

STAFF REPORT TO COUNCIL

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DATE: July 7, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Liquor Licence Application No. LL100174

APPLICANT: Deadfall Brewing Company Ltd. for Brookwood Properties Inc., Inc.
No. 762283

LOCATION: 1733 Nicholson Street

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

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 July 7, 2021 from Deanna Wasnik, Acting Director of Planning and Development Services, for Liquor Licence Application No. LL100174;
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 August 16, 2021; and
3. SUPPORTS the approval of the Liquor Licence Application to allow Lounge Area Endorsement for the Deadfall Brewing Company located at 1733 Nicholson 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 allow Lounge Area Endorsement for the microbrewery proposed at 1733 Nicholson Street (subject property). This application will allow the applicant to provide a lounge area for patrons to sample and purchase liquor.

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 reviews this application, the resolution will be forwarded to the LCRB.

Background

Site Characteristics

Location	1733 Nicholson Street
Legal Description	Lot 1, District Lot 936, Cariboo District, Plan 21687
Current Use	Light Industrial
Site Area	4,374 m ²
Zoning	M1: Light Industrial

Liquor and Cannabis Licence Policy

Type of Licence	Liquor Primary
Proposed Hours of Service	Monday - Sunday: 9 am to 11 pm
Occupant Load	30 patrons

Relevant Applications

Rezoning Application No. RZ100687: On June 28, 2021, City Council considered the first two readings of Rezoning Application No. RZ100687. This application will facilitate a lounge area for patrons to sample and purchase liquor at the intended microbrewery. The Public Hearing and Third Reading of Bylaw No. 9181, 2020, will be considered concurrently with Liquor Licence Application No. LL100174.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The LCRB is the authority for liquor licensing, and must therefore approve all liquor licence applications. The LCRB regulates restaurants, bars, pubs, liquor retailers, manufacturers and special events. The proposed patron participation entertainment requires approval from the LCRB.

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 Licenses outside of the Downtown to have hours of liquor service between 9:00 am and 1:00 am. The applicant has proposed liquor service between Monday and Sunday from 9 am and 11 pm which is consistent with the LCLP.

Occupant Load

The LCLP guidelines allow primary liquor licenses outside of the downtown to have an occupant load no greater than 125. The applicant's application proposed an occupancy of 30 patrons. Administration is supportive of this application as the proposed occupancy load is less than the maximum allowable occupancy identified in the LCLP.

Location of Establishment

The subject property is located at 1733 Nicholson Street, which is identified as Light Industrial in the Official Community Plan (OCP). OCP policy encourages intensification of light industrial lands includes food and beverage services when ancillary to the primary uses (Policy 8.3.92 and 8.3.97). The table below summarizes the surrounding land uses.

Surrounding Land Use Table

North	Nicholson Street, Light Industrial
South	Light Industrial
East	Light Industrial
West	Lane, Light Industrial

Administration supports this application to facilitate a lounge area endorsement. This application is consistent with the Official Community Plan's policy direction.

Community Impacts

The proposed lounge area endorsement is not expected to have significant impacts on the surrounding properties. This application will allow the microbrewery (permitted within the M1 zone) to provide a lounge area for patrons to sample and purchase liquor on the subject property. Administration has considered the following potential impacts:

Proliferation of Uses

The LCLP sets a minimum separation of Liquor Primary Establishments outside of the downtown of 1.6 km. There are no other liquor licences within the surrounding Carter Light Industrial area. There are no anticipated conflicts with the surrounding Carter Light Industrial area and adjacent land uses. Administration has considered the potential impacts regarding noise, parking and traffic below.

Noise

The subject property is bound by light industrial lands within the Carter Light Industrial area; it is not anticipated that the lounge area endorsement will generate significant noise impacts to the surrounding land uses.

Parking and Traffic

The proposed lounge area is considered to have similar land use considerations as a restaurant use, which is permitted in the M1: Light Industrial zone (i.e. parking, traffic and noise). The subject property provides a surface parking lot and on-street parking.

Administration has considered potential community impacts and does not anticipate any land use conflicts. As such, Administration supports this application as it is consistent with OCP policy direction.

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 licence.

Council Procedures during COVID-19

As a result of the COVID-19 pandemic and the Ministerial Order issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to waive public hearings for permit applications and certain bylaws where such hearings are not required.

As per the requirements set out in the *Cannabis Control and Licensing Act*, City Council will receive written submissions in response to the public notice for this application. 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 consideration at the time the application is being considered. Submissions received after the 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 of this report.

SUMMARY AND CONCLUSION:

The applicant has applied for a lounge area endorsement for the subject property located at 1733 Nicholson 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:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/08/16