

Date: January 6, 2025

To: **Mayor and Council.**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Liquor License Application No. LL100199

Applicant: Joe Postnikoff (Tee Box Golf Simulators & Lounge Ltd.) for
1255239 B.C. Ltd., Inc. No. BC1255239

Location: 401 3rd Avenue

Attachment(s): Location and Existing Zoning Map
Letter of Intent

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 January 6, 2025, from the Director of Planning and Development for Liquor Licence Application No. LL100199;
2. CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with section 4: Public Consultation of the City of Prince George Liquor and Cannabis Licensing Policy and that the views of affected residents are as summarized in the minutes of the Council Meeting held on February 3, 2025; and
3. SUPPORTS the approval of the Liquor Licence Amendment Application to change hours of liquor service to 9:00am to 11:00 pm Monday to Sunday for Tee Box Golf Simulators & Lounge Ltd. located at 401 3rd Avenue, 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 change to their existing Liquor Primary Licence at 401 3rd Avenue (subject property). This application is to extend the hours of liquor service by two hours Monday to Thursday for the existing golf simulator business, Tee Box Golf Simulators & Lounge Ltd. The applicant has provided a letter of intent outlining the rationale for proposed hours of operation which is attached to this report.

Background

Site Characteristics

Location	401 3 rd Avenue
Legal Description	Parcel B (Being a Consolidation of Lots 9 and 10, see CB1200612) Block 141, District Lot 343, Cariboo District, Plan 1268
Current Use	Indoor Recreation and Liquor Primary Establishment
Site Area	613 m ² (0.15 acres)
Zoning	M1: Light Industrial

Liquor and Cannabis License Policy

Type of License	Liquor Primary
Current Hours of Service	Monday to Thursday 9:00 am to 9:00 pm Friday to Sunday 9:00 am to 11:00 pm
Proposed Hours of Service	Monday to Sunday 9:00 am to 11:00 pm

Relevant Applications

Rezoning Application No. RZ100786 (Bylaw No. 9390): On April 22, 2024, Council Approved Final Reading of Amendment Bylaw No. 9390. This application rezoned the subject property with a site-specific text amendment to allow a “Liquor Primary Establishment, Minor” as a secondary use.

Liquor Licence Application No. LL100188: On April 8, 2024, Council Approved Liquor Licence Application No. LL100188 for the subject property to allow a Liquor Licence with an occupancy of 50 persons and operating hours of 9:00 am to 9:00 pm Monday to Thursday, and 9:00 am to 11:00 pm Friday to Sunday.

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 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. The applicant has concurrently applied to the LCRB for an amendment to the liquor primary license. Once Council reviews this application, a resolution from Council will be forwarded to the LCRB.

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 Establishments outside of the downtown to offer hours of liquor service between 9:00 am and 1:00 am. The applicant is proposing to offer liquor service from Monday to 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.

Location of Establishment

The subject property is located within the Queensway East Light Industrial area. The Official Community Plan (OCP) states that light industrial areas should permit retail sales, food, and beverage service when ancillary to a principal industrial use. 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.

Surrounding Land Use Table

North	3 rd Avenue; Commercial/Industrial
South	Laneway; Commercial/Industrial; 4 th Avenue
East	London Street; City Lot (BC Housing Supportive Housing)
West	Commercial/Industrial

Community Impacts

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

Proliferation of Uses

The nearest liquor primary establishment is approximately 100 m north (Trench Brewing) of the subject property. This application will allow an existing business the ability to extend liquor service by 2 hours from Monday to Thursday. The existing use complements the surrounding M1 zone by providing a transitional mix of uses and assists with the success of existing businesses within the Queensway East area.

Administration does not believe there is an over proliferation of liquor primary uses within the area surrounding the subject property and is supportive of this application.

Noise

The subject property is bordered by 3rd Avenue to the north, a laneway to the south, and London Street to the east, providing a buffer between the subject property and adjacent properties. Furthermore, the operation of the lounge is completely contained within the existing building, and as such, alleviates potential noise impacts that may result from the patrons. It is not anticipated that the proposed extension of hours will disrupt surrounding land uses through increased noise or public nuisance.

Parking and Traffic

The subject property is located along 3rd Avenue which has available on-street parking. It is not anticipated that the proposed extension of hours will have any significant impacts on traffic or parking in the area. There is no transit service in this area, however, the subject property is located approximately 700 m from downtown where transit service is available.

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 for comments. The following comments were received during the referral process.

Property Title

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council's information:

Incorporation Number	1255239
Name of Company	1255239 B.C. Ltd.
Director Information	Przysieny, Derrik Micheal Postnikoff, Joseph Scott

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

RCMP

The RCMP expressed no concerns with respect to this application.

LCRB

The LCRB expressed no concerns with respect to this application.

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*, 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 has applied for an extension of hours for an existing Liquor Primary Establishment located at 401 3rd Avenue. Administration recommends that Council approve the recommendation and forward it to the LCRB as the application is consistent with the OCP and LCLP.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Bryce Deveau, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2025/02/03