

File No.: 04-1000-20-2025-274

August 5, 2025

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of May 7, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

Regarding 988 Granville Street, Moulin Rouge (1324993 B.C.), record of Liquor Licence application for a Liquor Primary in the City, as well as the approved Council report submitted to obtain a Liquor Primary licence at the Provincial level. Date range: January 1, 2022 to May 6, 2025.

All responsive records are attached*. Some information in the records has been severed (blacked out) under s.3(5)(a) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

*Please note, there is no Council report responsive to your request. Development, Buildings & Licensing staff advised that on December 13, 2023, Council approved a recommendation that removed the requirement for Liquor Licence applications to go to Council, and reports will only go to Council if the recommendation is not supported by the Chief Licence Inspector and the applicant wishes to appeal the decision. You can view the report and associated presentation at the following location, under item one of "Reports" section: <https://council.vancouver.ca/20231213/cfsc20231213ag.htm>.

Additionally, for related records from the Liquor and Cannabis Regulation Branch (LCRB) of the Province of BC, please submit a request for records directly to the Province of BC. You may do so by following the directions on their website, here: <https://foirequestform.gov.bc.ca/>.

Lastly, please also note that architectural plans and drawings are routinely available for a fee from the Development and Building Services Centre with the owners' written permission, and therefore excepted under s.3(5)(a) of the Act. Please see the following link for more information on obtaining property records (which also explains in greater detail the process for obtaining or viewing plans), and to submit your request online: <http://vancouver.ca/home-property-development/get-copies-of-your-building-plans.aspx>.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-274); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:ma

APPLICATION

**Consideration by City Council for a
New Liquor Licence or
Permanent Amendment to
Existing Liquor Licence**

Fees

\$991 (base fee) to \$5354 (maximum)

ALL APPLICANTS ARE ENCOURAGED TO MEET WITH THE CHIEF LICENCE INSPECTOR AND/OR LICENCE COORDINATOR TO DISCUSS THE NATURE OF THE PROPOSAL PRIOR TO SUBMITTING AN APPLICATION.

The liquor application process is a progressive system that may require multiple reports to Council and various levels of public consultation. The complexity of the application and potential impacts of the proposal will determine the level of processing required. Below is a description of the progressive fee structure.

PROGRESSIVE FEE STRUCTURE

Type of Liquor Licence Application			Fee Increments	Cumulative Fee
1	No Neighbourhood Flyer Notification required	Minor amendments to existing Liquor Primary liquor licences; Motor Vessels (no dockside service)		\$991 (Base Fee)
2	Neighbourhood Flyer Notification required	Minor amendments (Food or Liquor Primary); new Liquor Primary establishments and relocation of Liquor Primary Licences (small hotel lounges/pubs); new Liquor Primary establishments in non-residential areas	\$1191	\$2182
3	Public Meeting required	Major amendments (Food or Liquor Primary); new Liquor Primary establishments and relocation of Liquor Primary Licences (cabarets, neighbourhood pubs, large hotel lounges/pubs) and other Liquor Primary establishments that are proposed for residential neighbourhoods; new Restaurant Class 2 uses	\$2050	\$4232
4	Telephone Survey required	All applications requiring a Telephone Survey; the applicant is required to pay the separate cost for the telephone survey	\$1122	\$5354

Please complete all applicable fields: Section A and Section B or Section C and Section D

SECTION A To be completed by ALL applicants			
Business Address 998 Granville Street			
Property: Owned/Leased (# years) Attach copy of title certificate or rental/lease agreement. Lease			
Business Name: Corporation/Partnership/Sole Proprietor/other legal entity 1324993 B.C. LTD			
Owner(s)/Director(s): Attach Certificate of Incorporation. 1. Mahmoud Sharafaldin 2. _____ 3. _____ 4. _____			
Incorporation #		Date of Incorporation September 20, 2021	
Email s.22(1)	Phone	Mobile 7788981325	Fax
Authorized Representative/Agent (if applicable): Name/Mailing Address/Phone/Email. Attach Letter of Authorization. Christina Beehler - Rising Tide Consultants-1620-1130 W Pender St. Vancouver V6E 4A4-604-669-2928-christina@risingtideconsultants.ca			

SECTION B To be completed by applicants seeking a New Liquor Primary Licence or Relocation

Business Type: Hotel Lounge/Cabaret/Neighbourhood Pub/Club/Venue

Neighbourhood Public House

Type(s) of Entertainment

possible live or recorded music (DJs), dancing, and/or karaoke

Type(s) of Food

Pub fare

Address of existing Licence to be relocated/transferred (if applicable): Attach copy of Provincial Liquor Licence.

FP# 311051

Proposed Seating Capacity: Indoor/Outdoor/Patio

interior = 122; No patio

Proposed Patio Location (if applicable): Private property or City sidewalk

n/a

Proposed Hours of Operation

	SUN	MON	TUE	WED	THU	FRI	SAT
OPEN	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM
CLOSE	3:00AM	3:00AM	3:00AM	3:00AM	3:00AM	3:00AM	3:00AM

Current Size of Premise (sq ft/sq m)

279.3 m2

Proposed Size of Premise (sq ft/sq m)

no change

Current Size of Licensed Area (sq ft/sq m)

147.4 m2

Proposed Size of Licensed Area (sq ft/sq m)

no change**SECTION C To be completed by applicants seeking to amend an existing Liquor Licence**

Liquor Licence #: Attach copy of Provincial Liquor Licence.

Licence Type: Food Primary or Liquor Primary

Current Seating Capacity: Indoor/Outdoor/Patio

Proposed Seating Capacity: Indoor/Outdoor/Patio

Proposed Patio Location (if applicable): Private property or City sidewalk

Current Hours of Operation

	SUN	MON	TUE	WED	THU	FRI	SAT
OPEN							
CLOSE							

Proposed Hours of Operation

	SUN	MON	TUE	WED	THU	FRI	SAT
OPEN							
CLOSE							

Current Size of Premise (sq ft/sq m)

Proposed Size of Premise (sq ft/sq m)

Current Size of Licensed Area (sq ft/sq m)

Proposed Size of Licensed Area (sq ft/sq m)

SECTION D Signature of Applicant

Print Name

Christina Beehler

Signature

Date

Dec 29 2023

By signing this form I declare that all information provided in this application is true and correct.

OFFICE USE ONLY

RTS #

Folder # (AMANDA)

Application Level/Fee

s.3(5)(a)

REVISIONS	BY

EXISTING -
PZB
RESTAURANT
AT
998
6th Avenue St
Vancouver BC

Date	MAY 27/22
Scale	1/4" = 1'-0"
Drawn	EL
Job	
Sheet	A1-1
Of	Sheets



RISINGTIDE

CONSULTANTS — EST. 1988

TO WHOM IT MAY CONCERN

LETTER OF AUTHORIZATION

**PERTAINING TO ANY AND ALL LIQUOR LICENSING ISSUES
AND/OR APPLICATIONS**

I hereby authorize Rising Tide Consultants Ltd. to represent the following licensed establishments and/or our interests regarding any and all licensing issues, changes and applications in the licensing at the stated establishments whether it is before the Provincial Government, The Liquor Distribution Authority or the Local Government within the appropriate jurisdiction. This authorization also applies to the use of the Account login and password required to be able to access the online licensing portal of the related provincial Authority.

Yours truly,

1324993 B.C. LTD dba Moulin Rouge

Corporate Entity (Licensee)

998 Granville Street, Vancouver, BC V6Z 1L5

Establishment Address

Signature

(I have the authority to bind the corporation)

Mahmoud Sharafaldin

Name printed

Date

SEPT 12/23

Director

Title

778-898-1325

Phone number

s.22(1)

email

1620-1130 West Pender Street, Vancouver, BC, V6E 4A4 604-669-2928 | risingtideconsultants.ca



RISINGTIDE
CONSULTANTS — EST. 1988

APPLICATION FOR A NEW LIQUOR PRIMARY LICENCE

**FOR: MOULIN ROUGE
AT: 998 GRANVILLE STREET
VANCOUVER, B.C. V6Z 1L2**

APPLICANT: 1324993 B.C. LTD

LETTER OF INTENT

SUBMITTED TO:

**Liquor and Cannabis Regulation Branch
400 – 645 Tyee Road
Victoria, BC V9A 6X5**

AND

**City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4**

SUBMITTED BY:

**1324993 BC Ltd.
c/o Rising Tide Consultants Ltd.
1620-1130 West Pender Street
Vancouver, BC V6E 4A4**

INTRODUCTION

This Letter of Intent is provided in support of the application for a new liquor primary licence application submitted to the Liquor & Cannabis Regulation Branch ("LCRB") and the City of Vancouver for Moulin Rouge, located at 998 Granville Street, Vancouver, BC.

Through this application we are proposing to convert the existing food primary licence (Lic# 311051) to a new Liquor Primary licence so they can operate more like a pub and stay competitive with other similar establishments in this Granville Entertainment District ("GED"). Upon approval for the new liquor primary licence at Moulin Rouge, the operator would like to convert from a Restaurant style to a Pub style establishment in order serve local residents and visitors to Vancouver.

The establishment is located on Granville Street within walking distance of a variety of businesses, restaurants, nightclubs and hotels. This venue is located within close proximity to the Yaletown residential area.

The applicant will ensure the pub operations will satisfy the requirements of the Liquor & Cannabis Regulation Branch and the City of Vancouver in terms of floor plans and design. The new liquor primary licence will be on the same footprint as the existing food primary licence (Lic# 311051).

The existing food primary licensed capacity for Moulin Rouge is 100-persons spread between the interior main floor and mezzanine level, however through an updated review of the floor plan, the architect has determined an increased capacity to 122 persons, combined, for the LP licensed space. The current food primary licence is in good standing with the City and the LCRB and there are no outstanding issues.

PRIMARY FOCUS OF THE BUSINESS

The establishment will continue to offer a wide variety of food and beverage options for patrons. The applicant will have the greater flexibility as a liquor primary establishment, to convert to a liquor primary licensed pub style atmosphere.

The intent of this liquor primary licence is to allow the public to enjoy an alcohol beverage with accompanying food and have a pub experience.

Moulin Rouge is known for its friendly staff and great service in a clean and professional environment.

HOURS OF OPERATION

The applicant is requesting liquor service hours on this liquor primary licence of 9:00AM to 3:00AM, Seven days a week as permitted by the City of Vancouver, under their hours policy for establishments on Granville Street. The current food primary licence has hours of 9:00AM to 1:00AM Sunday to Thursday and 9:00AM to 2AM on Friday and Saturday.

FOOD SERVICE

The applicant is currently licensed as a food primary establishment which includes a full menu of appetizers, entrees, desserts, etc. The establishment has a commercial grade kitchen and once the liquor primary licence is issued, they will offer a limited variety of menu options consistent with a pub style operation.

ENTERTAINMENT

The main entertainment at Moulin Rouge will continue to be background music and TV monitors which is consistent with pubs. They may move to include live musicians periodically which is in line with a typical small pub establishment.

COMPOSITION OF NEIGHBOURHOOD

Moulin Rouge is located and zoned in a Comprehensive Development District known as “Downtown District (DD)” area of Vancouver and is within walking distance to the Yaletown and the West End areas of Vancouver. It is located in the heart of the shopping, entertainment and restaurant District (known as the Granville Entertainment District or GED).

NOISE IN THE COMMUNITY

The applicant has taken measures and ensures they will be in compliance with the noise bylaw of the City of Vancouver at all times. Given the location of the establishment and its small size, noise has not been a factor in the operation of the venue. The establishment is located inside an existing commercial building.

The applicant will not permit the operation of the licensed areas to impact negatively on the surrounding businesses in the areas. The busy times of the venue are mainly in the evening and do not impact the neighbouring businesses in a negative way. The establishment is still some distance from any residential buildings.

The establishment has been operating under their existing food primary licence for many years with no noise complaints.

The applicant will also work to ensure that any sound is contained to the establishment and does not spill into the neighbouring area. Also, the city will require an acoustic report, the completion of a Good Neighbour Agreement and a Time Limited Development Permit.

BENEFITS TO THE COMMUNITY

The applicant’s proposed establishment will benefit the community in the following ways:

- Employment opportunities for residents of the Downtown/Yaletown/West End area.
- Provide an additional source of tax revenue.

- Provide a unique entertainment establishment for the residents, businesses and visitors to the area.
- The venue will attract local residents, tourists and business professionals seeking an entertainment experience and therefore will benefit the hotels and businesses in the surrounding area.

OTHER FACTORS

The applicant also submits the following additional factors for consideration:

- When the Granville Street Entertainment District (GED) was created the original vision was to have a variety of licensed establishments with different concepts, sizes and offerings. This application is consistent with this vision as it creates a small, upscale pub establishment that is not the typical Granville Street nightclub experience.
- The licensing of this establishment will further diversify the hospitality and entertainment venues available to residents, the business community and tourists in the Downtown/ Yaletown/ West End Area of Vancouver
- The applicant will have to undertake a public notification process for this liquor primary license application.
- The applicant's focus is offering the public the convenience of a pub experience within the GED.
- The location is ideal for residents, tourists and business professionals as it is close to Downtown Vancouver.

All of which is respectfully submitted this 29th day of December 2023.

RISING TIDE CONSULTANTS



Christina Beehler
Licensing Specialist