

# STAFF REPORT TO COUNCIL

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**DATE:** December 21, 2022

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Liquor Licence Application No. LL100182

**APPLICANT:** Thrive Liquor & Cannabis Advisors for Brookwood Properties Inc.,  
Inc. No. 762283

**LOCATION:** 102-2626 Vance Road

**ATTACHMENT(S):** Location and Existing Zoning Map  
Letter of Intent  
Occupancy Load Confirmation

## 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 December 21, 2022, from Deanna Wasnik, Director of Planning and Development for Liquor Licence Application No. LL100182;
2. CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with *Liquor and Licensing Act* and that the views of affected residents are as summarized in the minutes of the Council Meeting held on January 16, 2023; and
3. SUPPORTS the approval of the Liquor Licence Application to allow a liquor primary use for Northern Swing Golf at 102-2626 Vance Road subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9359, 2022" 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) for a liquor primary licence at 102-2626 Vance Road (subject property). This application will facilitate the operation of a new Liquor Primary Establishment in an existing tenant space called Northern Swing Golf. The applicant has provided a letter of intent outlining the proposed business plan and hours of operation which is attached to this report.

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

## Background

### Site Characteristics

Location	102-2626 Vance Road
Legal Description	Lot A, District Lot 1432, Cariboo District, Plan 26796
Current Use	Vacant Tenant Space
Site Area	4,319 m <sup>2</sup>
Zoning	C6lc: Highway Commercial

### Liquor and Cannabis Licence Policy

Type of Licence	Liquor Primary
Hours of Service	Monday-Sunday 9:00 am to 11:00 pm

### Relevant Applications

**Rezoning Application No. RZ100771:** The applicant has applied to rezone the subject property with a site-specific text amendment to allow a Liquor Primary Establishment, Minor as a principal use at the subject property. On November 28, 2022 Council approved First and Second Reading of Amendment Bylaw No. 9359, 2022. A concurrent public hearing will be held to consider both RZ100771 and LL100182.

## POLICY / REGULATORY ANALYSIS:

### **Liquor and Cannabis Regulation Branch**

The LCRB is the authority for liquor licensing and must therefore approve all liquor licence applications. All liquor licences and changes to existing licences are approved and issued by the LCRB. The applicant has concurrently applied to the LCRB for the Liquor Primary Licence.

### **City of Prince George Liquor and Cannabis Licence Policy**

The [City of Prince George Liquor and Cannabis Licensing Policy](#) (LCLP) establishes guidelines for the operation of licenced 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 Establishments outside of the downtown to offer hours of liquor service between 9:00 am and 1:00 am. The applicant is proposing liquor service between Monday and Sunday from 9:00 am to 11:00 pm.

The proposed hours of liquor service are consistent with the LCLP for establishments outside of the downtown.

#### Occupant Load

The LCLP guidelines allow Liquor Primary Licences outside of the downtown to have an occupant load no greater than 125. A Qualified Professional has confirmed a 50 person occupancy load for the tenant space, and existing number of washroom facilities is sufficient.

Administration is supportive of this application as the proposed occupancy load is consistent with the LCLP.

#### Location of Establishment

The subject property is within an established commercial area (Brookwood Plaza) and adjacent to commercial uses located along Vance Road and Walls Avenue. The proposed liquor primary use is consistent with the adjacent commercial retail uses offering a small scale of entertainment and indoor recreation to the surrounding area. The proposed liquor primary use is not anticipated to have negative impacts on the surrounding area and

adjacent land uses. Administration has considered potential community impacts regarding noise, parking and traffic below.

#### Surrounding Land Use Table

North	Commercial Retail (Brookwood Plaza; Costco Wholesale)
South	Vance Road; Commercial Retail (Ruckus) and Residential
East	Commercial Retail (Brookwood Plaza); Walls Ave; Restaurant (Boston Pizza); and Highway 16
West	Wiebe Road; Residential

The surrounding land uses include commercial (north, east and south) and residential (west and south). Due to the limited capacity of 50 persons, the hours of operation, and the recreational, indoor nature of the proposed business, the proposed liquor primary establishment is not expected to negatively impact the surrounding neighbourhood.

#### Community Impacts

In addition to the above, Administration has considered typical land use impacts associated with liquor primary uses including over proliferation, noise, parking, and traffic.

#### *Proliferation of Uses*

The proposed liquor primary establishment is within an established commercial area. There is an existing liquor, retail establishment (Costless Liquor) on the subject property while the nearest liquor primary establishment is approximately 1 km north (Westwood Pub).

The proposed liquor primary licence is not intended to be the primary function of business operations. This application will allow liquor service to be secondary to the existing golf simulator business. The proposed liquor primary use is consistent with the adjacent commercial retail uses offering a small scale of entertainment and indoor recreation to the surrounding area. The proposed location being designated for liquor service is not anticipated to create an undesirable amount of liquor primary use in the area.

#### *Noise*

The subject property is immediately adjacent (north, east and south) to a predominantly commercial area. The LCLP supports the proposed hours of operation between 9:00 am and 11:00 pm. It is not anticipated that the proposed liquor primary use will disrupt surrounding land uses through increased noise or public nuisance.

#### *Parking and Traffic*

The subject property offers ample off-street parking that meets the requirements of Zoning Bylaw No. 7850, 2007. It is not anticipated that the proposed liquor primary use will have any significant impacts on traffic in the area.

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

#### **Referrals**

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

#### **Statutory Notification and Public Consultation**

As per the requirements set out in the *Liquor 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.

As set out in the *Council Procedure: Liquor and Cannabis Licensing Policy*, where a rezoning application is required to facilitate a liquor or cannabis license application, Council shall hold a public hearing during which both applications will be considered concurrently. Subject to Council's support of the rezoning application and granting of third reading of the proposed Bylaw No. 9359, 2022, Liquor License Application No. LL100182 will be considered by Council.

During the public hearing, members of the public wanting to provide comment on either the Rezoning Application or the Liquor License Application may provide comment by written submission, telephone, or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration during the public hearing. Residents who wish to speak in person can do so during the Public Hearing in Council Chambers. Additional information on methods to provide comments to Council can be found on the [City's website](#).

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 has applied for a Liquor Primary Licence for the subject property located 102-2626 Vance Road. 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:** Bryce Deveau, Planner 1

#### **APPROVED:**

Walter Babicz, City Manager

Meeting Date: 2023/01/16