

STAFF REPORT TO COUNCIL

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DATE: September 18, 2019

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning & Development

SUBJECT: Liquor License Application No. LL100165

Applicant: Compass Group Canada Ltd., for Her Majesty the Queen in right of Canada as represented by the Minister of Transport

Location: 4141 Airport Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" Resolution for LL100165
- Liquor and Cannabis Regulation Branch Application
- Current Liquor Primary License No. 74732

RECOMMENDATION(S):

THAT Council APPROVE the resolution attached as Appendix "A" to the report dated September 18, 2019 from the General Manager of Planning and Development titled "Liquor License Application No. LL100165."

PURPOSE:

The applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a change to their existing Liquor Primary License located at 4141 Airport Road. This application will facilitate an increase in occupancy of the Liquor Primary License for the Spruce Goose Lounge from 38 to 68 patrons. The purpose of this application is to construct a bar and seating area inside the secure area of the Prince George Airport.

The LCRB is the authority for liquor licensing, and must therefore approve liquor licenses and changes to an existing license. The LCRB requires that the local government reviews the application, gathers the views of residents that will be affected by the proposal and passes a resolution on the application. Once Council reviews this application, the resolution will be forwarded to the LCRB.

Background

Site Characteristics

Location	4141 Airport Road
Legal Description	Lot A, District Lots 626, 627, 629, 630 and 631, Cariboo District, Plan EPP49265
Current Use	Prince George Airport
Zoning	Z1: Airport

Liquor License Information

Type of License	Liquor Primary License
Current Hours of Service	Monday to Saturday: 9:00 am to 11:00 pm Sunday: 11:00 am to 11:00 pm
Current Occupant Load	38
Proposed Occupant Load	68

POLICY/REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The LCRB is the provincial authority for liquor licensing and is regulated by the *Liquor Control and Licensing Act* and the Liquor Control and Licensing Regulation. All liquor licenses and changes to existing licenses are approved and issued by the LCRB. The applicant has concurrently submitted an application to the LCRB for a change to the existing Liquor Primary License.

City of Prince George Liquor and Cannabis License Policy

The City of Prince George Liquor and Cannabis Licensing Policy (LCLP) establishes guidelines for the operation of licensed liquor establishments within the City. The LCLP provides guidelines on hours of liquor service, occupant load, and location of Liquor Primary Establishments. The LCLP provides direction to permit Liquor Primary Establishments. Staff have evaluated the criteria outlined in the LCLP and have considered their relevance to this application. Please see below:

Hours of Liquor Service

The LCLP guidelines allow for Liquor Primary Licenses outside of the Downtown to have hours of liquor service between 9:00 am and 1:00 am. Hours of liquor service for existing Liquor Primary establishments will not change without an application to LCRB, and resolution from City Council pursuant to the Liquor Control and Licensing Act and Regulation.

There is no proposed change to the hours of liquor service. Administration is supportive of this application as the proposed hours of liquor service are consistent with the current Liquor Primary License.

Occupant Load

The LCLP guidelines allow primary liquor licenses outside of the downtown to have an occupant load no greater than 125. The applicant's current Liquor Primary License was approved with occupancy of 38 patrons for the current location of the Spruce Goose Lounge. This application will facilitate an increase in occupancy for the current Liquor Primary License from 38 to 68 patrons. The purpose of this application is to allow the construction of a bar and seating area inside the secure area of the Prince George Airport for 30 patrons.

A Qualified Professional has determined that the proposed additional 30 patrons, inside of the secure area of the Prince George Airport, can be accommodated. Occupant load calculations specify the proposed secure area can seat 53 patrons (see attached occupancy load calculations), plus the existing 38, totaling 91 patrons. At this time the applicant is requesting to only increase the occupancy load to 68 patrons.

This application is specifically to facilitate an increase in occupancy to 68 patrons under the current Liquor Primary License. Administration is supportive of this application as the proposed occupancy load is less than the supported occupancy load determined by a Qualified Professional.

Location of Establishment

The proposed establishment will be located inside the secure area of the Prince George Airport at 4141 Airport Road. The table below summarizes the surrounding land uses.

Surrounding Land Uses

North	Boeing Road; Airport lands
South	Regional District of Fraser-Fort George
East	Old Cariboo Highway; Rural Residential
West	Boundary Road; Vacant lands

The LCLP sets a minimum separation of Liquor Primary Establishments outside of the Downtown of 1.6 km. There are no Liquor Primary Establishments within 1.6 km of the subject property and as such this establishment meets the LCLP guidelines. Administration has considered the potential impacts regarding noise, parking and traffic below. Administration is supportive of this application as it is consistent with the LCLP.

Community Impacts

The proposed liquor primary license is not expected to have significant impacts on the surrounding properties. This application will allow the applicant to increase its occupancy from 38 to 68 patrons. Administration has considered the following potential impacts.

Noise

Administration does not expect the increase in occupancy to negatively impact adjacent land uses. The subject property is approximately 486 ha providing a significant buffer from adjacent land uses. The nearest residential use is approximately 800 m from the airport facility. Administration believes that noise impacts will be minimal due to the distance between the proposed lounge and residential uses occurring along Old Cariboo Highway.

Parking and Traffic

The Prince George Airport is comprehensively designed with short and long term parking. The parking provided on site meets the requirements of Zoning Bylaw No. 7850, 2007. Further to this, Bylaw Services has received no complaints regarding traffic or parking concerns from the operation of the Prince George Airport.

Administration supports this application as the proposed liquor license is consistent with LCLP direction and is not expected to negatively impact the surrounding uses.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

ALTERNATIVES:

1. Approve the resolution
2. Approve the resolution as amended
3. Refuse the resolution
4. Defer or otherwise deal with the resolution

Administration recommends that Council approve the resolution attached as Appendix "A".

SUMMARY AND CONCLUSION:

The applicant has applied for a change to an existing Liquor Primary License at the Prince George Airport. Administration recommends that Council approve the resolution attached as Appendix "A", and forward that resolution to the LCRB as the application is consistent with the Official Community Plan Bylaw No. 8383, 2011, and the LCLP.

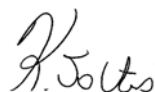
RESPECTFULLY SUBMITTED:



Fred Crittenden, Manager of Bylaw Services/
Acting General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: October 7, 2019