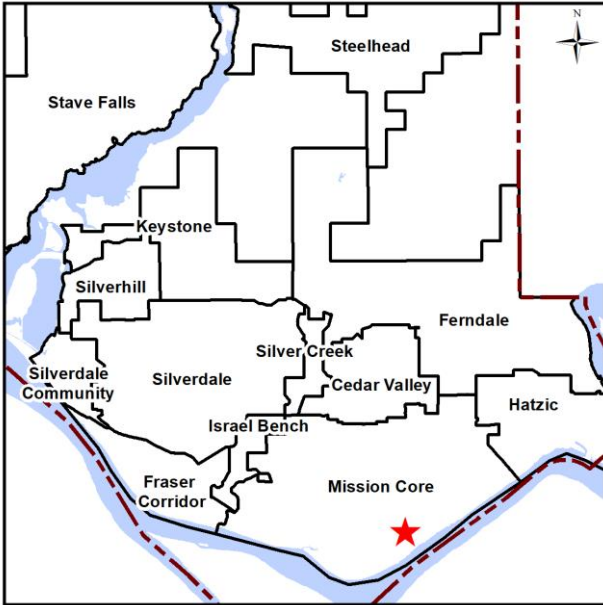


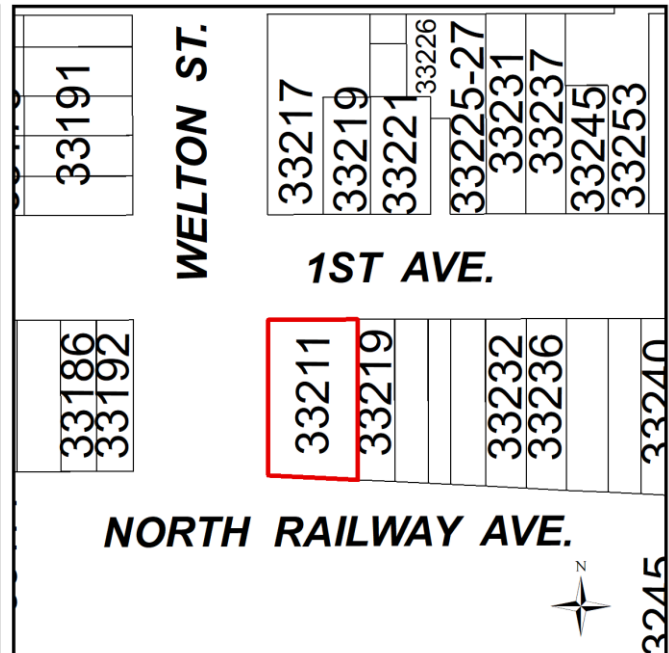
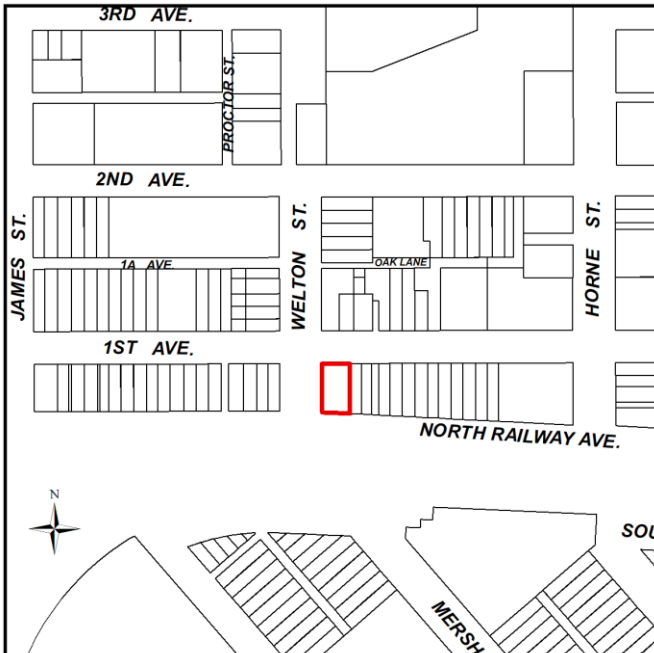
Project: P2023-042
 Application Number: LIQ23-002

Subject: Liquor Licence Amendment Application – 33211 North Railway Avenue



DATE: June 5, 2023
BYLAW / PERMIT #: LIQ23-002
PROPERTY ADDRESS: 33211 North Railway Avenue
LOCATION: Mission Core
CURRENT ZONING: Mission City Downtown One Zone (DT1)
PROPOSED ZONING: No change
CURRENT OCP: Mission City Downtown
PROPOSED OCP: No change

PROPOSAL:
 To increase the seating capacity from 90 persons to 110 persons.



Recommendation(s)

1. That Liquor Licence application LIQ23-002 be sent out for public consultation while considering:
 - a. the location of the application, 33211 North Railway Avenue;
 - b. the impact of the establishment of the community; and,
 - c. the resident's views on the established be considered; and,
2. That a Public Input Meeting be scheduled on a date to be determined.

Rationale of Recommendation(s)

The proposal is consistent with Liquor Licensing Procedures Policy LIC.15. Staff recommend for Council to consider the establishment's location, potential impact on the community, and the views of the residents. A resolution of Council is required to forward the application to the Liquor and Cannabis Regulation Branch (LCRB).

Purpose

- To inform Council of the application for an amendment to an existing liquor licence to increase the maximum seating capacity from 90 persons to 110 persons;
- To schedule a period for the public to provide comments and input on the proposal; and,
- To schedule a date for the public input meeting for council to review comments received.

Background

An application for a new liquor licence was made in 2019 which was subsequently approved and lead to the establishment of HUB Co. Brewing. The application was approved for a maximum seating capacity of 90 persons as requested by the applicant.

The applicant provided rationale explaining that the original application for a maximum of 90 persons was made in error at the time as the building was built to a standard which would allow for up to 110 persons. Now, they are applying to correct the mistake and have made an amendment application to request the increase from a maximum of 90 persons to 110 persons as originally intended.

Site Characteristics and Context

Applicant

- Kylan St. Jean – Rhapsody Brewing Co.

Location and Land Use Impact

- 33211 North Railway Avenue is a building that fronts onto 1st Avenue and North Railway Avenue. The commercial unit fronting 1st Avenue is currently vacant.
- The existing lounge and brewery is within Mission Core. To the north are more commercial uses, institutional uses, some commercial-residential mixed uses and residential uses. To the east are more commercial uses. To the south are the railroad tracks and some commercial and industrial uses. To the west are more commercial and some commercial-residential mixed uses.
- The subject property is designated Mission City Downtown in the OCP.
- The establishment has been operating since 2019 and has had no complaints.

Public Input

Once the application has been introduced to the Council, the Public Input period will begin to offer the public an opportunity to submit comments in writing. The staff report will be updated and presented with the results of the public engagement. The public will also have an opportunity to provide comments via a Public Input Session, which will be scheduled at the regular Council meeting where Council consideration of the application can occur.

The Policy has set the mailout distance to 400 m, which would amount to at least 434 addresses but not including multiple units per address. The 400 m mailout may be up to 700 dwellings given the density of the area. However, as per the Policy, the staff can recommend to Council that the mailout distance be reduced if the amendment is minor in nature. As such, it is recommended to reduce the mailout distance from 400 m to 152 m to align with the standard practice for a mailout in the urban areas while also considering the minor nature of the proposed amendment. A mailout radius of 152 m would equate to 193 mailouts.

Referrals

Engineering Department: The Engineering Department has no objection to this proposal.
Building Division: No concerns.
Bylaw Enforcement Division: No concerns.
RCMP: No concerns.

Financial Implications

There are no financial Implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LIC.15 Liquor Licensing Procedures Policy.

- A notice of Liquor Licence Amendment Application will be sent out to all occupiers and owners of the properties notifying them of opportunities to provide their comments. Staff have recommended that a reduced notification distance from 400 m from the development site to 152 m from the development site is appropriate in this case.

Sign-Offs



Rob Publow, Manager of Planning

BG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer