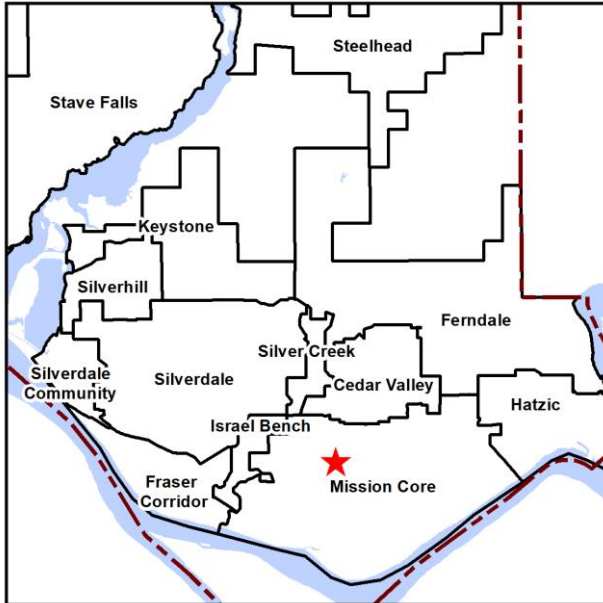


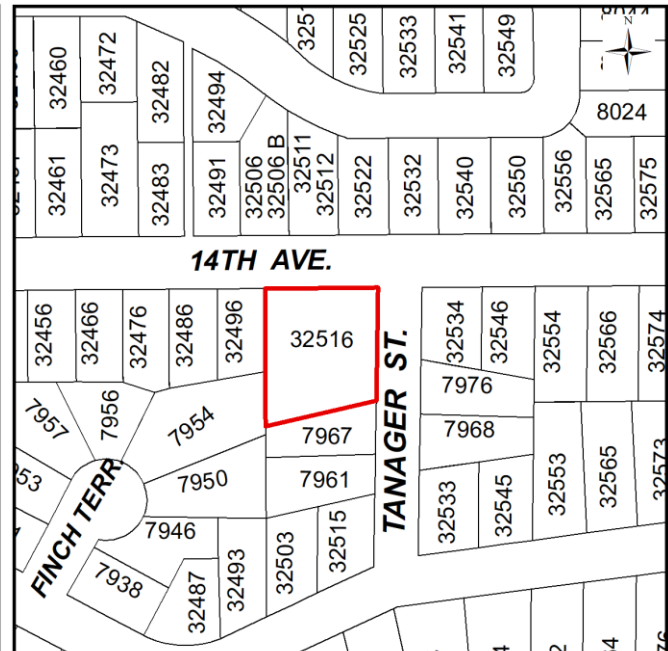
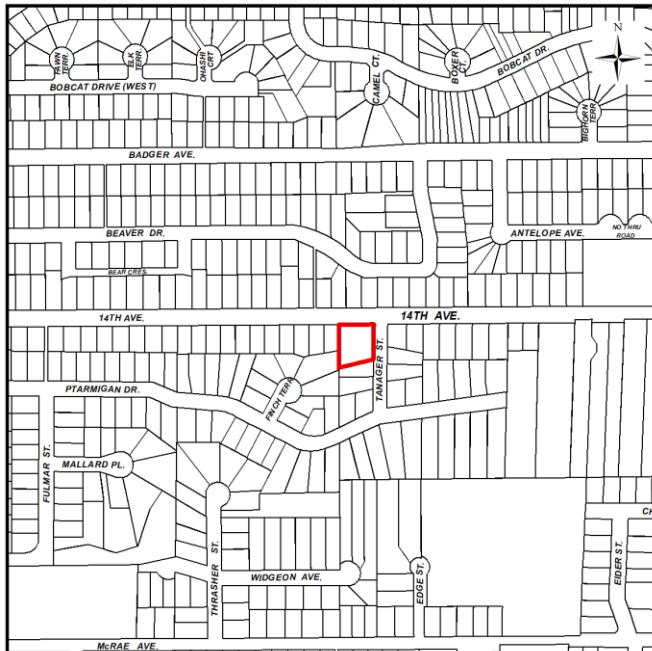
Project: P2023-043
Application Number: LIQ23-001

Subject: Liquor Licence Amendment Application – 32516 14th Avenue



DATE: June 19, 2023
BYLAW / PERMIT #: LIQ23-001
PROPERTY ADDRESS: **32516 14th Avenue**
LOCATION: Mission Core
CURRENT ZONING: Comprehensive Development 52 Zone (CD52)
PROPOSED ZONING: No change
CURRENT OCP: Commercial
PROPOSED OCP: No change

PROPOSAL:
To increase the seating capacity by 55 patrons by introducing an outdoor patio.



Recommendations

1. That Liquor Licence application LIQ23-001 be introduced while taking into consideration:
 - a. the location of the application, 32516 14th Avenue
 - b. the impact of the amendment on the community; and,
 - c. the resident's views on the establishment; 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 by 55 people by extending the outdoor patio;
- 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 to extend the liquor licence onto a future patio and allow a capacity increase of 55 patrons has been received. As the patio is not an addition and merely adding a patio through paving, railings and landscaping, it is allowable through the Zoning Bylaw and there will not be a need for development permit or building permit.

Site Characteristics and Context

Applicant

- Thrive Liquor & Cannabis Advisors

Property Size

- 32516 14th Avenue is approximately 2,017 sq m (21,710 sq ft) in area.

Location and Land Use Impact

- The existing public house is within Mission Core. The surrounding area is comprised primarily of established single-family homes within a residential area.
- The subject property is designated Commercial in the OCP.
- This property has operated a public house since 1977.

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 557 addresses but not including multiple units per address. However, as per the Policy, 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 total to 138 mailouts.

Referrals

Engineering Department:	No comment.
Building Division:	Refer to Attachment B.
Bylaw Enforcement Division:	Refer to Attachment C.
Environmental Services:	No comment.
RCMP:	No concerns.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- As per Policy LIC.15 Liquor Licensing Procedures Policy, staff can recommend to Council to reduce the mail-out distances given the amendment is minor in nature. Alternatively, Council may 'opt out' of requiring community consultation.

Attachments

Attachment A:	Site Plan
Attachment B:	Building Division Comments
Attachment C:	Bylaw Enforcement Comments

Sign-Offs



Rob Publow, Manager of Planning

JC / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer