

- c. The impact of noise on the community in the immediate vicinity of the establishment if the application is approved:
The impact of noise on the surrounding community should be minimal as City Staff are recommending restrictions on amplified music as detailed in this report. The Brewery is located in an industrial area and will have minimal negative impact on traffic and parking, and the property is properly zoned.
- d. The impact on the community if the application is approved:
The potential for negative impact is considered to be minimal.

AND THAT Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To consider a manufacturer's lounge endorsement liquor license to allow patrons to purchase and consume liquor products within an existing brewery.

3.0 Development Planning

Development Planning Staff generally support manufacturer lounge and special event area endorsements to permit customers to consume the manufacturer's product onsite. Staff do not foresee any negative land use impact of permitting this type of license. Three components of each license application require specific consideration by Council:

1. Capacity
2. Location
3. Hours of liquor sales

1. Capacity:

The proposed capacity must not exceed the building's occupant load. In this case, the maximum capacity is 30 persons inside. The proposed capacity is consistent with the maximum occupancy load.

2. Location:

Under Council Policy # 359 (*Liquor Licensing Policy & Procedures*), this license would be considered a small sized establishment (with person capacity less than 100 persons):

- Can be located City-wide.
- Should be located a minimum of 100m from a Large or Medium establishment.
- Should not be located beside a Small establishment.

The proposal is consistent with Council Policy #359. The Brewery is located within the Mill Creek Industrial Park. Other liquor establishments within the surrounding area include "Base Camp Brewery" located at 975 Academy Way (University of BC Campus) and 948 McCurdy Rd ("McCurdy Lanes"); both are Medium establishments and are well over 1.5 km away. The subject Brewery is not located beside a small establishment.

Additionally, impact to the surrounding businesses is expected to be minimal and noise is not anticipated be an issue as the applicant will enforce the following:

- Restriction to amplified voice and music as per Good Neighbour Bylaw No. 11500; and,

- Amplified voice and music to any outdoor area will be off by no later than 10:00 PM.

3. Hours of Liquor Sales:

The proposed hours of operation are supported both by Staff and the RCMP.

4.0 Proposal

4.1 Background

An application has been forwarded by the licensee to the Provincial Liquor and Cannabis Regulation Branch (LCRB) for their approval. Procedurally, this type of application needs local government comments prior to the LCRB making a final decision.

4.2 Project Description

Wild Ambitions Brewing Inc. is an existing brewery proposing to include an indoor lounge and retail area. The capacity of the indoor seating area is 30 persons.

The establishment intends to provide light meal options to accompany their liquor beverages. A variety of hot and cold sandwiches with a selection of locally made pastries will be available to occupants. Although entertainment is not proposed to be the focus of the establishment, occasional live music or poetry performances along with trivia or craft nights and board games are being proposed.

Proposed Hours of Sale (Manufacturer’s License) for Wild Ambitions Brewing Inc.:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

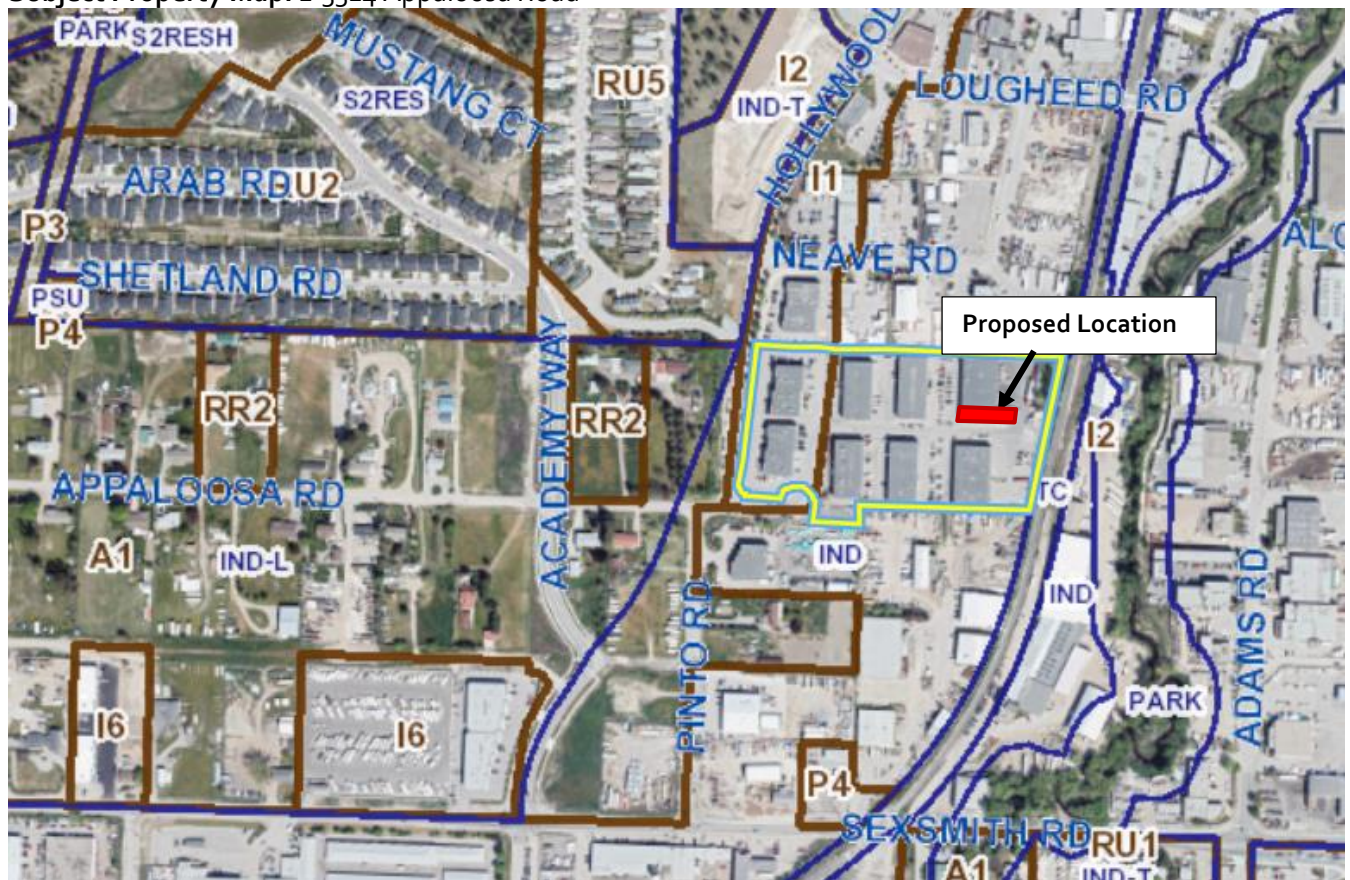
4.3 Site Context

The subject property is located in Mill Creek Industrial Park at the east end of Appaloosa Road, near the corner of Hollywood Road North and Appaloosa Road in an area of predominantly general industrial uses. The Rail Trail Transportation Corridor is located along the adjacent eastern property boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial	Industrial
East	I2 – General Industrial	Industrial Rail Trail Transportation Corridor
South	I2 – General Industrial A1 – Agriculture 1	Industrial Agriculture
West	I1 – Business Industrial RR2 – Rural Residential 2	Industrial Residential

Subject Property Map: 1-3314 Appaloosa Road



5.0 Current Development Policies

5.1 Council Policy #359 - Liquor Licensing Policy and Procedures

The following sections of Policy #359 are applicable to this application:

- Small establishments (with person capacity less than 100 persons should not be located beside another liquor primary establishment.
- The proposed capacity should never exceed the building's occupant load. In this case, the maximum capacity is 30 persons inside.
- Impact to the surrounding businesses is expected to be minimal and noise is not anticipated be an issue.

6.0 Technical Comments

6.1 RCMP

RCMP supports the above noted application, with restriction of hours of operation from 9:00 AM to 11:00 PM Monday to Sunday and capacity restricted to applicant's request (30 capacity), with the following additional requirements:

- Restriction to amplified voice and music as per Good Neighbour Bylaw No. 11500.

- Amplified voice and music to any outdoor area will be off by no later than 10:00 PM.

7.0 Application Chronology

Date of Application Received: November 19, 2019

Date Revised RCMP Comments Received: January 10, 2020

Date of Revised Floor Plans Received: February 24, 2020

Report prepared by: Barbara B. Crawford, Planner II

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A – Occupant Load Drawing

Attachment A – Applicant’s Letter of Intent