

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** May 30, 2022

From: Emilie K. Adin, MCIP
Director, Climate Action, Planning and
Development **File:** REZ00222

Item #: 2022-381

Subject: **Zoning Bylaw Text Amendment and Event-Driven Liquor Primary
Licence: 735 Eighth Avenue (Massey Theatre) – Bylaw for First and
Second Readings**

RECOMMENDATION

THAT Council consider Zoning Amendment Bylaw No. 8341, 2022 for First and Second Readings, and forward the Bylaw to a Public Hearing.

PURPOSE

To request that Council consider the proposed zoning amendment bylaw, which would allow a Liquor Primary licence as a permitted use on the subject property.

EXECUTIVE SUMMARY

An application for an Event-driven Liquor Primary licence has been received by the City concurrent with a Zoning Bylaw text amendment proposal to allow the Massey Theatre Society to hold a Liquor Primary licence at 735 Eighth Avenue. The Society has been operating under individual Special Event Permits in the past but with the recent purchase of the property by the City, the Society has applied to the Province's Liquor and Cannabis Regulation Branch for a full liquor licence, as well as an endorsement for minors to be present in the theatre lobby during liquor service.

The Liquor Primary licence would allow the establishment to continue offering liquor service for theatre performances and other arts-related events (e.g. gallery exhibitions, film screenings, etc.), without the need for multiple Special Event Permit applications.

The applicant is requesting licensing for an overall proposed occupant load of 1,819 persons (which can be increased by 364 persons provided that the additional occupants are solely in the Studio 1C gymnasium). Liquor sales and service, commencing one hour prior to an event and ending one hour after an event, are proposed from 11 am until 2 am seven days a week. No additions or exterior changes to the building are proposed. The applicant has a history of holding complaint-free events at the site.

OPTIONS

The following options are offered for Council's consideration:

1. That Council consider Zoning Amendment Bylaw No. 8341, 2022 for First and Second Readings, and forward the Bylaw to a Public Hearing.
2. That Council provide staff with alternative feedback.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1: Staff Memo

Attachment 2: Zoning Amendment Bylaw No. 8341, 2022

Attachment 3: Background

APPROVALS

This report was prepared by:

Dilys Huang, Development Planner

This report was reviewed by:

Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:

Emilie K. Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer