



# LL21-0003

## 301 – 890 Clement Avenue

Lounge Endorsement Application



# Proposal

- ▶ To consider a Lounge Endorsement for a new brewery to allow patrons to purchase and consume liquor products on-site between the hours of 9:00 am to 11:00 pm Sunday to Thursday and 9:00 am to Midnight Friday and Saturday for the indoor areas and 9:00 am to 10:00 pm daily for the outdoor patio area, with a total capacity of 89 people (57 people – indoors, 32 people – outdoor patio).

# Development Process

Feb 1, 2021

Development Application Submitted

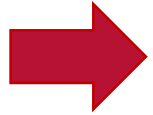
Staff Review & Circulation

Apr 20, 2021

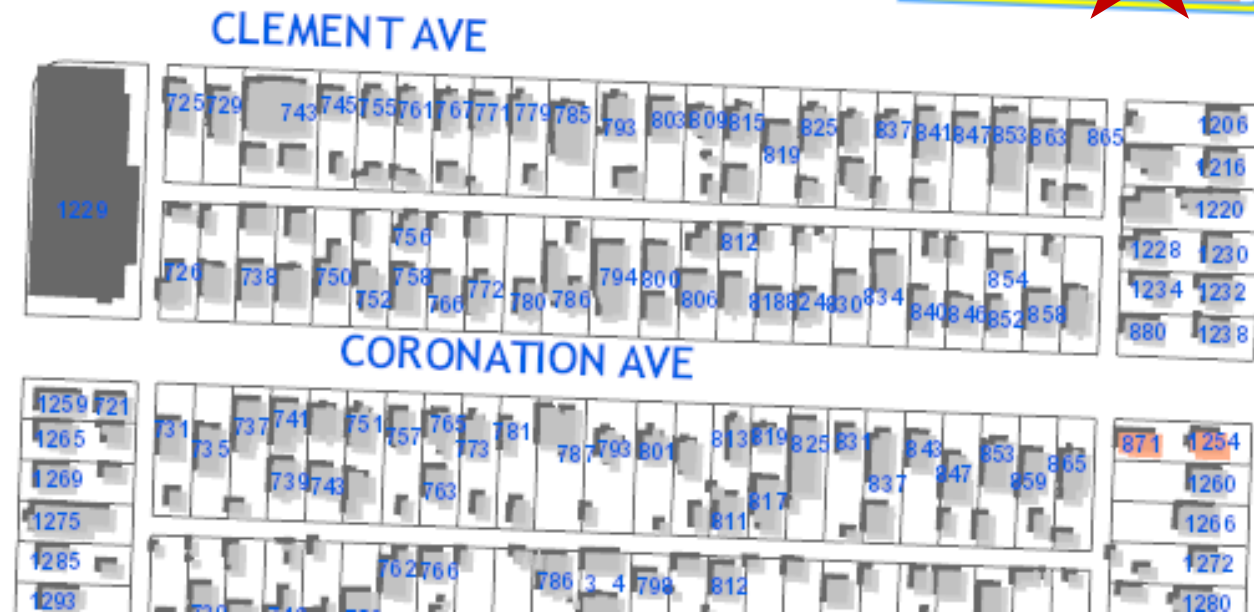
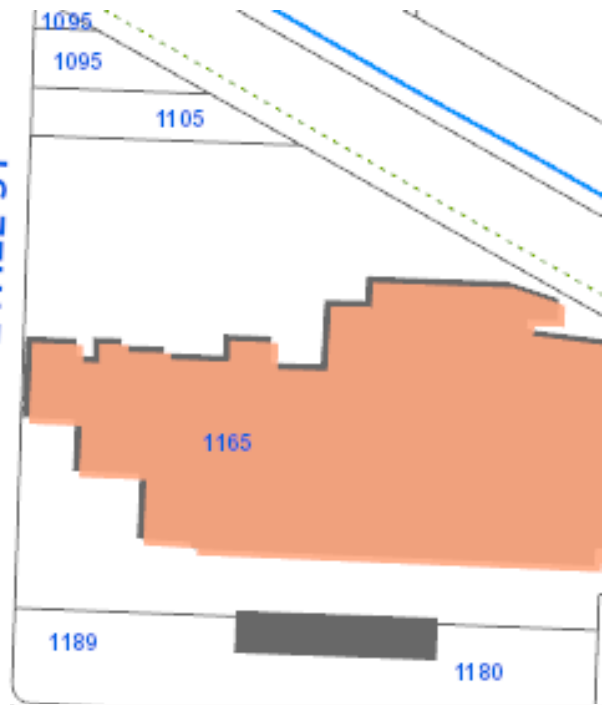
Tuesday Council Meeting

Council Approvals

Recommendation Forwarded to LCRB



# Context Map



Walk Score  
**48**

**Car-Dependent**  
Most errands require a car.

Transit Score  
**43**

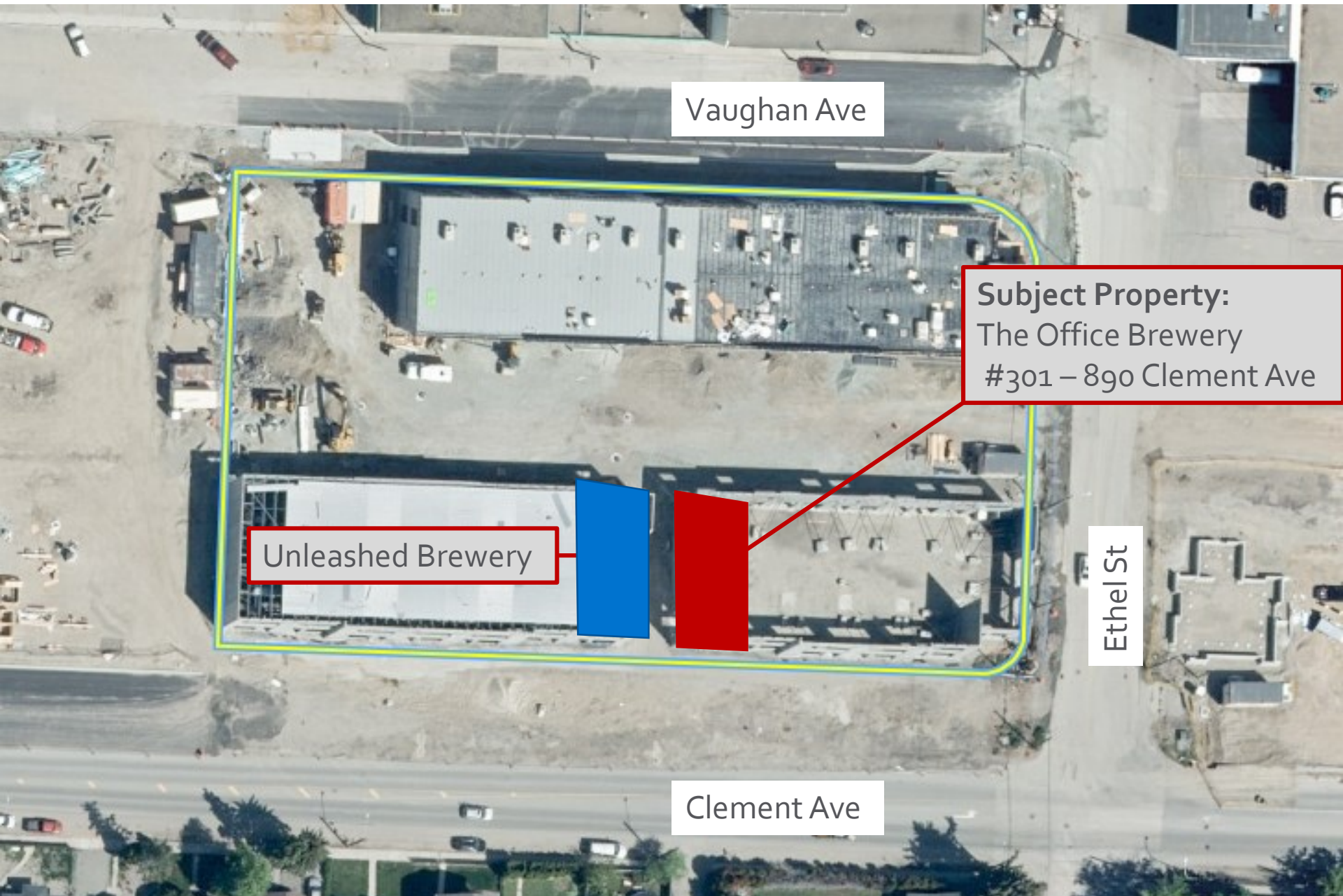
**Some Transit**  
A few nearby public transportation options.

Bike Score  
**96**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.



# Subject Property Map



Vaughan Ave

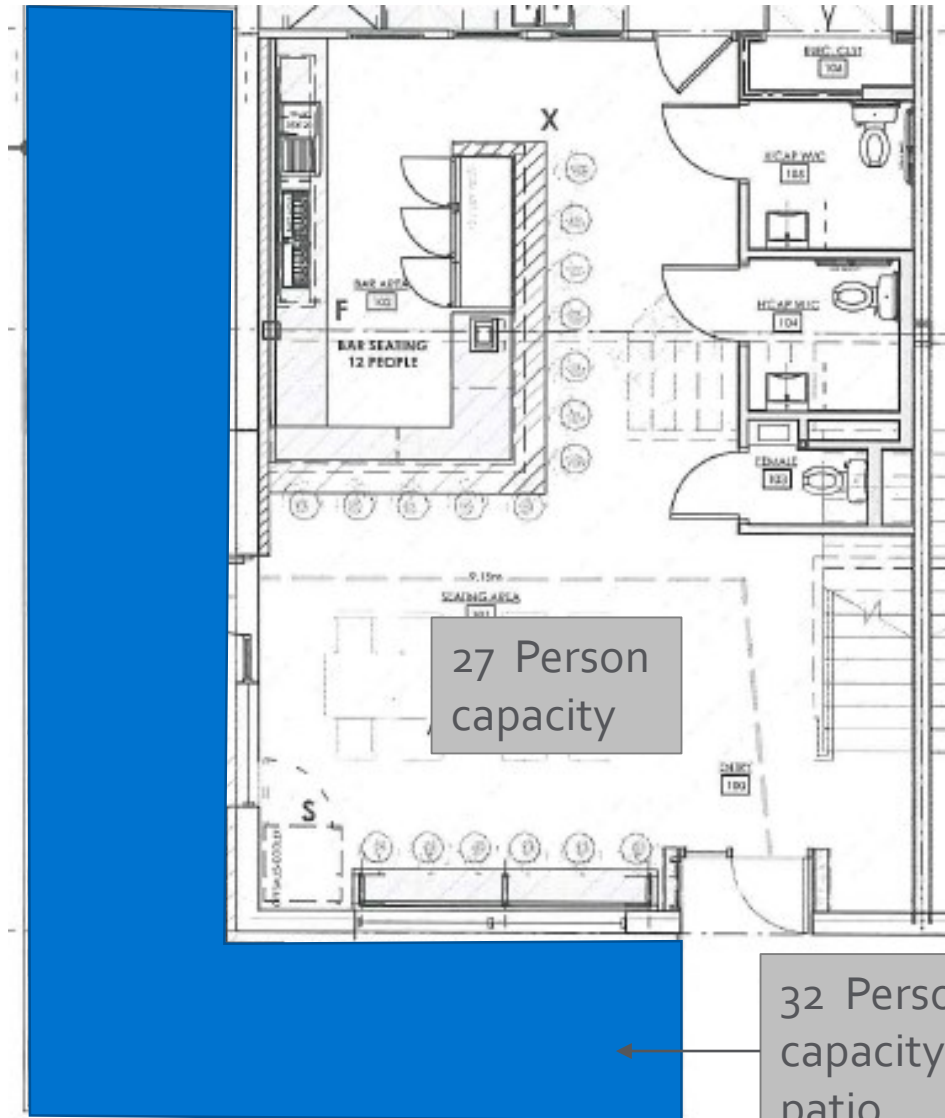
**Subject Property:**  
The Office Brewery  
#301 – 890 Clement Ave

Unleashed Brewery

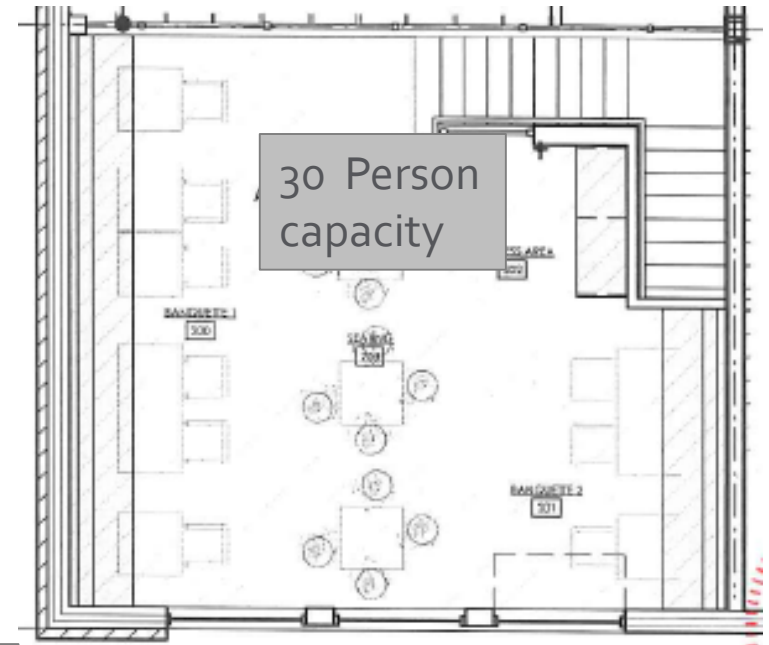
Ethel St

Clement Ave

# Site Layout



Main Floor Level



Mezzanine Level

# Project/technical details

- ▶ Lounge Endorsement for Brewery
- ▶ Maximum capacity of 89 persons (27 – Main Floor, 30 – Mezzanine, 32 –Patio)
- ▶ Developed area of 140 m<sup>2</sup>
  - ▶ Based on BC Building Code and # of washrooms
- ▶ Licensed Hours:

[illegible]

# Council Policy#359

- ▶ Location is suitable within new industrial development
  - ▶ Surrounded by industrial: North, East & West
  - ▶ Residential to the South
    - ▶ Restricted patio hours (10 pm daily close time)
  - ▶ Adjacent to 'Unleashed Brewery'
- ▶ Hours of service are appropriate and consistent to other locations
  - ▶ Low occupant load total of 57 persons indoors
- ▶ Minimal risk of negative impact



# Staff Recommendation

- ▶ Recommend **support** of the Lounge Endorsement application;
- ▶ That Council directs Staff to forward a resolution of support to the LCRB.



## *Conclusion of Staff Remarks*