

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: March 16, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Liquor License Application No. LL100178

Applicant: David McWalter Consulting Ltd. for Dennison and Dennison Holdings Ltd.,
Inc. No. BC0624366

Location: 1933 Queensway

ATTACHMENT(S): Location and Existing Zoning Map
Liquor and Cannabis Regulation Branch Approval

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 March 16, 2022 from Deanna Wasnik, Director of Planning and Development, for Liquor License Application No. LL100178;
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 April 11, 2022; and
3. SUPPORTS the approval of the Liquor License Application to allow a liquor primary use located at 1933 Queensway subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9268, 2021", 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 transfer an existing liquor license from 6475 Hart Highway to 1933 Queensway (subject property). This application will facilitate a liquor retail store within the existing building at 1933 Queensway.

The LCRB is the authority for liquor licensing, must therefore approve liquor and food primary licenses. 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 reviews this application, the resolution will be forwarded to the LCRB

Background

Site Characteristics

Location	1933 Queensway
Legal Description	Parcel B (PT21512), Block 343, District Lot 343, Cariboo District Plan 1268
Current Use	Vacant (previously Mrs. Flowers)
Site Area	881 m ²
Zoning	C6: Highway Commercial with a zoning amendment to chance to C4I: Local Commercial

Liquor and Cannabis License Policy

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

Relevant Application(s)

Rezoning Application No. RZ100729 (Bylaw No. 9268, 2021): The applicant has applied to rezone the subject property from C6: Highway Commercial to C4I: Local Commercial. On February 28, 2022, Council approved First and Second Reading of the proposed rezoning bylaw. Rezoning Application No. RZ100729 and Liquor License Application No. LL100178 will be considered concurrently at the same Public Hearing.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The LCRB is the authority for liquor licensing, and must therefore approve all liquor license applications. 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 to transfer an 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 and cannabis retail stores within the City. The LCLP provides guidelines on hours of liquor service, occupant load and location of Liquor Primary Establishments. 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 out of the downtown.

Location of Establishment

The subject property is within an established commercial area and greater than 1.2 km from the nearest liquor retail store. There are no anticipated conflicts with the surrounding area and adjacent land uses. Administration has considered potential community impacts regarding noise, parking and traffic below.

Surrounding Land Use Table

North	Veterinary Service (BC SPCA Spay and Neuter Clinic) and 19 th Avenue
South	Laneway, Service Station and 20 th Avenue
East	Queensway, Funeral Service (Assman's Funeral Chapel)
West	Laneway, Residential and Juniper Street

The surrounding land uses are both residential and commercial with commercial lands along Queensway and residential lands to the west. Due to the retail nature of the proposed application, the primary liquor establishment is not expected to significantly impact the neighbourhood.

Community Impacts

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

Proliferation of Uses

The proposed liquor retail store is within an established commercial area. The LCLP sets a minimum separation of liquor primary establishments outside of the downtown at 1.6 km. The proposed liquor retail establishment does not meet this separation as there is a parcel zoned to allow liquor primary establishments at 2595 Queensway roughly 1km from the proposed site (currently vacant, previously Cowboy Ranch). There is also a liquor retail and Pub located at 1744 Strathcona roughly 1.2 km from the proposed site.

While the proposed liquor retail does not reach the minimum separation distance outlined in the LCLP, the proposed location is not anticipated to create an undesirable amount of liquor retail in the surrounding area due to its retail nature and 1.2 km separation from the nearest liquor retail establishment. The applicant is proposing to transfer an existing liquor license to the subject property, as such this will not increase the number of liquor retail uses in the City.

Noise

The subject property is immediately adjacent to a veterinary clinic to the north, service station to the south, Queensway to the east and laneway to the west. The LCLP supports the proposed hours of operation between 9:00 am and 11:00 pm. It is not anticipated that the proposed liquor retail 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 retail use will have any significant impacts on traffic in the area.

Administration supports this application as the proposed liquor license 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.

Notification to Adjacent Property Owners

During the COVID-19 pandemic, City Council authorized by resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. Members of the public wanting to provide comment on the application may submit written correspondence.

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 and publish this notice in accordance with the *City's Liquor and Cannabis Licensing Policy*.

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 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 to transfer an existing Liquor Primary License from 6475 Hart Highway to the subject property located at 1933 Queensway. 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

APPROVED:

Adam Davey, Acting City Manager

Meeting Date: 2022/04/11