CITY MANAGER **DATE:** 2011 August 24

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 46000 06
Reference: LLA #11-04

SUBJECT: LIQUOR LICENCE APPLICATION #11-04
8888 UNIVERSITY DRIVE, SIMON FRASER UNIVERSITY
Amended Liquor Licences for various SFU campus buildings and centres

PURPOSE: To provide Council with recommendations on the request to amend existing liquor primary licences for various SFU campus buildings and centres.

RECOMMENDATIONS:

1. **THAT** Council support the proposed liquor licence amendments to areas within various buildings at the SFU campus on Burnaby Mountain, as described in Section 3.0 of this report.
2. **THAT** a copy of this report be forwarded to the General Manager, Liquor Control and Licensing Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to the applicant, Mr. Bert Hick, Rising Tide Consultants Ltd., Suite 1270 – 1130 West Pender Street, Vancouver, BC V6E 4A4.

REPORT**1.0 BACKGROUND INFORMATION**

This Department has received an application to amend the existing liquor licensing of various campus buildings and centres. The proposed liquor licensing amendments are summarized as follows:

- Conversion of existing areas, classified as liquor primary which are used as cafeterias, banquet centres (Diamond Alumni Centre) and theatre-concession areas to a food primary classification, consistent with the existing food service use of these areas;
- Licensing of existing floor areas within specific SFU campus buildings and centres (including outdoor terrace areas) to liquor primary to accommodate the service of liquor during special events hosted within these assembly spaces (i.e. graduation, conferences, and other events); and
- Change to person capacity of the various liquor primary licensed areas within SFU campus buildings and centres, such that the total person capacity would be 2853 persons (excluding the Student Pub).

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As noted, the existing and proposed liquor licences areas relate to cafeterias, foyers, lobbies and class/meeting rooms within campus buildings which accommodate receptions and special events hosted by SFU from time to time, at which liquor is served, and are not related to an existing or proposed liquor licensed establishment or pub.

The Liquor Control and Licencing Branch (LCLB), as part of their assessment process of liquor primary licence applications, requests that local government provide comment on how applications and applications to amend the person capacity of a liquor primary area and/or when liquor service is proposed within a patio (outdoor terrace area). LCLB regulations also state that if the amendment to the licence may affect nearby residents, local government must gather the view of the residents.

On 2003 May 05, Council adopted recommendations for processing procedures and guidelines for liquor licence applications. Based on the adopted guidelines, City comment is provided on applications to increase the person capacity of a liquor primary licence and/or provide liquor service within a patio. The LCLB was advised of these adopted recommendations. This report provides comment on this application based on the above guidelines.

2.0 PROPERTY CONTEXT

The application relates to buildings that are part of the core SFU campus of buildings and the Diamond Alumni Centre at Burnaby Mountain (see Sketch #1 attached). To the north and south are campus buildings; to the west are student residences; and to the east is UniverCity. It is noted that the nearest private residential building are within 200 m of the proposed subject site for which the amended liquor licensing is sought.

3.0 SUBJECT APPLICATION

3.1 SFU currently holds four liquor licences: three liquor primary (LP# 035321, LP# 075831 and LP# 346321) and one food primary (FP# 116337). The table below summarizes each liquor licence:

EXISTING LIQUOR LICENSING AT SFU CAMPUS

LICENCE	LIQUOR HOURS	CAPACITY	PURPOSE
LP# 035321	11:00 a.m.-1:00 a.m.(Monday-Saturday), and 11:00 a.m. – 12:00 a.m. (Sunday)	1820	Service of liquor at receptions and special events periodically held within various campus buildings and centres
LP# 075831	11:00 a.m.-1:00 a.m.(Monday-Saturday), and 11:00 a.m. – 12:00 a.m. (Sunday)	258	Diamond Alumni Centre (banquet facility)
LP# 346321 (no change)	11:00 a.m.-1:00 a.m.(Monday-Saturday), and 11:00 a.m. – 12:00 a.m. (Sunday)	412	Student Pub
FP# 116337	11:00 a.m.-1:00 a.m.(Monday-Saturday), and 11:00 a.m. – 12:00 a.m. (Sunday)	101	Diamond Alumni Centre (banquet facility)

3.2 This application proposes to amend the above noted liquor licences, with the exception of Liquor Primary licence LP#346321- Student Pub, to permit the following:

- Conversion of existing liquor primary areas within the Diamond Alumni Centre; Alexander Mackenzie Cafeteria; Residence Dining Hall; University Theatre; and Cafeteria 1 & 2 to a food primary licence classification. New food primary areas are also being proposed within the above noted buildings. It is noted that food service is an existing use of these buildings/areas;
- Licensing of areas within specific SFU campus buildings and centres (including outdoor terrace areas) to liquor primary to accommodate the service of liquor during special events hosted within these assembly spaces (i.e. graduation, conferences, etc.). These buildings include the West Mall Centre; AQ Art Gallery; Senate Chamber; Education Building; Halpern Centre; Applied Science Building; Blusson & Saywell Hall; Saywell Hall Atrium; Facilities Cafeteria; and Chancellor's Gymnasium Foyer; and
- Change to person capacity of the various liquor primary licensed areas within SFU campus buildings and centres such that the total person capacity would be increased to 2853 persons (excluding the Student Pub) for the current capacity of 2078.

As noted that there are no proposed changes to the Student Pub (Liquor Primary licence LP# 346321) at campus.

3.3 The transfer of existing liquor primary areas (under Liquor Primary licence LP# 035321) to food primary (under Food Primary licence FP# 116337) is consistent with Council adopted guidelines and does not require comment from the City to the LCLB.

3.4 With regard to the licensing of areas within specific SFU campus buildings and centres (under Liquor Primary licence LP#035321), Planning staff note that the liquor licence sought is intended to accommodate receptions and special events which are hosted by SFU from time to time, at which liquor is served, and these are not related to an existing or proposed liquor licensed establishment or pub. From a use perspective, the hosting of receptions and special events within these subject areas are consistent with the permitted assembly use for the buildings.

With regard to the proposed changes to person capacity of existing and proposed additional liquor licensed areas, the net change (to Liquor Primary Licence LP# 035321) is an additional 1033 persons for a total capacity of 2853 persons. The Building Division has advised that the proposed person capacities for the existing and proposed liquor licenced areas are within the permitted occupant loads for the subject buildings. From a use perspective, the hosting of receptions and special events within these subject areas are consistent with the permitted assembly use for the buildings.

The following table provides a summary of the proposed changes to the liquor licensing at SFU:

PROPOSED AMENDMENTS TO LIQUOR LICENSING AT SFU CAMPUS

LICENCE	NET CHANGE TO CURRENT CAPACITY	PROPOSED CAPACITY	NOTES
LP# 035321	+ 1033	2853	Service of liquor at receptions and special events periodically held within various campus buildings and centres.
LP# 075831	-258	0	Licence cancelled and liquor area transferred to food primary liquor licence
LP# 346321	No Change	No Change	No change to Student Pub
FP# 116337	+1005*	1106	Does not require Council resolution

**Note: FP# 116337 includes the transfer of additional liquor licensed areas from “liquor primary” to “food primary”, in addition to the Diamond Alumni Centre*

- 3.5 In response to this application, input has been solicited from relevant City Departments, including the RCMP Burnaby Detachment.

The Engineering Environmental Services Division has expressed concerns regarding the liquor licensing of Applied Science Building and Chancellor’s Gym given its proximity to current and future residential buildings at Burnaby Mountain, and the potential noise impacts such events may have on these private residential areas. The applicant has been advised of the above noted concerns regarding potential noise impacts related to the service of liquor at these special events, specifically, within the Applied Science Building and Chancellor’s Gym. SFU has submitted a letter of undertaking, dated 2011 August 09 indicating that any events at these sites, in which liquor is served, would be appropriately managed to ensure that nearby residential areas would not be impacted.

The RCMP has advised that they do not have any concerns related to this liquor license application.

- 3.6 As noted in this report, the subject buildings are part of the core SFU campus buildings on Burnaby Mountain. While the nearest private residential dwellings are within 200 m of the subject buildings, given that the service of liquor is related only to the hosting of occasional receptions and special events, this liquor licence application does not pose the same concerns as a liquor licensed establishment or pub. There are no proposed changes to the principal academic/campus use of these buildings. SFU has also provided a letter of undertaking to ensure that special events at which liquor is served would not impact nearby residential areas. As such, the gathering of input from residents is not required.

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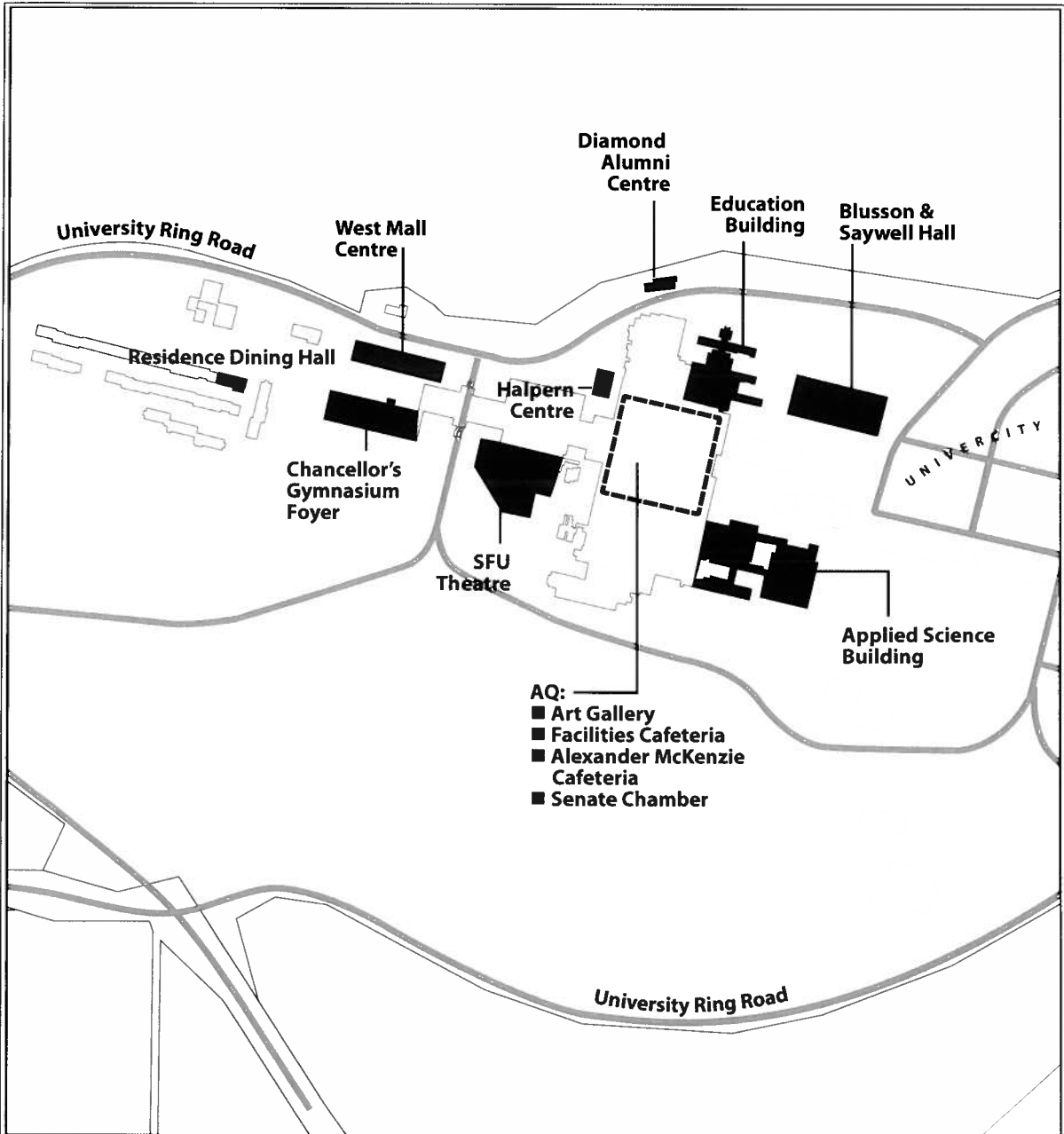
4.0 CONCLUSION

Given that the proposed liquor licence amendments to various buildings at the SFU campus on Burnaby Mountain are related to the service of liquor during special events and receptions only, staff support these changes to liquor licensing classifications, areas and occupant loads outlined in Section 3.0 of this report. SFU has provided a letter of undertaking to ensure that special events held within the various building at which liquor is served would be managed to not impact nearby residential areas. It is therefore recommended that Council support the proposed liquor licence amendments to areas within various buildings at the SFU campus on Burnaby Mountain, as described in Section 3.0 of this report. It is also recommended that a copy of this report be forwarded to the General Manager, Liquor Control and Licensing Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to the applicant, Mr. Bert Hick, Rising Tide Consultants Ltd., Suite 1270 – 1130 West Pender Street, Vancouver, BC V6E 4A4.


B. Luksun, Director
PLANNING AND BUILDING

ZM:tn
Attachment

cc Officer-in-Charge, RCMP, Burnaby Detachment
Director Engineering, Environmental Services Division



PLANNING & BUILDING DEPARTMENT



DATE:
2011 06 14

SCALE:
nts

DRAWN BY:
rcn

LIQUOR LICENCE APPLICATION #11 - 04

Proposed Liquor Licensing of various SFU buildings and centres.

Burnaby Mountain Campus
8888 University Drive

Sketch #1