

STAFF REPORT TO COUNCIL

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DATE: November 23, 2022

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Liquor License Application No. LL100184

APPLICANT: Daryl Leiski for 1054594 BC Ltd., Inc. No. BC1054594

LOCATION: 508 George Street

ATTACHMENT(S): Location and Zoning Map
Supporting Document

RECOMMENDATION(S):

THAT Council:

1. CONFIRMS that its comments on the Liquor and Cannabis Regulation Branch's prescribed considerations are as set out in the report dated November 23, 2022, from Deanna Wasnik, Director of Planning and Development for Liquor License Application No. LL100184;
2. CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with the *Liquor Control and Licensing Act* and that the views of affected residents are as summarized in the minutes of the Council Meeting held on December 19, 2022; and
3. SUPPORTS the approval of the Liquor License Application to increase the occupancy for Crossroads Brewing & Distillery and allow a season outdoor patio located at 508 George Street for the following reasons:

This application is not expected to have a negative impact on the community or produce any significant negative land use impacts on adjacent properties.

PURPOSE:

The applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) to permit an increase in occupancy and to expand the area permitted for liquor service for Crossroads Brewing & Distillery located at 508 George Street (subject property).

The proposed area for liquor service is shown on the attached Supporting Document and includes a 147.13 m² brewery area and a 23.33 m² seasonal patio area (Patio #2), which is currently permitted under the LCRB's Temporary Expanded Service Area (TESA) authorization.

With the proposed expanded area for liquor service, the applicant has also applied to increase the occupancy from 259 to 310 patrons.

The LCRB is the authority for liquor licensing and must therefore approve liquor and food primary licenses. The LCRB requires that the local government review the application, gather the views of the residents that will be affected by the proposal and pass a resolution on the application. Once Council reviews this application, the resolution will be forwarded to the LCRB.

Background

Site Characteristics

Location	508 George Street
Legal Description	Parcel B, Block 166, District Lot 343, Cariboo District, Plan 1268
Current Use	Crossroads Brewing & Distillery Ltd.
Site Area	919 m ² (0.23 acres)
Zoning	C1I: Downtown

Liquor and Cannabis License

Type of License	Liquor Primary Establishment
Hours of Service	Sunday to Monday: 9:00 am to 1:00 am
Current Occupant Load	259
Proposed Occupant Load	310

Relevant Application(s)

Rezoning Application No. RZ100533 (Bylaw No. 8786): On November 21, 2016, Council approved to rezone 508 George Street from C1: Downtown to C1I: Downtown to facilitate a liquor primary establishment.

Building Permit Application No. BP041502: On March 31, 2021, the applicant was approved for a building permit to facilitate the construction of a 23.33 m² seasonal patio area (Patio #2) to accommodate the LCRB's TESA authorization. The applicant is now proposing to expand the liquor license service area to permanently include Patio #2.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The LCRB is the authority for liquor licensing and must therefore approve all liquor license applications. The LCRB regulates restaurants, bars, pubs, liquor retailers, manufactures and special events. All liquor licenses and changes to existing licenses are approved and issued by the LCRB. The applicant has concurrently applied to the LCRB for the proposed increase in occupancy and expanded service area.

TESA authorizations have allowed licensees to temporarily expand their service areas but without altering the approved occupancy load or capacity. The increased service area has allowed licensees to serve patrons while complying with the Provincial Health Officer's orders regarding physical distancing. TESA authorizations expire on March 31, 2023, therefore licensees must apply for a permanent structural change or new outdoor patio to continue operating past March 31, 2023.

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 and cannabis retail stores within the City. The LCLP provides guidelines on hours of operation and location. Staff have evaluated the criteria outlined in the LCLP and have considered their relevance to this application, as noted below.

Hours of Liquor Service

The LCLP guidelines allow for Liquor Primary Licenses downtown to have hours of liquor service between 9:00 am and 3:00 am. The applicant is currently operating between Monday and Sunday from 9:00 am to 1:00 am and is consistent with the LCLP for establishments in the downtown. 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 are no proposed changes to the current 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 and LCLP.

Occupant Load

The LCLP guidelines allow Liquor Primary Licenses downtown to have an occupant load no greater than 400. The applicant's current Liquor Primary License was approved with occupancy of 259 patrons for the location. This application will facilitate an increase in occupancy for the current Liquor Primary License from 259 to 310 patrons. The purpose of this application is to accommodate additional patrons on the seasonal patio and inside the 147.13 m² brewery area.

A Qualified Professional has determined that the proposed additional 51 patrons can be accommodated with the existing number of washroom facilities. Administration is supportive of this application as the proposed occupancy load has been determined by a qualified professional and is consistent with the LCLP.

Location of Establishment

Crossroads Brewing & Distillery is an existing establishment within the downtown, located at 508 George Street. There are no anticipated conflicts with the surrounding area and adjacent land uses from the proposed seasonal patio or indoor brewery area. Administration has considered potential community impacts regarding noise, parking, and traffic below.

Surrounding Land Use Table

North	5 th Avenue; Ramada Hotel
South	Laneway; Commercial Service; Restaurant (The Keg Steakhouse & Bar)
East	Laneway; Restaurant (Karahi King); Parkade
West	George Street; Restaurant (The Makerie)

As indicated previously, the applicant's patio will be seasonal, and was constructed in a location previously approved through the City's Building Permit process. A seasonal patio may increase interaction between sidewalk users and patrons deriving a sense of physical comfort and sense of security along the street and sidewalk. As such, administration does not anticipate any significant impacts with this application.

Community Impacts

Administration has considered typical land use impacts associated with liquor primary patio uses including over proliferation, noise, parking, and traffic.

Proliferation of Uses

The proposed seasonal patio and expanded service area is within the downtown core, which is the civic and entertainment center of the City. There is a number of nearby businesses that also offer existing outdoor patios within a one-block radius of the subject property including The Makerie, The Black Clover, and The Keg Steakhouse & Bar. Administration does not anticipate conflicts with the surrounding and adjacent land uses.

The proposed seasonal patio and expanded service area is not anticipated to create an undesirable amount of liquor primary use in the surrounding area.

Noise

The subject property is within the downtown surrounded predominately by commercial businesses including restaurants, service, and retail uses. The LCLP supports the proposed hours of operation between 9:00 am and 1:00 am. It is not anticipated that the proposed seasonal patio and expanded service area will disrupt surrounding land uses through increased noise or public nuisance.

Parking and Traffic

The subject property is a corner lot, fronting George Street and 5th Avenue. There are approximately 10 parking stalls between immediately adjacent to the subject property and is located immediately adjacent to a parkade. There is 2-way traffic circulation around the subject property via George Street, 5th Avenue and laneway. The increase in occupancy is not expected to create adverse effects on parking or traffic circulation in the area.

Administration supports this application as the proposed extension to liquor service hours is consistent with LCLP direction and is not expected to significantly impact the surrounding uses.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Statutory Notification and Public Consultation

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the *Liquor Control and Licensing Act/Cannabis Control and Licensing Act*, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the 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 as written in the recommendation.

SUMMARY AND CONCLUSION:

The applicant would like to extend Crossroads Brewery & Distillery liquor service area to include a seasonal patio and the existing indoor brewery area. The applicant has also applied to increase the occupancy from 259 to 310 patrons. Administration recommends that Council approve the recommendations and forward it to the LCRB as the application is consistent with the LCLP.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/12/19