



# WHISTLER

## MINUTES

**REGULAR MEETING OF LIQUOR LICENCE ADVISORY  
COMMITTEE  
THURSDAY, SEPTEMBER 6, 2018 STARTING AT 10:00 A.M.**

**In the Flute Room at Municipal Hall  
4325 Blackcomb Way, Whistler, BC V0N 1B4**

### **PRESENT:**

Food & Beverage Sector Representative (Pubs), Chair, Mike Wilson  
Food & Beverage Sector Representative (Nightclubs), Vice-Chair, Terry Clark  
Food & Beverage Sector Representative (Restaurants), Kevin Wallace  
Accommodation Sector Representative, Colin Hedderson  
Whistler Community Services Society Representative, Jackie Dickinson  
Public Safety Department Representative, RCMP, Rob Knapton  
RMOW Resort Experience Staff Representative, Secretary, Frank Savage  
Whistler Fire Rescue Service Representative, David Rushbrook  
Recording Secretary, Shannon Perry

### **GUESTS:**

Rick Amantea – Larco Investments Ltd.  
Jon Molyneux – Concorde Group  
Brian Lee – Concorde Group

### **REGRETS:**

Liquor and Cannabis Regulation Branch (LCRB) Inspector, Holly Glenn  
Councillor, Steve Anderson

Meeting called to order at 10:03 a.m.

### **ADOPTION OF AGENDA**

Moved by Terry Clark  
Seconded by Rob Knapton

**That** Liquor Licence Advisory Committee adopt the agenda of September 6,  
2018 Liquor Licence Advisory Committee meeting.

CARRIED

### **ADOPTION OF MINUTES**

Moved by Kevin Wallace  
Seconded by Colin Hedderson

**That** Liquor Licence Advisory Committee adopt the regular Liquor Licence  
Advisory Committee minutes of April 26, 2018.

CARRIED

## COUNCIL UPDATE

As the Council representative was not present, there was no Council update.

## PRESENTATIONS/DELEGATIONS

National (Whistler) Liquor Licences and Covenant Modifications for Bowling/Games Facility, File No. LLR1308/1309

A presentation from Frank Savage regarding the proposed bowling/games facility, a lounge and a restaurant to be located in currently vacant space in Whistler Village Centre at 4295 Blackcomb Way. The proposal is by National (Whistler) an, entity of Calgary-based Concorde Entertainment Group. Frank presented to the committee on the facility location, upper and lower level floor plans, food primary and liquor primary licensed capacities, hours of liquor service and provisions for minors. The two current restrictive covenants on lower level Strata Lot 241 were explained, along with modifications to the covenants that would be needed to accommodate the bowling and games facility. The following covenant modifications are proposed:

- Modify Covenant BT331216 to limit the lower level liquor primary licensed person capacity to 289 (patrons + staff), in place of a 263 seat nightclub (plus staff) and a 146 seat restaurant (plus staff), which are currently designated by the covenant;
- Modify Covenant BT331218 to require that unaccompanied minors be permitted in the lower level bowling and games facility until at least 10 p.m. and to require that full food service be available any time the liquor primary licensed lower level bowling and games facility is operated; and
- Other minor wording changes to conform to current RMOW and LCRB regulations.

Frank advised the committee on the results of the community consultation, the May 30 open house, the correspondence received from the public, and the response of Concorde and Larco to the feedback received. The updated Concorde/Larco proposal includes a staffing strategy and proposes that vacant and underutilized Whistler Village Centre commercial space be converted to staff housing offering a total of 46 new employee beds.

Larco property representative Rick Amantea provided the committee with a brief history of the space, noting that for the past 15 years Larco have struggled to find the right tenant. The National proposal presents an opportunity to utilize vacant space rather than proposing a new development in Whistler. Larco would like the opportunity to work with Concorde as a single operator for the space in rejuvenating Whistler Village Centre through a food and beverage establishment, as they do not see success in retail in this location. A restaurant would draw people to the Village Common area, and the patio would animate the plaza. Rick explained that the lower level space cannot be viable on its own and that a single food and beverage tenant connecting the two levels would be viable and effective. It would also complement the existing movie theatre and offer what was intended for lower level Strata Lot 241 – indoor recreation.

Concorde representatives Jon Molyneux & Brian Lee then made a presentation. Jon explained the excitement and idea behind bringing the application for a bowling alley to the community of Whistler. Following that, Brian and Jon presented questions that have been frequently asked during this application process, and Concorde's response:

Can the bowling area be operated under a Food Primary Licence?

- The LCRB advised Concorde that a food primary licence would not be suitable for an area with games and amusements where patrons are not seated.

Why does the National need to be so big?

- A single food and beverage operator on two levels allows for better operational controls and eliminates the need for two kitchens. The bowling lanes alone will fill approximately 5,000 square feet.

The name "National Beerhall" implies a less family-friendly environment than what is being proposed by National. How do you explain this?

- When "National Beerhall" was originally founded in Calgary, it was more focused on liquor primary establishments. The name developed for the Whistler establishment is "National Fine Food, Beer & Spirits." National Beerhall is still the legal name but doesn't have the same intent as the original Calgary establishments. National adapts to the environment and community where they operate.

What happens to 17/18 year olds at 10 pm? How do you intend to accommodate youth of all ages in a Liquor Primary Licensed environment?

- Staff will have to be very diligent in their roles of monitoring patrons. Communication will be clear to patrons regarding no minors in the liquor primary areas past 10 p.m.

What in-house security measures will be in play to manage the occupants and ensure there are no alcohol related issues?

- In other establishments National comply with Alberta liquor authority and work closely with their local law enforcement. Management procedures and staff training are essential, and Concorde have thirty years of experience. They observe a variety of departure times from patrons, so there usually isn't a big rush of people leaving at 1 a.m. Food will be served from open to close.

What practices will be in place to cut off/limit alcohol consumption at closing and orderly vacate the occupants onto Whistler streets?

- National ensure that patrons are not all pushed out at the same time. National presented their responsible liquor service practices enforced in other establishments, such as a maximum of two drinks sold to patrons starting one hour prior to closing.

What staff recruitment measures will National be taking and can a draft plan be provided prior to the Public Hearing?

- Concorde plan to transfer existing staff, hire outside the Whistler area, and international if possible. Concorde's human resources department is working on developing a staff plan. Larco will provide the staff housing.
- Concorde foresee needing 60 staff in the establishment at peak times, i.e. weekends. National will adjust their staffing need to meet the market. Based on their experience in Calgary, they foresee having

a total of 80 staff (full-time + part-time) on the payroll. They anticipate an approximate 30%/70% split between full-time and part-time employees. Their housing plan would be sufficient to cover their entire full-time complement.

Will you have specific programs for youth, community groups?

- Yes, Concorde will look to bring opportunities for the youth in the community, as they do in Calgary.

**Questions from LLAC Members and Answers from Concorde/Larco:**

LLAC food and beverage sector representatives clarified that they were representing their sectors and not speaking on behalf of the company or establishment that they work for.

Q: How does the environment change when minors leave at 10 p.m.? Does the facility operate differently?

A: No, but they do anticipate the venue getting busier.

Q: Why restrict minors after 10 p.m.?

A: LCRB advised to apply this way. Concorde understands that an option would be to have a minor's concourse area, separate from the main bowling area (where minors would not be permitted).

Q: What's the benefit of a small liquor primary lounge on the main level?

What's the purpose of this when you can serve liquor with a food primary licence? Why not make the entire main level food primary?

A: Having the liquor primary gives more flexibility for use of the main level. It also gives guests the opportunity to have liquor while they are waiting for a lane. The intent of the liquor primary is certainly not to remove minors from the area.

Q: Most establishments are now running on a food primary licence. Why is National proposing liquor primary for the lower level?

A: National needs a liquor primary licence due to their proposed games and amusement operation.

Q: How many beer taps are planned?

A: 60 – 72.

Q: A committee member noticed some heavy recruitment in June and May from National on 10<sup>th</sup> (in Calgary). Why are you trying to recruit staff when you advised there are staff that you could transfer to Whistler?

A: Concorde undergoes recruitment for their establishments with a large outdoor patios; those spots are filled by temporary staff.

Q: How will the managerial workers feel about sharing a dorm style space?

A: Most people that are interested in transferring don't necessarily have ties to Calgary, but if the staff do need more than the proposed housing, then Concorde would work with them to ensure that a comfortable space is found. Larco aim to accommodate all type of people with their employee housing strategy. It isn't targeted as "one size fits all". Larco have approximately 2,000 rental units within their corporate entities, so they are experienced with the BC tenancy regulations and tenant needs.

Q: Will there be a Concorde staff member overseeing the employee housing specifically?

A: Yes

Q: What lease agreements will employers have with their staff housing?

A: Concorde would work with knowledgeable people in Whistler and surrounding area to better understand their measures for staff housing.

Q: Can you speak more of your plans for happy hour? It was noticed National Calgary happy hours and cheap drinks were falling on family-friendly days, such as the May long weekend.

A: National began the happy hours and cheaper pricing in Calgary to remain competitive in the time of a recession. National plans to operate closely with other establishments, peers, and the Whistler community. Don't plan to bring the same marketing from Calgary to Whistler.

Q: What family-friendly programming will you have to develop the atmosphere so it doesn't become like a nightclub?

A: The games and amusement area will be more directed to families.

Q: Do you have bowling leagues in Calgary?

A: Yes, they have corporate leagues in Calgary. National would be open to a junior league if there was an organization looking to start something like that. Currently, the main bowling advance reservations are for birthday parties and team building events.

Q: Is there a bowling lane time limit?

A: Generally 90 minutes on the lane.

Q: How are you monitoring that 17/18 year olds are not drinking?

A: Staff will be trained and advised to remain diligent and ensure that there is no underage drinking. National will look to other venues in BC for their best practices.

Q: Housing is a great idea but that will involve zoning among other processes. What happens if the housing and staffing transfers do not happen? What happens if there is no housing?

A: The rezoning process for staff housing will be coordinated with the approvals for the establishment.

Q: You will need security for such a big venue. How will you run security when trained security staff are limited in Whistler?

A: Security would be among key individuals that Concorde would seek to relocate from Calgary.

Q: How young will the unaccompanied underage minors be?

A: National aim to always advise guests of what the venue will be like at requested times. Staff would be trained to be assertive to what kind of guests are coming to the venue and would ensure the safety of the children.

Q: What happens if the movie theatre closes?

A: Larco would have to ensure the space is occupied by someone that would fill that space to meet the 50% requirement. The terms of the covenant address the requirement to have space operating or to be fully equipped and available for operation on reasonable commercial terms.

Q: Are the 46 beds only for National staff or other Whistler employees as well?

A: At this time they are only intended for employees of the National facility, as Council asked for a housing initiative as part of this proposal.

Q: Has there been consultation with Whistler Housing Authority (WHA)?

A: None from Larco. RMOW will investigate having this property registered as part of the WHA inventory, as is done with other corporate employee housing in Village.

Q: Does Concorde have nightclubs?

A: No, there were in the past, but they no longer have that as part of their portfolio.

Q: Has there been experience with disruptive patrons leaving the venue after the bowling?

A: Nothing more than any other venue. No major incidents to report. Concorde would bring best practices from Calgary.

Q: What are the impacts of emergency service response?

A: National do not anticipate any increased calls for emergency services.

Q: It was noticed that the letters of support mostly included "excited for family friendly recreation centre," but the social media marketing in Calgary doesn't show the family friendly aspect?

A: Programing is different depending on the location (downtown vs suburban neighbourhoods), as is the experience with the different venues in Calgary.

Q: Do you have DJs or live bands at Calgary venues?

A: DJs, yes, mostly on weekends. Live music for special community events e.g. Calgary stampede.

### **Summary Comments from LLAC Members on National Proposal:**

Whistler Fire Rescue Service Representative:

From a safety prospective, needs are being met. Don't see any large impact on the emergency services. Very important that the staff housing is implemented.

Food and Beverage Sector (Restaurants) Representative:

Major concerns from food primary (restaurant) sector:

- Not enough staff available in Whistler
- The space is too big
- Bowling only needs doesn't need 289 seats
- Doesn't fit in with community plan
- Why does upstairs need a liquor primary

- Number of business have changed hours or been shut down due to staffing issues.

The bowling and games would be a benefit to the community, as it offers something different other than the outdoor activities. The National facilities may have a negative impact on the staffing of other food and beverage establishments in Whistler. Feedback from Whistler's restaurant operators has shown a major concern about impacts on their businesses. Will not support.

RCMP Representative:

An increased demand on policing with the large number of seats, but could be managed if additional policing resources were available. Upstairs should be food primary – does not see the need for the liquor primary lounge area on the main level. Would like to see more information on the having minors in a bowling "concourse" area. Having children offers a calming impact on the environment. No other concerns.

Food and Beverage Sector (Pubs) Representative:

With the housing and staff shortage at this time, pub sector doesn't support the application. Questions whether proposed staff housing would actually happen.

Whistler Community Services Society Representative:

Great to hear about the housing initiatives. Community Services see a need for a family-friendly establishment; not convinced that this establishment will be focused on a family or youth friendly atmosphere. Not supportive.

Food and Beverage Sector (Nightclubs) Representative:

Nightclubs have struggled since licensing has changed (restaurants no longer require patrons to order food). Sector feels there isn't a need for anymore nightclub type seats and do not support the application.

Accommodation Sector Representative:

No objections to the application. The housing of employees is a huge benefit. The sector sees it as a unique offering and good opportunity for guests in Whistler. Will support.

RMOW Resort Experience Representative:

The National proposal is supported by the following:

- Whistler2020 Economic, Recreation and Leisure and Visitor Experience strategies;
- Official Community Plan by using existing infrastructure to provide a year-round amenity.
- Economic Partnership Initiative by providing a weather-independent amenity for families and all ages
- Sustainable Retail Strategy to draw pedestrians to Village Common.
- Food and Beverage Usage Strategy by animating squares/plazas
- The re-purposing of currently vacant and underutilized space for staff housing is supported.

Will support the proposal.

Moved Terry Clark  
Second Colin Hedderson

**That** the Liquor Licence Advisory Committee support the National (Whistler) liquor licence applications and covenant modification applications for a proposed bowling/games/restaurant/lounge facility at 4295 Blackcomb Way. **DEFEATED**

(Three votes in support; five votes opposed)

### **OTHER BUSINESS**

Summit Lodge had proposed a food primary licence for a multipurpose room with a patron participation entertainment endorsement to permit cooking, yoga, art, sewing and other workshops/classes in the licensed area. They have since changed the application to a basic food primary licence.

Cannabis: In response to a member question about the retail sale of recreational cannabis the LLAC was informed that the Resort Municipality of Whistler has passed a zoning bylaw amendment related to recreational cannabis that prohibits cannabis retail in Whistler.

Next LLAC meeting is scheduled for October 11, 2018 at 10:30 a.m., if there are agenda items.

### **MOTION TO TERMINATE**

Moved by Kevin Wallace  
Second by Dave Rushbrook

**That** Liquor Licence Advisory Committee meeting of September 6, 2018 be terminated at 12:41 p.m.

**CARRIED**

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Chair: Mike Wilson

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Recording Secretary: Shannon Perry