



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

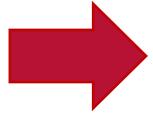
Staff Review & Circulation

Apr 20, 2021

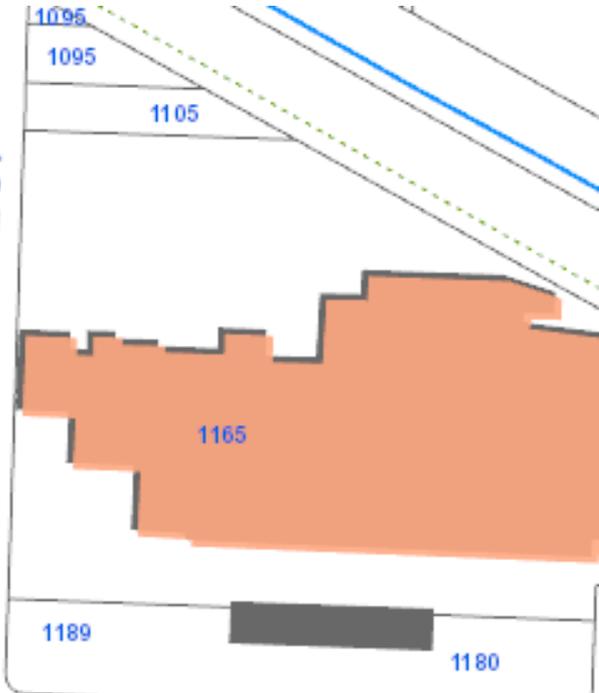
Tuesday Council Meeting

Council Approvals

Recommendation Forwarded to LCRB



Context Map



Walk Score
48

Car-Dependent
Most errands require a car.

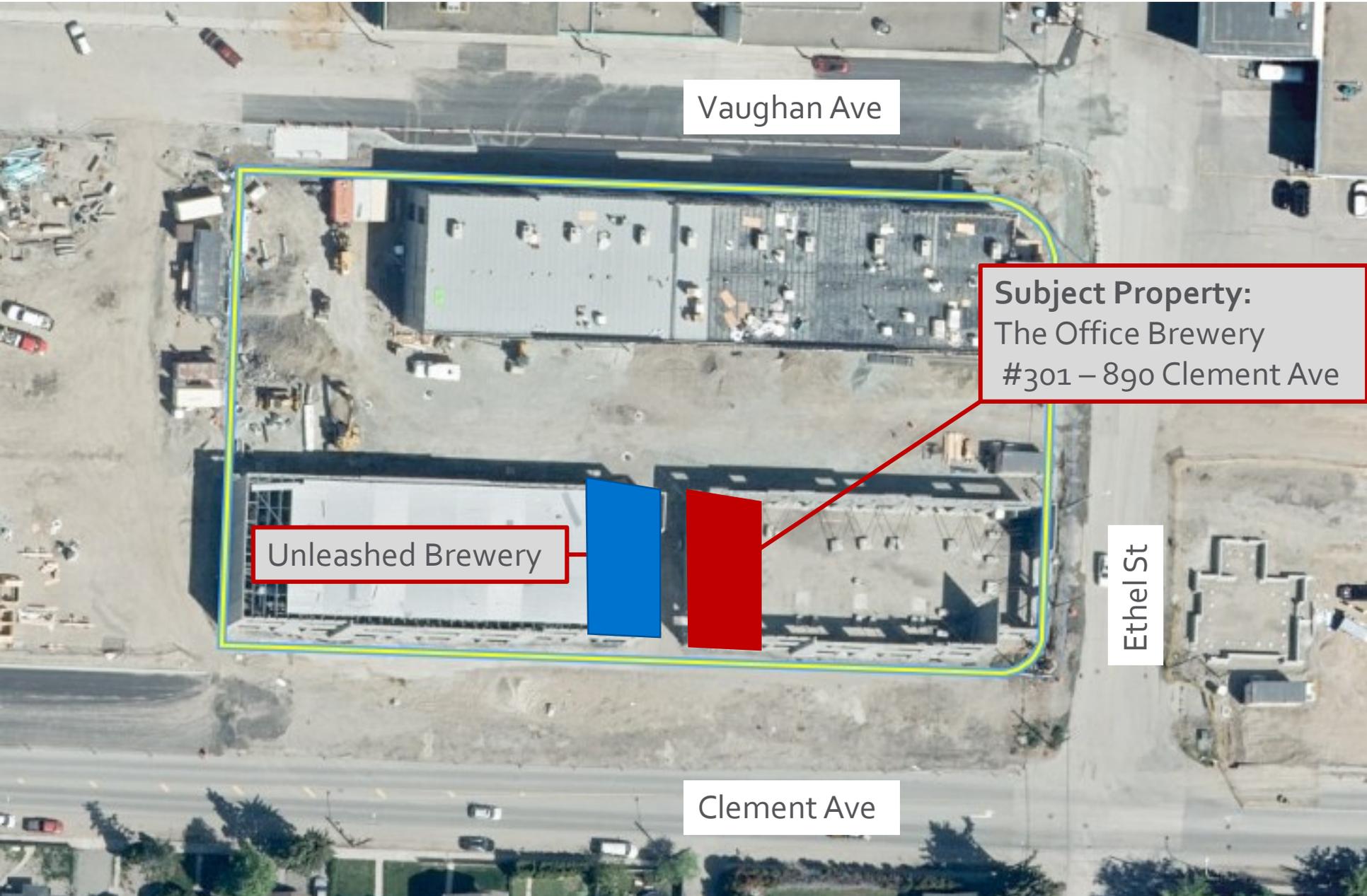
Transit Score
43

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

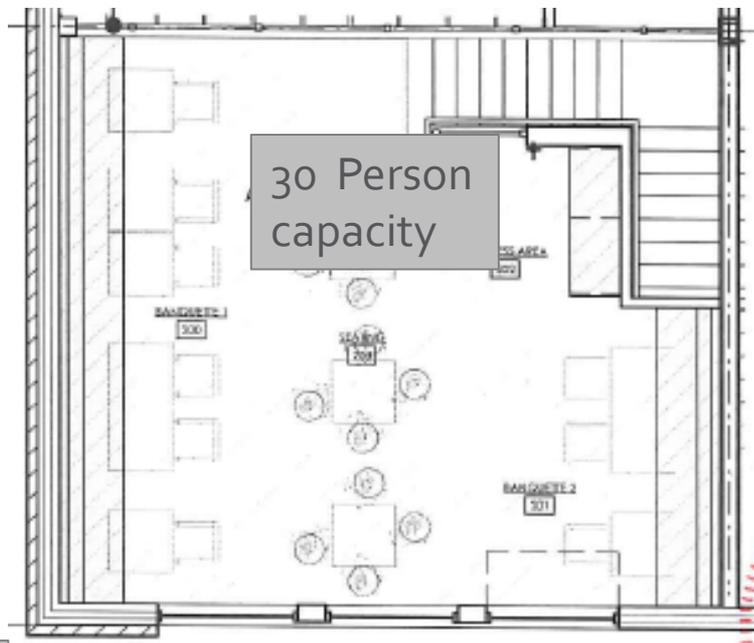
Subject Property:
The Office Brewery
#301 – 890 Clement Ave

Unleashed Brewery

Ethel St

Clement Ave

Site Layout



Main Floor Level

Mezzanine Level

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