

STAFF REPORT TO COUNCIL

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DATE: September 24, 2018

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning & Development

SUBJECT: Liquor License Application No. LL100154

Applicant: Jacqueline Marion
Location: 1180 3rd Avenue

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" Resolution for LL100154
- Letter of Intent from the Applicant
- Liquor and Cannabis Regulation Branch Application

RECOMMENDATION(S):

THAT Council APPROVE the resolution attached as Appendix "A" to the report dated September 24, 2018 from the General Manager of Planning and Development titled "Liquor License Application No. LL100154"

PURPOSE:

The applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Liquor Primary License for the Special Beauty Parlor & Day Spa located at 1180 3rd Avenue. This application will facilitate a Liquor Primary License and allow the Special Beauty Parlor & Day Spa to offer clients alcoholic beverages in conjunction with their beauty parlor and spa services. Any change to the intent of the proposed liquor license will require an application to the City for resolution.

The LCRB is the authority for liquor licensing, and must therefore approve liquor licenses. The LCRB requires that the local government reviews the application, gathers the views of residents that will be affected by the proposal and passes a resolution on the application. Once Council reviews this application, the resolution will be forwarded to the LCRB.

Background

Site Characteristics

Location	1180 3 rd Avenue
Legal Description	Lot 13, Block 43, District Lot 343, Cariboo District, Plan 1268
Site Area	345 m ²
Current Use	Special Beauty Parlor & Day Spa
Zoning	C1: Downtown

Liquor License Information

Type of License	Liquor Primary License
Proposed Hours of Service	Monday to Sunday: 10 am to 11 pm
Proposed Occupant Load	48 persons

Relevant Applications

Rezoning Application No. RZ100593, Bylaw No. 8963: The applicant has applied to rezone the subject property from C1: Downtown to C1: Downtown in order to facilitate a Liquor Primary License. Bylaw No. 8963 received first and second reading by City Council on September 17, 2018. To satisfy the LCRB requirements, Bylaw No. 8963 and liquor license application no. LL100154 will have a combined public hearing where the views of the residents will be collected and a resolution passed by Council.

POLICY/REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The LCRB is the provincial authority for liquor licensing and is regulated by the *Liquor Control and Licensing Act* and the Liquor Control and Licensing Regulation. All liquor licenses are approved and issued by the LCRB. The applicant is required to submit an application to the LCRB for a Liquor Primary License. As indicated above, the applicant has submitted a rezoning application (RZ100593) to facilitate a liquor primary license.

City of Prince George Liquor License Policy

The City of Prince George Liquor Licensing Policy (LLP) establishes guidelines for the operation of licensed liquor establishments within the City. The LLP provides guidelines on hours of liquor service, occupant load, and location of Liquor Primary Establishments. The LLP provides direction to permit Liquor Primary Establishments within the downtown. The applicant has concurrently submitted a Liquor License Application to the City that will be evaluated in accordance with the LLP. Staff have evaluated the criteria outlined in the LLP and have considered their relevance to this application. Please see below:

Hours of Liquor Service

The LLP guidelines allows for Liquor Primary Licenses within the Downtown (C1: Downtown zone) to have hours of liquor service between 9 am and 3 am. The applicant has applied to the LCRB for a Liquor Primary License from Monday to Sunday (10 am to 11 pm).

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
OPEN	10 am	10 am	10 am	10 am	10 am	10 am	10 am
CLOSE	11 pm	11 pm	11 pm	11 pm	11 pm	11 pm	11 pm

Administration is supportive of this application as the proposed hours of liquor service are consistent with the LLP.

Occupant Load

The LLP guidelines allow primary liquor licenses outside of the downtown to have an occupant load no greater than 125. The applicant's occupancy of 48 persons was determined by a qualified professional and is consistent with the LLP.

Location of Establishment

As indicated previously, the subject property is located within the Downtown area. The Official Community Plan states that the Downtown should be the primary entertainment and cultural centre of the City. The table below summarizes the surrounding land uses.

Surrounding Land Uses

North	Laneway / Commercial (Surplus Herby's)
South	3 rd Avenue / Liquor Primary (LAMBDA Cabaret)
East	Office (Outreach Centre)
West	Vacant Building / Dominion Street

There are several locations (LAMBDA Cabaret, Croft Hotel, Alibis Show-Lounge, and Cornerstone Kitchen and Lounge) that have, or the potential to have, liquor licenses within 200 m of the subject property. This application is consistent with the Official Community Plan's direction, and is typical to other uses occurring within the Downtown area. Administration supports this application to facilitate a Liquor Primary License to permit the Special Beauty Parlor & Day Spa to offer clients alcoholic beverages in conjunction with beauty parlor and spa services.

Community Impacts

The proposed liquor primary license is not expected to have significant impacts on the surrounding properties. This application will allow the Special Beauty Parlor & Day Spa to offer clients alcoholic beverages in conjunction with their beauty parlor and spa services. Administration has considered the following potential impacts:

Proliferation of uses in the Downtown

As previously stated, the OCP identifies the downtown as the primary entertainment centre of the city. Currently, there is not an over proliferation of liquor primary uses within the area surrounding the subject property. As indicated above, this application will allow the Special Beauty Parlor & Day Spa to offer clients alcoholic beverages in conjunction with their beauty parlor and spa services. Beauty and day spa services will remain the primary business function and will minimize impacts associated with liquor primary uses.

Noise

The subject property is bordered by a laneway and commercial shopping to the north, 3rd Avenue to the south, vacant building to the west and office use to the east. Hours for the proposed use are from 10:00 am to 11:00 pm (Monday to Sunday). It is not anticipated that a liquor primary use will disrupt surrounding uses through increased noise and public nuisance.

Parking and Traffic

The location provides flexibility for parking and traffic circulation along Dominion Street, George Street and 3rd Avenue, and is in close proximity to multiple surface parking lots.

Administration supports this application as the proposed liquor license is consistent with LLP direction and is not expected to significantly impact the surrounding uses.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

ALTERNATIVES:

1. Approve the resolution
2. Approve the resolution as amended
3. Refuse the resolution
4. Defer or otherwise deal with the resolution

Administration recommends that Council approve the resolution attached as Appendix "A".

SUMMARY AND CONCLUSION:

The applicant has applied for a Liquor Primary License for the Special Beauty Parlor & Day Spa. Administration recommends that Council approve the resolution attached as Appendix "A", and forward that resolution to the LCRB as the application is consistent with the Official Community Plan Bylaw No. 8383, 2011, and LLP.

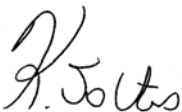
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: October 15, 2018