

STAFF REPORT TO COUNCIL

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

DATE: October 30, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Liquor Licence Application No. LL100172

Applicant: Spruceland 10th Avenue Liquor Store Ltd. for F. & I. Investments Ltd., Inc.
No. 185071

Location: 1073 Central Street

ATTACHMENT(S): Location and Existing Zoning Map
Supporting Documents – LCRB Application

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 October 30, 2020, from Ian Wells, Acting Deputy City Manager for Liquor Licence Application No. LL100172;
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 November 23, 2020; and
3. SUPPORTS the approval of the Liquor Licence Application to allow the relocation of Spruceland 10th Avenue Liquor Store located at 1073 Central Street subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9074, 2019", 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 Spruceland 10th Avenue Liquor Store, currently operating at 3240 10th Avenue, has applied to move their existing licence to a new location within the existing Kal Tire building at 1073 Central Street (subject property). Kal Tire and the proposed liquor retail store will operate out of separate units within the same building. To facilitate a liquor retail use at 1073 Central Street; the applicant has applied for a Liquor Licence. Please see the attached LCRB Application.

Background

Site Characteristics

| | |
|-------------------|---|
| Location | 1073 Central Street |
| Legal Description | Lot 8, District Lot 936, Cariboo District, Plan 15557 |
| Current Use | Vehicle Repair, Minor (Kal-Tire) |
| Site Area | 0.45 ha |
| Zoning | C6: Highway Commercial |

Liquor and Cannabis License Policy

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|------------------|--------------------------------------|
| Type of License | Liquor Retail |
| Hours of Service | 9:00 am - 11:00 pm Sunday - Saturday |

Relevant Application(s)

Rezoning Application No. RZ100640 (Bylaw 9074, 2019) received 1st and 2nd Reading at the December 16, 2019 Council Meeting. This application is to rezone the subject property from C6: Highway Commercial to C6I: Highway Commercial to facilitate the relocation of an existing liquor licence. The Public Hearing and 3rd Reading of Bylaw 9074, 2019 will be considered concurrently with Liquor Licence Application No. LL100172.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The LCRB is the provincial authority for liquor licencing and is regulated by the *Liquor Control and Licensing Act* and the Liquor Control Regulation. All liquor licences and changes to the existing licences are approved and issued by the LCRB. The applicant has concurrently submitted an application to the LCRB to transfer the existing Liquor Primary Licence to the subject property.

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 establishes that liquor primary uses outside of the downtown may have liquor service hours between 9:00 am and 1:00 am. The applicant proposes to maintain the existing operating hours of 9:00 am to 11:00 pm, Sunday to Saturday. The proposed hours are consistent with the LCLP for establishments outside of the downtown.

Location of Establishment

The proposed location is within an established commercial area, and is approximately 80 m south of the current location. The liquor retail store is moving from one location to another in the same area, and as such does not increase the number of liquor retail uses at this commercial node.

Surrounding Land Use Table

| | |
|-------|--|
| North | Restaurant (Oakroom Grill, Burger King); 10 th Avenue |
| South | Vehicle Sales and Service (Ford) |
| East | Central Street; Highway 97 N |
| West | Commercial Crescent; Super 8 Hotel |

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

As previously stated, the proposed liquor retail store is in an established commercial area. The subject property is approximately 80 m south of the applicant's existing liquor retail use. The applicant is proposing to relocate from the existing location at 3240 10th Avenue to the subject property. As indicated previously, this will not increase the number of liquor retail uses in this area.

Noise

The subject property is bordered by restaurant uses and 10th Avenue to the north, vehicle sales to the south, Central Street and Highway 97 to the east, and Commercial Crescent to the west. The City's LCLP supports hours of operation between 9 am and 1 am. It is not anticipated that relocation of the existing liquor retail use will disrupt surrounding land uses through increased noise or public nuisance.

Parking and Traffic

The location provides ample off street parking and flexible traffic circulation along Central Street, 10th Avenue and Commercial Crescent. It is not expected that the proposed use will have any significant impacts on traffic in the area as commercial uses are existing, and there is parking capacity available to support the proposed and existing uses.

Administration supports this application as no negative land use impacts are anticipated, and the application is consistent with the LCLP.

Referrals

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

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will provide a delivery of notice to adjacent property owners whose interests may be affected by this license.

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 relocate the existing Spruceland 10th Avenue Liquor Store to 1073 Central Street. 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:

Ian Wells, General Manager of Planning and Development/
Acting Deputy City Manager

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2020/11/23