

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the February 26, 2019, Regular Council Meeting Agenda be adopted as circulated with the following changes:

- *Addition of item 6.3 Tree Bylaw No. 4108 - Adoption*
- *Addition of item 6.4 Delegation of Authority Amendment Bylaw No. 4109 - Adoption*
- *Addition of item 6.5 Bylaw Notice Enforcement Amendment Bylaw No. 4110 - Adoption*
- *Addition of item 6.6 Fees and Charges Amendment Bylaw No. 4111 - Adoption*
- *Addition of item 6.7 Ticket Information Utilization Amendment Bylaw No. 4112 - Adoption*

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Recommendation:

That the minutes of the following Council Meetings be adopted:

- *February 5, 2019, Special Council Meeting.*

4. PRESENTATION

4.1 Port Coquitlam Midget Ice Hockey – League Champions

5. PROCLAMATIONS

5.1 Pink Shirt Stop-Bullying Day

5.2 Kinsmen and Kinettes Day, February 17-23

6. BYLAWS

6.1 Zoning Amendment Bylaw No. 4113 for 2332 Marpole (Brewery) - First Two Readings

Recommendation:

That Council give Zoning Amendment Bylaw No.4113 for 2332 Marpole (Brewery) first two readings.

6.2 Zoning Amendment Bylaw No. 4114 for Liquor Vendors - First Two Readings

Recommendation:

That Council give Zoning Amendment Bylaw No. 4114 for Liquor Vendors first two readings.

6.3 Tree Bylaw No. 4108 - Adoption

Recommendation:

That Council adopt Tree Bylaw No. 4108.

6.4 Delegation of Authority Amendment Bylaw No. 4109 - Adoption

Recommendation:

That Council adopt Delegation of Authority Amendment Bylaw No. 4109.

6.5 Bylaw Notice Enforcement Amendment Bylaw No. 4110 - Adoption

Recommendation:

That Council adopt Bylaw Notice Enforcement Amendment Bylaw No. 4110.

6.6 Fees and Charges Amendment Bylaw No. 4111 - Adoption

Recommendation:

That Council adopt Fees and Charges Amendment Bylaw No. 4111.

6.7 Ticket Information Utilization Amendment Bylaw No. 4112 - Adoption

Recommendation:

That Council adopt Ticket Information Utilization Amendment Bylaw No. 4112.

7. REPORTS

7.1 Development Variance Report DVP00060 for 1244 & 1248 Pitt River Road

Recommendation:

That Council approve Development Variance Permit DVP00060 for #1244 & 1248 Pitt River Road.

7.2 Development Variance Report DVP00062 for 402-1485 Coast Meridian Road

Recommendation:

That Council approve Development Variance Permit DVP00062 for 402-1485 Coast Meridian Road.

7.3 Development Variance Report DVP00063 for 2140 – 550 Sherling Place (Tinhouse)

Recommendation:

That Council approve Development Variance Permit DVP00063 for 2140 – 550 Sherling Place (Tinhouse).

7.4 Development Variance Report DVP00064 for 2150 – 570 Sherling Place (Northpaw)

Recommendation:

That Council approve Development Variance Permit DVP00064 for 2150 – 570 Sherling Place (Northpaw).

8. NEW BUSINESS

9. OPEN QUESTION PERIOD

10. ADJOURNMENT

10.1 Adjournment of the Meeting

Recommendation:

That the February 26, 2019, Regular Council Meeting be adjourned.

Present:

Chair – Mayor West
Councillor Darling
Councillor Dupont
Councillor McCurrach
Councillor Pollock
Councillor Washington

Absent:

Councillor Penner

1. CALL TO ORDER

The meeting was called to order at 6:03 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the February 5, 2019, Special Council Meeting Agenda be adopted as circulated.

Carried

3. BYLAWS

3.1 Zoning Amendment Bylaw No. 4099 (Cannabis) - Third Reading and Adoption

Moved - Seconded:

That Council give Zoning Amendment Bylaw No. 4099 for Cannabis Regulations third reading and adoption.

Carried

3.2 Development Procedures Amendment Bylaw No. 4100 (Cannabis) - Final Reading

Moved - Seconded:

That Council give Development Procedures Amendment Bylaw No. 4100 (Cannabis) final reading.

Carried

3.3 Fees & Charges Amendment Bylaw No. 4101 (Cannabis) - Final Reading

Moved - Seconded:

That Council give Fees & Charges Amendment Bylaw No. 4101 (Cannabis) final reading.

Carried

3.4 Business Amendment Bylaw No. 4102 (Cannabis) - Final Reading

Moved - Seconded:

That Council give Business Amendment Bylaw No. 4102 (Cannabis) final reading.

Carried

3.5 Delegation of Authority Amendment Bylaw No. 4103 (Cannabis) - Final Reading

Moved - Seconded:

That Council give Delegation of Authority Amendment Bylaw No. 4103 (Cannabis) - final reading.

Carried

3.6 Bylaw Notice Enforcement Amendment Bylaw No. 4104 (Cannabis) - Final Reading

Moved - Seconded:

That Council give Bylaw Notice Enforcement Amendment Bylaw No. 4104 (Cannabis) - final reading.

Carried

3.7 2019 Water and Sewer Rate Amendment Bylaws - Final Reading

Moved - Seconded:

That Council give Waterworks Regulation Amendment Bylaw No. 4105 and Sewer Regulation Amendment Bylaw No. 4106 final reading.

Carried

4. ADJOURNMENT

4.1 Adjournment of the Meeting

Moved - Seconded:

That the February 5, 2019, Special Council Meeting be adjourned at 6:13 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4113 - First Two Readings


RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4113 for 2232 Marpole Avenue first two readings.

REPORT SUMMARY

At the February 19, 2019, Committee of Council meeting, Committee recommended to Council that the Zoning Bylaw be amended to permit on-site manufacturing of liquor and accessory packaged liquor sales at 2332 Marpole Avenue.

OPTIONS

1 	Give first two readings to the Bylaw.
2	Delay first two reading and request staff to provide additional information.
3	Deny first two readings of the bylaw.

RECOMMENDATIONS:

1. That Committee of Council recommend to Council that the Zoning Bylaw be amended to permit on-site manufacturing of liquor and accessory packaged liquor sales at 2332 Marpole Avenue; and,
2. That the following conditions must be met prior to the adoption of the rezoning to the satisfaction of the Director of Development Services:
 - a) Submission of an agreement from adjacent property owner(s) indicating approval to use 11 parking spaces or submission of cash-in-lieu for these spaces; and,
 - b) Provision for installation of a bike rack.

PREVIOUS COUNCIL/COMMITTEE ACTION

None

REPORT SUMMARY

This report provides for Committee consideration of a rezoning application to permit a brewery and the sale of beer from the brewery to be located within the existing building at 2332 Marpole Avenue in addition to a proposed 60-seat restaurant. The restaurant use is permitted by the Zoning Bylaw, but a site-specific zoning bylaw amendment is required for liquor manufacturing and on-site liquor sales. The proposal is in keeping with the *Recommendations for a Downtown Action Plan* as it would contribute to the vitality of the Downtown, particularly on evenings and week-ends. The recommended conditions to be met by the applicant are limited to obtaining agreements for offsite parking spaces (or cash-in-lieu) and installing a bike rack as the impact of the proposed changes in use is expected to be relatively minor and in keeping with other permitted uses. In addition, the proposed bylaw amendment limits maximum building height to one storey. The purpose of this provision is to prevent a more intense redevelopment of the site without obtaining offsite improvements, as it is not proposed that these improvements be required as conditions of approval to add the brewery.

BACKGROUND

The applicant, Patina Brewing Company, wishes to open a restaurant with an in-house brewing operation and to be allowed to sell the beer produced by the brewery from the premises. This proposal re-purposes the existing one-storey commercial building at 2332 Marpole Avenue that was formerly a bakery/deli, and prior to that a BC liquor retail outlet. The “brew house” concept includes a 60-seat restaurant with additional seating to be located on a patio at the front of the building plus a 10-seat tasting area. Minor alterations would be made to update the brick building, including replacing a portion of the storefront with a glass roll-up door to allow for seasonal sidewalk seating.

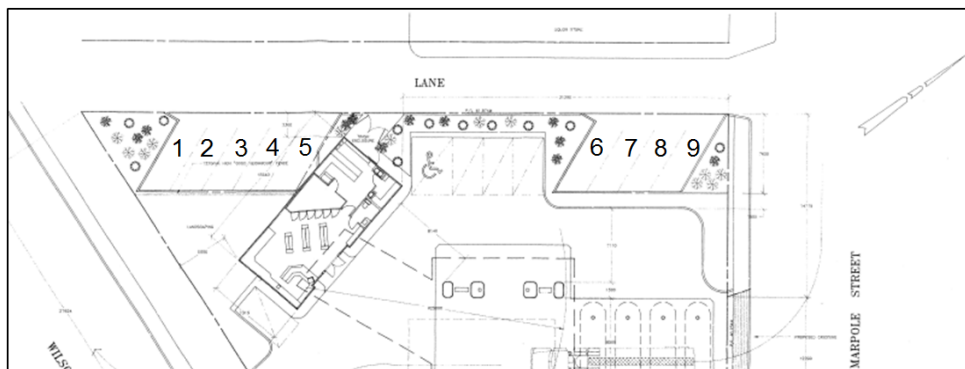
2332 Marpole Avenue - Rezoning Application

The site is zoned to permit the restaurant use, but any liquor manufacturing or retail liquor sales uses require Council approval of a site-specific amendment to the Zoning Bylaw. An evaluation of how these proposed uses would comply with Council's Liquor Establishment Policy (Attachment 1) is required as part of the application review. Applicable land use and development policies of the Official Community Plan, the Downtown Plan (1998) and Recommendations for a Downtown Action Plan (2017) include policies which encourage changes that contribute to a vibrant commercial core by attracting high quality development such as restaurants and specialty foods. In particular, new food and beverage businesses, especially those which will animate the street front with outdoor seating, are encouraged.



The site is on the south side of Marpole Avenue at the edge of the Downtown's commercial area and close to an increasing residential population. The downtown location has good pedestrian access via sidewalks linking to the PoCo Traboulay Trail and is well served by transit. Surrounding land uses and businesses include the Chevron gas station to the east, an adjoining 3-storey, mixed-use building on the west with a deli on the ground floor, commercial uses in single-storey building across the street and an open parking lot that is owned by the strata apartment building to the south.

Staff and patron parking spaces currently include 5 on-site spaces at the rear of the building and access to 9 off-site spaces located on the Chevron property but accessed from the lane; there is also a loading bay at the back of the building. A bike rack is proposed to be installed close to the building entry.



Parking spaces along the lane

The applicant advises the business will create 30 full and part-time jobs and will be a living wage employer. The applicant further advises that the owners of the business have a strong connection

to Port Coquitlam and their focus will be to hire local residents. They are planning to build a relationship with Riverside High School's culinary arts program to provide opportunities for students to gain work experience in a restaurant, will be looking to source food from local food suppliers and exploring opportunities to install a roof-top herb garden as well as a beehive to produce honey.

DISCUSSION

The brew house restaurant concept has been gaining popularity and there are numerous examples throughout the Metro Vancouver area including, in Port Coquitlam, an on-site brewing facility currently under construction at the Cat and Fiddle Sports Bar & Restaurant. The addition of a brew house in the Downtown would be expected to add vitality to the area by drawing in more people, especially on evenings and weekends and providing an additional place for local residents to socialize.

This application would be in keeping with the direction outlined in the Recommendations for the Downtown Action Plan, which envisions restaurants that focus around a sit down, "mid-casual" format or social dining similar to that being proposed and promotes the type of sidewalk animation which would be created by a patio at this location. The report further recommends greater flexibility be provided in finding parking solutions for existing commercial developments in the Downtown where it is not possible to increase the number of on-site parking spaces.

The factors set out in the Liquor Establishment Policy to be considered for an establishment wishing to manufacture and sell liquor (in this case, beer) are assessed as follows:

- a) *Location of other establishments with liquor licences:* In the Downtown, they include a number of restaurants with licences, a neighbourhood pub, and a liquor retail sales outlet next to the pub. Council's policies for the Downtown encourage these types of uses.
- b) *Distance to schools and other uses that may be relevant* (e.g., daycares). No conflicts are identified.
- c) *Traffic and parking impacts.* See discussion in the following section.
- d) *Access for pedestrian and cyclists and to public transit.* This site is well located, and the bike rack would promote cyclists.
- e) *Impacts to residents or businesses.* The use is anticipated to contribute to the vitality of downtown businesses and offer residents with an additional choice for socializing and dining. The patio could create some noise concerns.
- f) *Safety or business licence concerns.* None specific to this location.
- g) *Opening / closing times:* Liquor service hours would be subject to licensing regulations and approval through the liquor licence process. Hours similar to that of a neighbourhood pub (11 a.m. to 1 a.m.) may be considered appropriate for the restaurant, however specific consideration may need to be given to limit hours that the patio could remain open to avoid impacting nearby residents.

The traffic and parking impacts of the proposed brewery and on-site liquor sales are unlikely to be substantially greater than the permitted restaurant use. If the proposal was solely for reuse of the

existing premises for a restaurant, then the City could issue a business licence for this use without needing to evaluate its compliance with current parking regulations. However, as rezoning is required for the brewery-related uses, there is an opportunity for Council to determine if it is satisfied with parking availability including arrangements for use of offsite spaces.

When the building was originally built in the early 1970s, it was designed to comply with parking requirements for the liquor store use (at that time, a permitted commercial use) by including 7 on-site parking spaces at the rear. Since then, 2 of these spaces were converted to a loading bay and arrangements were made with the adjacent service station property to provide 9 parking spaces accessed from the lane. This arrangement has been maintained through the years, including redevelopment of the gas station in 1991 to eliminate service bays and the replacement of the liquor store with a bakery/deli.

Under current regulations, if a new building were to be constructed to accommodate a 60-seat restaurant with a brewery and tasting lounge, and parking requirements were set to be the same as a craft brewery, then the business would be required to provide a total of 16 spaces (12 for the restaurant, 2 for the brewery, and 2 for the tasting lounge). It could provide cash-in-lieu for up to 10% of these parking spaces (2 spaces) and may provide parking on a portion of a parcel within 95m of the building if a restrictive covenant is registered that restricts its use to parking.

The applicant advises that the business will be entering into an agreement with Chevron to secure its access to the 9 parking spaces along the lane, and conversations are underway to obtain a commitment from Chevron for some of its additional spaces (e.g., for staff parking) or to use some of the spaces owned by the strata apartment to the south.

The parking bylaw requires all off-site spaces to be secured by a registered restrictive covenant. It also provides that the applicant may pay cash-in-lieu for 2 of the required spaces. This site has enjoyed access to 9 spaces by agreement, but not by restrictive covenant, and obtaining a restrictive covenant at this time is unlikely. Given the configuration of the access to the spaces off the lane and stated opportunity that an agreement can be obtained to confirm their continued use, as well as potential to obtain an agreement to use at least 2 additional spaces, this report recommends that the applicant be required to obtain an agreement for use of 11 spaces and, if such an agreement is not obtained, that cash-in-lieu of the spaces be acceptable.

The rezoning application provides Council with an ability to require subdivision and offsite infrastructure improvements to comply with current standards set out in the subdivision servicing bylaw. Infrastructure requirements for development of this site to comply with bylaw requirements could be substantial. They would be defined to include a widening of Marpole Street (and reduction of its sidewalk width), reconstruction of the lanes along the east and at the back of the site, and upgrades to services. Application of the bylaw would further result in a requirement to dedicate 3x3 meter "corner cut-offs" to enhance the visibility at the intersections of Marpole Avenue with the lane to the east and intersection of this lane with the lane to the rear. This report does not recommend to Council that infrastructure improvements be required for the brewery operation as the overall impacts of changing this site's permitted uses to allow for the making of beer and its sale would not be any greater than the impacts of currently permitted uses such as a bakery. However, to ensure

that this infrastructure will be required if the site is substantially redeveloped (whether or not rezoning is involved), it is further recommended that the site's zoning limit maximum building height to one storey. This option recognizes it is not possible to obtain corner cut-offs until the site is redeveloped and reflects the City's practice that it will require offsites as a condition of rezoning approval if the amendment results in a use with greater site impacts.

In reviewing this application, questions were asked about the differences between regulations applicable to restaurants, neighbourhood pubs and craft breweries. The biggest difference is that a neighbourhood pub in the Downtown is required to provide more parking than a restaurant is required to provide - 1 space per 3 seats in a pub compared to 1 space per 5 seats in a restaurant and 1 space per 5 seats in a lounge accessory to a craft brewery. The liquor licences are also different: a neighbourhood pub will have a liquor primary licence whereas a restaurant will have a food primary licence. A liquor primary licence allows for the primary source of revenue to be from liquor and patrons to order beverages without food; the licence does not permit the facility to be open to children. The subject application is for a family-friendly restaurant that would operate within the terms of a food primary licence, a licence which requires at least 60% of the revenue to be from food and allows for children to be within the premises.

The following amendments to the Zoning Bylaw are proposed to implement the intended concept:

- (1) In Table 3.3, Commercial Zones Permitted Uses, by adding a new Note 33 to indicate on-site liquor manufacturing and packaged sale of on-site manufactured products are permitted at 2332 Marpole Avenue in the Community Commercial zone when accessory to a restaurant use;
- (2) In Table 3.4, Commercial Zone Regulations, by adding a new note 7 to the Community Commercial zone height regulation to restrict the building height at 2332 Marpole Avenue to one storey.

FINANCIAL IMPLICATIONS

None.


PUBLIC CONSULTATION

A sign providing information about the application has been affixed to the front of the building and to date staff have not received any feedback. The applicant hosted an open house on Saturday, February 2nd 2019 and reports approximately 125 people attended. A letter summarizing the input notes 47 feedback forms were submitted and the majority of comments are supportive of the proposed uses.

The public hearing would provide a formal opportunity for Council to hear comment on the application.

2332 Marpole Avenue - Rezoning Application

OPTIONS

#	Description
1 	Recommend to Council that liquor manufacturing and packaged liquor sales be permitted at 2332 Marpole Avenue subject to the building height at this location being restricted to one storey and the applicant providing for 11 additional parking spaces by way of an agreement with adjoining property owner(s) or payment of cash-in-lieu.
2	Request additional information, amendments to the application or changes to recommended conditions of approval to address specified issues prior to making a decision on the application
3	Recommend to Council that the rezoning application to permit the brewery and/or sale of the manufactured product be refused.

ATTACHMENTS

- Attachment #1: Location Map
Attachment #2: Restaurant floor plan
Attachment #3: Open house summary letter
Attachment #4: Liquor Establishment Policy

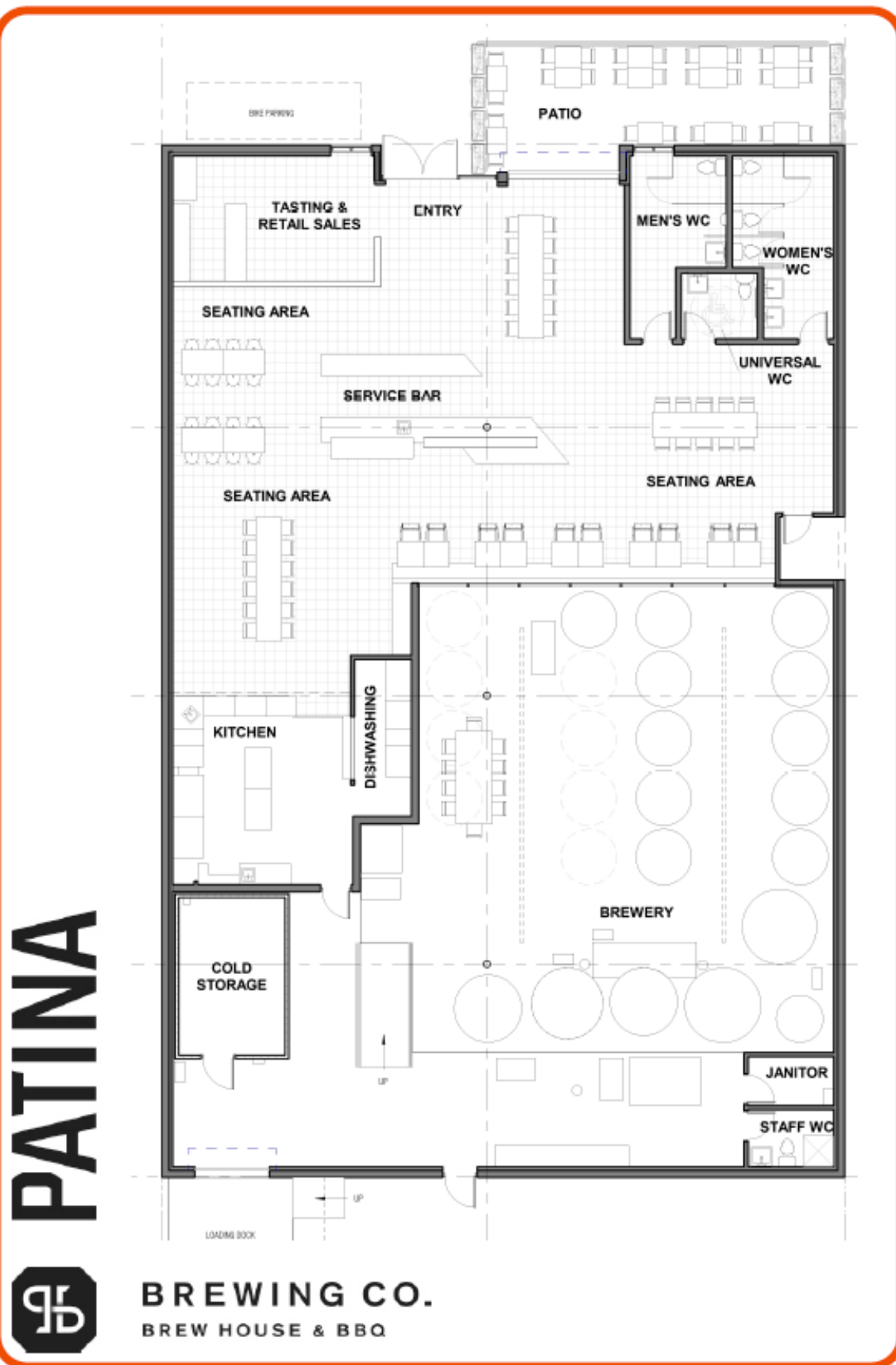
Lead author(s): Bryan Sherrell

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 2332 Marpole Ave

FILE NO: RZ000174







PATINA

2332 Marpole Ave. Port Coquitlam



PATINA

BREWING CO.
BREW HOUSE & BBQ

February 4, 2019

Bryan Sherrell
Planner, Development Services
City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, BC, V3C 2A8

Re: Rezoning Application for 2332 Marpole Ave. Port Coquitlam – Open House Follow Up

Dear Bryan Sherrell:

On February 2, 2019, we hosted a community open house at 2332 Marpole Ave from 2pm to 4pm. We invited 1,111 residents and business from the surrounding neighbourhood, we also invited City Council and the BIA Executive Director and Board. During the open house we had approximately 125 people attend, 3 members of City Council, neighbourhood residents and businesses. Based on the 47 feedback forms submitted 89% of the people attended live in the neighbourhood and 15% work in the neighbourhood.

Through the questionnaire we asked people on a scale of 1 to 5, 1 being not excited and 5 being very excited, how excited are you about Patina opening in your neighbourhood? The average score was 4.75, with all scores being either 4 or 5, except for one person's answer of 2. The feedback was very positive, most of the comments were: "beyond thrilled; exactly what we need", "Not soon enough" and "amazing menu; needed in d/t".


Only 2 concerns were noted, 8 people asked about parking and 4 people asked about noise. We were able to address these concerns; most people did not realize we are providing parking on the Chevron site.

Please find attached a full breakdown of the feedback forms.

If you have any questions, please let me know.

Sincerely,

Greg Moore

<div>CITY OF</div> <div>PORT COQUITLAM</div>		<div>POLICY</div>	
Subject Area:	Community Planning	Policy #5.04	
Policy Title:	Liquor Establishment Policy		
Authority:	Legislative	X	Effective Date: 2016-10-24
	Administrative		Review Date: 2021-10
Issued By:	Laura Lee Richard Director of Development Services	Issue Date:	2016-10-24
		Distributed by:	Department Heads

Purpose

To provide a framework for the factors Port Coquitlam will consider when reviewing a liquor establishment application as referred to the City for review and comment by the BC Liquor Licensing and Control Branch (LCLB) and applications to amend the Zoning Bylaw to permit new establishments that will be subject to liquor licences. The policy will be used to evaluate merits of an application in conjunction with application of the City's Development Procedures Bylaw, Parking and Development Management Bylaw and any other relevant bylaws or policies. This policy is intended to provide information upfront to prospective applicants about the City's procedures in processing their applications for reasons of clarity and consistency. It applies to those who are applying for, or hold, licences for liquor primary establishments, food primary establishments, liquor retailers, and liquor manufacturers with endorsements.

Policy

1. Analysis of Applications

1.1 **New liquor primary licence applications** including applications for neighbourhood pubs and licensed manufacturing establishments seeking a lounge endorsement area; and amendments to liquor primary licences, food primary licences, and manufacturing licences with endorsements – included but not limited to, increasing or changing hours of operation during which liquor is served, increasing patron capacity, expanding an outside patio, adding a lounge or allowing patron participation entertainment.

The following factors will be considered in evaluation of an application:

- a. The location(s) of other establishments with liquor licences
- b. The distance to schools and any other uses that may be relevant to a specific application

- c. Traffic and parking impacts
- d. Access for pedestrians and cyclists and to public transit
- e. Impacts to residents or businesses
- f. Comments by the RCMP and Manager, Bylaw Services Division with respect to any public safety, security or business licence concerns

1.2 New and relocation of liquor retail stores – includes private liquor stores, BC liquor stores, private wine stores (VQA), stores within grocery stores, and wine on shelves in grocery stores.

In addition to the factors identified in Section 1.1, the following factors will be considered in evaluating an application:

- a. Confirmation that the proposed location is a minimum of 1 km from other liquor retail establishments, including liquor stores in a grocery store, wine on shelves in a grocery store, wine stores, and liquor retail stores. For clarification, this provision does not apply to a farmers market.

2. Opening Times

The City will evaluate the appropriate opening time for a liquor primary licence establishment application on a case-by-case basis.

3. Closing Times

The City's closing times for liquor manufacturing establishments with a lounge endorsement area will be no later than 9 pm Monday to Thursday, no later than 10 pm Friday to Saturday, and no later than 8 pm on Sunday.

All operating and liquor service hours are subject to LCLB licensing regulations and approval, as appropriate.

4. Public Consultation

- Application for new and relocated liquor retail stores and endorsements to manufacturing licences should include documented input gathered from neighbouring residents and businesses.
- For a liquor establishment application that does not require a rezoning process, Committee or Council may determine that a Public Hearing be held in accordance with the procedures identified in the Development Procedures Bylaw where concerns about a proposed location are identified during the review and early consultation process.

Responsibility:

Director of Development Services

END OF POLICY

Zoning Amendment Bylaw No. 4114 - First Two Readings


RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4114 for Accessory Liquor Sales at farmer and artisan markets first two readings.

REPORT SUMMARY

At the February 5, 2019, Committee of Council meeting, Committee recommended to Council that the Zoning Bylaw be amended to increase the number of vendors permitted to sell packaged liquor products at farmer and artisan markets.

OPTIONS

1 	Give first two readings to the Bylaw.
2	Delay first two reading and request staff to provide additional information.
3	Deny first two readings of the bylaw.

Accessory Liquor Sales at Farmer and Artisan Markets

RECOMMENDATION:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to increase the number of vendors permitted to sell packaged liquor products at farmer and artisan markets.

PREVIOUS COUNCIL/COMMITTEE ACTION

None

REPORT SUMMARY

In response to consumer and industry demand, this report recommends an amendment to the Zoning Bylaw to permit an increase in the number of vendors permitted to sell packaged liquor at farmer and artisan markets in Port Coquitlam.

BACKGROUND

Liquor manufacturers licenced by the Liquor and Cannabis Regulation Branch (LCRB) with an on-site store endorsement can apply to the LCRB for a Market Authorization to provide samples and sell their packaged products at farmer or artisan markets.

Liquor manufacturers were first permitted at the Port Coquitlam Farmers Market in 2015 through issuance of a temporary use permit. The community responded favourably to these vendors and in 2016 the Zoning Bylaw was amended to permit packaged liquor vendors at markets in the P1 (Civic Institutional) and P3 (Parks and Natural Areas) zones. To minimize potential impacts, the maximum number of vendors is currently limited to three at any one time.

The City currently facilitates three markets: the Port Coquitlam Farmers Market, the May Day Artisan Market and the Winter Artisan Market, at which between 45 and 60 vendors typically set up. Market organizers indicate the liquor manufacturers are well received by patrons and they have requested an increase in the permitted number of vendors. This would allow them to allow for a wider selection of products and ensure sufficient opportunities for those local liquor manufacturing businesses who may wish to participate as vendors. The City currently has 6 licenced manufacturers with several more applications in process and, through the selection processes, these local vendors would be prioritized.

DISCUSSION

It is proposed that the Zoning Bylaw be amended to permit more than 3 vendors at a market to sell packaged liquor products. The intent is to offer organizers greater flexibility by replacing the current limitation to 3 vendors with a provision that would allow up to 20% of market vendors to sell packaged liquor products. This amendment would support inclusion of more manufacturers, including local businesses, while ensuring the overall focus of the market remains balanced with

Accessory Liquor Sales at Farmer and Artisan Markets


other types of vendors. The bylaw amendment will also clarify that these uses are permitted at farmer and artisan markets in the P1 and P3 zones.

The sale of packaged liquor products at the markets has not resulted in any identified community impacts and no concerns have been raised that these vendors may have impacted established businesses offering packaged liquor sales. Approval is recommended.

FINANCIAL IMPLICATIONS

None

OPTIONS

#	Description
1 	Amend the Zoning Bylaw to permit up to 20% of vendors to sell packaged liquor at farmer and artisan markets in the P1 and P3 zones.
2	Request further information prior to making a decision
3	Take no action (current restrictions would remain in place)

1244-1248 Pitt River Road – Issuance of DVP

RECOMMENDATION:


That Development Variance Permit DVP00060 for 1244-1248 Pitt River Road be approved for issuance.

REPORT SUMMARY

Upon conclusion of a public input opportunity scheduled for February 26, 2019, the Development Variance Permit for 1244-1248 Pitt River Road will be available for Council to give approval for issuance.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	That Development Variance Permit DVP00060 for 1244-1248 Pitt River Road be approved for issuance.
2	Request that additional information be received prior to the issuance of the Development Variance Permit.
3	Deny the approval of the Development Variance Permit.

Development Variance Permit Application - 1244/1248 Pitt River Road

RECOMMENDATION:

That the Committee of Council:

- 1) Authorize staff to provide notice of an application to vary underground servicing requirements for a proposed 4-lot subdivision at 1244-1248 Pitt River Road, and
- 2) Advise Council that it supports approval of Development Variance Permit DVP00060.

PREVIOUS COUNCIL/COMMITTEE ACTION

On July 11, 2016, Council resolved:

1. That the zoning of the properties located at 1244 & 1248 Pitt River Road be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2).
2. That pursuant to s. 499 of the Local Government Act, staff be authorized to include a notice of an application to vary the minimum lot width with the notification for the rezoning.
3. That prior to the adoption of the amending bylaw, a subdivision plan including provision for lane dedication along the west property line be submitted to the satisfaction of the Approving Officer
4. That prior to the adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Demolition of existing buildings and structures;
 - b. Completion of design and submission of fees and securities for off-site works and services, including street trees;
 - c. Installation of tree protection barriers and submission of a security in the amount of \$10,000 to ensure tree retention;
 - d. Submission of a security in the amount of \$3,000 to ensure on-site tree planting;
 - e. Registration of a legal agreement to ensure that:
 - i. The dwellings are not of an identical design or finish; and
 - ii. One on-site parking space is required for each secondary suite.

On February 28, 2017, Council authorized notice of an amended application and resolved:

1. That the requirement to provide a security for lane construction be waived; and,
2. That the requirement to register a legal agreement to restrict vehicular access to the lane be deleted.

On March 28, 2017, Council gave 3rd Reading to the amending bylaw and issued a development variance permit to allow for access from Pitt River Road.

REPORT SUMMARY

This report provides for Committee's consideration of a request to vary the requirement for undergrounding of overhead services to facilitate a 4-lot subdivision. Undergrounding of the existing overhead service is not feasible at the mid-block location for a small subdivision and the recommended variance is to obtain funding to provide for the works in the future.

BACKGROUND

The property owners wish to subdivide two larger lots fronting Pitt River Road into four smaller lots and are in the process of rezoning the properties from RS1 to RS2 to facilitate the subdivision. Staff are currently working with the applicant to finalize the conditions to be met prior to adoption of

Development Variance Permit Application DVP00060 - 1244/1248 Pitt River Road

the amending bylaw. As part of the offsite requirements, the applicant is required to relocate overhead utilities to an underground service because the subdivision is creating four or more lots. The Approving Officer has tentatively approved the subdivision subject to Council approval of the bylaw amendment and variances, including provision for installation of underground wiring along the frontage of the subject properties at a cost estimated to be \$91,000.

DISCUSSION

The lots are located in a mid-block location and BC Hydro has advised that it will not be putting the lines underground at this time. This report recommends approval of a development variance permit to require the funding be provided at the time of subdivision approval. This funding would provide for undergrounding of the services at a later, undefined date.

FINANCIAL IMPLICATIONS


The \$91,000 would be placed in the city's Future Works liability account and held for future undergrounding.

PUBLIC CONSULTATION

An opportunity for public input would be provided as part of Council's consideration of the variance application.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Authorize notification of the application and advise Council that Committee supports the application.
2	Request additional information or amendments to the application to address specified issues prior to making a determination; or
3	Determine that it does not wish to authorize the notification. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

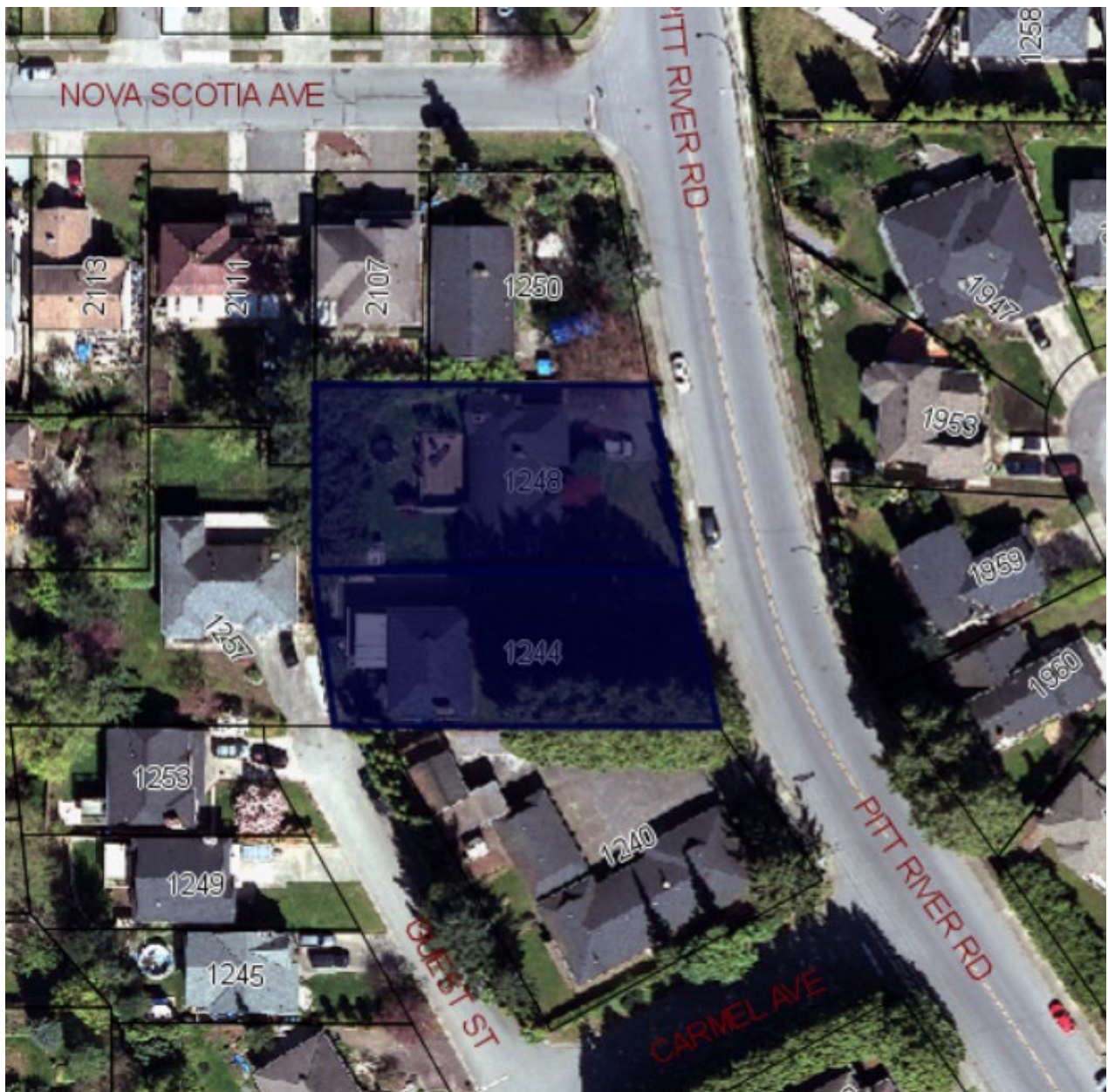
Attachment #1: Location Plan

Attachment #2: Draft Development Variance Permit

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 1244/1248 Pitt River Road

FILE NO: DVP00060



THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00060

Issued to: Qi Hua Yan and Kun Zeng
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 656 Chapman Ave and 1321 Steeple Drive
Coquitlam, BC V3J 4A3 Coquitlam, BC V3E 1K3

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below:

Address: 1244 & 1248 Pitt River Road (to be subdivided)

Legal Description: LOT 3, DISTRICT LOT 232, NEW WEST DISTRICT,
PLAN NWP78538 &
LOT 177, DISTRICT LOT 232, NEW WEST DISTRICT,
PLAN 25347

P.I.D.: 013-366-793 & 007-858-094

3. Subdivision Servicing Bylaw, 1987, No. 2241, as amended, is varied as follows:
 - Part IV – Servicing Requirements, Section 405: To vary the requirement to underground electrical and telephone wiring for up to 4 lots with a one-time payment of \$91,000.

For clarity, this variance applies to an only to the subdivision requirement to underground overhead utilities associated with Subdivision Application SUB00149.

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.

4. This permit shall lapse if the Permittee does not substantially complete the subdivision of the lands within two years of the date of this permit.
5. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE CITY THE ____ DAY OF _____, 2019.

ISSUED THIS _____ DAY OF _____.

Mayor

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

#402-1485 Coast Meridian Road – Issuance of DVP

RECOMMENDATION:


That Development Variance Permit DVP00062 for #402-1485 Coast Meridian Road be approved for issuance.

REPORT SUMMARY

Upon conclusion of a public input opportunity scheduled for February 26, 2019, the Development Variance Permit for #402-1485 Coast Meridian Road will be available for Council to give approval for issuance.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	That Development Variance Permit DVP00062 for #402-1485 Coast Meridian Road be approved for issuance.
2	Request that additional information be received prior to the issuance of the Development Variance Permit.
3	Deny the approval of the Development Variance Permit.

Taylight Brewing - Licensed Establishment & Development Variance Permit Applications

RECOMMENDATION:

1. That Committee of Council authorize staff to provide notice of application DVP00062, which would vary parking requirements at 402-1485 Coast Meridian Road (Taylight Brewing).
2. That Committee of Council recommend to Council:
 - a. That Development Variance Permit DVP00062 be approved.
 - b. That the Liquor & Cannabis Regulation Branch be advised as follows:
 - (i) The City of Port Coquitlam supports a lounge endorsement amendment on Taylight Brewing Inc.'s liquor manufacturing licence to increase the lounge capacity to 50 patrons.
 - (ii) The City of Port Coquitlam's comments on the prescribed considerations are as described in the February 5, 2019 staff report titled, Licensed Establishment LE000018 and Development Variance Permit DVP00062 Applications - 402-1485 Coast Meridian Road.
 - (iii) The views of residents were solicited through Council consideration of DVP00062. No concerns from residents were brought to the City's attention.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the Smart Growth Committee meeting dated February 20th, 2018, Committee directed staff to advise the Liquor Control and Licensing Branch as follows:

- a. *The City of Port Coquitlam supports a lounge endorsement on Taylight Brewing Inc.'s liquor manufacturing licence subject to the following restrictions:*
 - (i) *lounge capacity of 25 patrons;*
 - (ii) *the closing time for the lounge be not later than 9pm Monday to Thursday, 10pm Friday and Saturday and 8pm Sunday.*
- b. *The City of Port Coquitlam's comments on the prescribed considerations are as described in the February 20, 2018 staff report titled, Liquor Establishment Licence 402-1485 Coast Meridian Road.*
- c. *The views of residents were solicited through a Smart Growth Committee Meeting. No concerns from residents were brought to the City's attention.*

REPORT SUMMARY

The Liquor and Cannabis Regulation Branch (LCRB) has requested comment from the City on an application by Taylight Brewing Inc. for a 25-seat increase in its seating capacity. As this amendment would require 14 parking stalls but only 11 are available, Taylight has also submitted an application to vary parking requirements. This report recommends that the variance application be considered by Council and, if no concerns are raised at the public input opportunity, then it approve both the variance application and advising the LCRB that the City supports the increase in seating capacity.

Taylight Brewing - Licensed Establishment & Development Variance Permit Applications

BACKGROUND

Taylight Brewing Inc. is a liquor manufacturing business (craft brewery) with a 25-seat lounge endorsement area to complement their brewery operation at 402-1485 Coast Meridian Road. The endorsement area was designed to allow for additional seating capacity without significant building modifications. With Council's recent amendment to the Zoning Bylaw allowing for an increase in the number of seats, Taylight has submitted an application to expand its seating capacity to 50.

The business is located in the Meridian Industrial Park within a multi-tenant industrial site facing Kebet Way and across from Peace Park. The business has 11 parking stalls, meeting current regulations, but requires 3 additional stalls to accommodate the requested expansion.

The applicant advises that during the evenings after 5 p.m. and on weekends, parking for the building complex is underutilized and that there is street parking available in the immediate area along both Coast Meridian Road and Kebet Way. The applicant has provided a letter of support to use additional parking stalls outside of regular business hours from other businesses within the complex, and confirms that the primary demand for parking spaces occurs during these hours.

DISCUSSION

Noise impacts from the proposed increase in seating are expected to be minimal as the site is located in a general industrial area. Parking impacts are expected to be mitigated by the opportunity for shared use of parking spaces. The brewery's business hours are from 1 p.m. to 9 p.m. on weekdays, with peak activity occurring outside of the regular hours of surrounding businesses, which are generally open between 8 a.m. and 4:30 p.m. This results in some of the on-site parking spaces used by other businesses being available for use by brewery patrons after hours, as indicated by the letter of support. Furthermore, on-street parking is available on adjacent streets and near Peace Park after the area businesses close. To date, there have not been any complaints received related to this business and it is recommended that the City support the application.


FINANCIAL IMPLICATIONS

None.

Taylight Brewing - Licensed Establishment & Development Variance Permit Applications

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend notification of the variance application, approval of the variance, and notification to the LCRB that Council supports the expansion to 50 seats
2	Request additional information prior to making a decision
3	Determine that it does not wish to consider varying the parking requirements and advise the LCRB that it does not support the expansion to 50 seats.

ATTACHMENTS

Attachment #1: Location Map: 402-1485 Coast Meridian Road

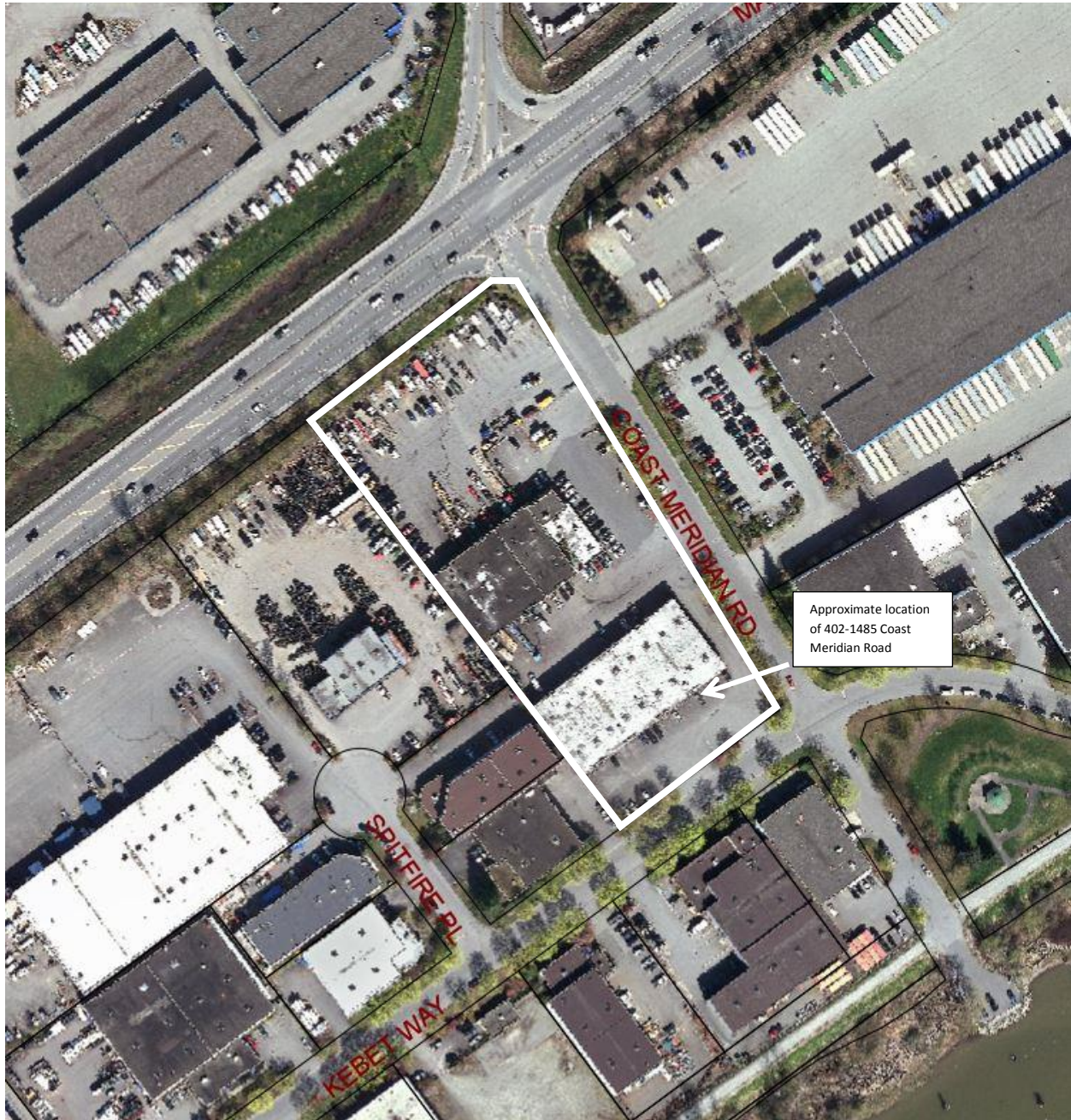
Attachment #2: Letter of support from surrounding businesses

CITY OF PORT COQUITLAM
LICENSED ESTABLISHMENT & DEVELOPMENT VARIANCE PERMIT LOCATION

PROJECT ADDRESS: 402-1485 Coast Meridian Road

FILE NO: LE000018

DVP00062





Neighbours of Taylight,

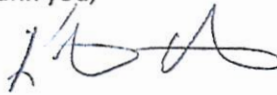
As per a bylaw recently approved by the city of Port Coquitlam, Microbreweries/Lounges in Port Coquitlam are now able to raise their tasting room capacity to 50 seats.

We are now in the process of renewing our applications to the city, and with that they require to know if we have sufficient parking to support this increase.

Would you please sign this document to show you will allow us to use your parking stalls during non-business hours, meaning evenings and weekends?

We appreciate your support in this,

Thank you,

 (Katelyn Wright, Operations Manager)
Taylight Brewing Inc.

CAA INT. DIST. INC.

Business Name

RE-FLOW SOLUTIONS

Business Name

SSE ALUMINUM CO.

Business Name

Business Name

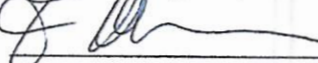
DONNA BLONDETTE



Authorized Signee (Please Print and Sign Name)

Ryanne Richardson GRACE.

Authorized Signee (Please Print and Sign Name)

 Frank Hammer.

Authorized Signee (Please Print and Sign Name)

Authorized Signee (Please Print and Sign Name)

#2140-550 Sherling Place – Issuance of DVP

RECOMMENDATION:


That Development Variance Permit DVP00063 for #2140-550 Sherling Place be approved for issuance.

REPORT SUMMARY

Upon conclusion of a public input opportunity scheduled for February 26, 2019, the Development Variance Permit for #2140-550 Sherling Place will be available for Council to give approval for issuance.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	That Development Variance Permit DVP00063 for #2140-550 Sherling Place be approved for issuance.
2	Request that additional information be received prior to the issuance of the Development Variance Permit.
3	Deny the approval of the Development Variance Permit.

Tinhouse Brewing - Licensed Establishment Amendment & Development Variance Permit Applications

RECOMMENDATION:

1. That Committee of Council authorize staff to provide notice of application DVP00063, which would vary parking requirements at 2140-550 Sherling Place (Tinhouse Brewing).
2. That Committee of Council recommend to Council:
 - a. That Development Variance Permit DVP00063 be approved.
 - b. That the Liquor & Cannabis Regulation Branch be advised as follows:
 - (i) The City of Port Coquitlam supports a lounge endorsement amendment on Tinhouse Brewing Inc.'s liquor manufacturing licence to increase the lounge capacity to 50 patrons.
 - (ii) The City of Port Coquitlam's comments on the prescribed considerations are as described in the February 5, 2019 staff report titled, Licensed Establishment Amendment LE000019 and Development Variance Permit DVP00063 Applications - 2140-550 Sherling Place.
 - (iii) The views of residents were solicited through Council consideration of DVP00063. No concerns from residents were brought to the City's attention.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the Smart Growth Committee meeting dated September 18th, 2018, Committee directed staff to advise the Liquor Control and Licensing Branch as follows:

- a. *The City of Port Coquitlam supports a lounge endorsement on Tin Shed Brewing Inc.'s liquor manufacturing licence subject to the following conditions:*
 - (i) *Lounge capacity of 25 patrons*
 - (ii) *The closing time for the lounge be not later than 9pm Monday to Thursday, 10pm Friday and Saturday and 8 pm Sunday.*
- b. *The City of Port Coquitlam's comments on the prescribed considerations are as described in the September 18, 2018 staff report titled, Licensed Establishment Application LE000016 – 2140 -550 Sherling Place.*
- c. *The views of residents were solicited through a Smart Growth Committee. No concerns from residents were brought to the City's attention.*

REPORT SUMMARY

The Liquor and Cannabis Regulation Branch (LCRB) has requested comment from the City on an application by Tinhouse Brewing Inc. (formerly Tin Shed Brewing) for a 25-seat increase in its seating capacity. As this amendment would require 17 parking stalls but only 13 are available, Tinhouse Brewing Inc. has also submitted an application to vary parking requirements. This report recommends that the variance application be considered by Council and, if no concerns are raised at the public input opportunity, then it approve both the variance application and advise the LCRB that the City supports the increase in seating capacity.

Tinhouse Brewing - Licensed Establishment Amendment & Development Variance Permit Applications

BACKGROUND

Tinhouse Brewing Inc. proposes to be a liquor manufacturing business (craft brewery) at 2140-550 Sherling Place with a 25-seat lounge endorsement area. A building permit has been issued and construction is underway for the lounge and manufacturing area with anticipated opening early this year. The endorsement area has been designed to accommodate 50 seats and, with Council's recent amendment to the Zoning Bylaw allowing for an increase in the number of seats at a craft brewery, Tinhouse has submitted an application to expand its approved seating capacity to 50.

The business is located within the Dominion Triangle in a multi-tenant industrial site adjacent to the Fremont Connector with access off Sherling Place. The business has been allocated 13 parking stalls, which meets current regulations, but it will require 4 additional stalls to accommodate the requested expansion.

The applicant advises that during the evenings after 6 p.m. and on weekends, parking for the adjacent business to the east, Natu'oil Services Inc., is underutilized. The applicant has provided a letter of support from this business to use additional shared parking stalls outside of regular business hours and confirms that the primary demand for parking spaces is anticipated to occur during these hours.

DISCUSSION


Noise impacts from the proposed increase in seating are expected to be minimal as the site is located in a light industrial area. Parking impacts are expected to be mitigated by the opportunity for shared use of parking spaces. The brewery's business hours will be from 12 p.m. to 8 p.m. on weekdays, with peak activity anticipated to occur outside of the regular hours from Natu'oil Services Inc., which is open between 8:30 a.m. and 5:30 p.m. This results in a significant amount of additional on-site parking spaces used by the business to be available by brewery patrons after hours, as indicated by the letter of support. While the applicant did not contact other businesses within the complex, the notification of the variance application would ensure their opinions would be obtained.

FINANCIAL IMPLICATIONS

None.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Authorize notification of the variance application and recommend approval of the variance and notification to the LCRB that Council supports the expansion to 50 seats.

Tinhouse Brewing - Licensed Establishment Amendment & Development Variance Permit Applications

2	Request additional information prior to making a decision
3	Determine that it does not wish to consider varying the parking requirements and advise the LCRB that it does not support the expansion to 50 seats.

ATTACHMENTS

Attachment #1: Location Map: 2140-550 Sherling Place

Attachment #2: Email of support from adjacent business

CITY OF PORT COQUITLAM
LICENSED ESTABLISHMENT & DEVELOPMENT VARIANCE PERMIT LOCATION

PROJECT ADDRESS: 2140-550 Sherling Place

FILE NO: LE000019

DVP00063



RE: Reconfirming parking after hours

Jamil Jaffer <jamil@natuoil.com>

Mon 2018-12-24, 8:53 AM

To: Andrea MacIntosh <amac@tinhousebrewing.ca>

Dear Andrea,

Everyone is usually out of the office around 6pm (Monday to Friday), save one or two stragglers.

Best wishes,

Jamil

From: Andrea MacIntosh <amac@tinhousebrewing.ca>

Sent: Monday, December 24, 2018 8:30 AM

To: Jamil Jaffer <jamil@natuoil.com>

Subject: Reconfirming parking after hours

Hi Jamil, I just wanted to confirm that Natuoil is still ok with use of parking spaces after hours, as per the attached email from earlier this year.

We are planning on applying to the city to increase our occupancy, so they will ask about parking. Thanks, Andrea

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

#2150-570 Sherling Place – Issuance of DVP

RECOMMENDATION:


That Development Variance Permit DVP00064 for #2150-570 Sherling Place be approved for issuance.

REPORT SUMMARY

Upon conclusion of a public input opportunity scheduled for February 26, 2019, the Development Variance Permit for #2150-570 Sherling Place will be available for Council to give approval for issuance.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	That Development Variance Permit DVP00064 for #2150-570 Sherling Place be approved for issuance.
2	Request that additional information be received prior to the issuance of the Development Variance Permit.
3	Deny the approval of the Development Variance Permit.

Northpaw Brewing Company - Licensed Establishment Amendment & Development Variance Permit Applications

RECOMMENDATION:

1. That Committee of Council authorize staff to provide notice of application DVP00064, which would vary parking requirements at 2150-570 Sherling Place (Northpaw Brewing Company).
2. That Committee of Council recommend to Council:
 - a. That Development Variance Permit DVP00064 be approved.
 - b. That the Liquor & Cannabis Regulation Branch be advised as follows:
 - (i) The City of Port Coquitlam supports a lounge endorsement amendment on Northpaw Brewing Company's liquor manufacturing licence to increase the lounge capacity to 50 patrons.
 - (ii) The City of Port Coquitlam's comments on the prescribed considerations are as described in the February 5, 2019 staff report titled, Licensed Establishment Amendment LE000020 and Development Variance Permit DVP00064 Applications - 2150-570 Sherling Place.
 - (iii) The views of residents were solicited through Council consideration of DVP00064. No concerns from residents were brought to the City's attention.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the Smart Growth Committee meeting dated December 5th, 2017, Committee directed staff to advise the Liquor Control and Licensing Branch as follows:

- a. *The City of Port Coquitlam supports a lounge endorsement on Northpaw Brewing Company's liquor manufacturing licence subject to the following restrictions:*
 - (i) *lounge capacity of 25 patrons;*
 - (ii) *the closing time for the lounge be not later than 9pm Monday to Thursday, 10pm Friday and Saturday and 8pm Sunday.*
- b. *The City of Port Coquitlam's comments on the prescribed considerations are as described in the December 5th, 2017 staff report titled, 2150-570 Sherling Place (Northpaw Brew Company).*
- c. *The views of residents were solicited through a Smart Growth Committee Meeting. No concerns from residents were brought to the City's attention.*

At the Council meeting dated November 28th, 2017, Council directed staff as follows:

- a. *Development Variance Permit DVP00048, which would allow for a parking space variance of one stall at 2150-570 Sherling Place be approved.*

REPORT SUMMARY

The Liquor and Cannabis Regulation Branch (LCRB) has requested comment from the City on an application by Northpaw Brewing Company for a 25-seat increase in its seating capacity. As this amendment would require 11 parking stalls (including the initial variance) but only 6 are available, Northpaw Brewing Company has also submitted an application to further vary parking

Northpaw Brewing Company - Licensed Establishment Amendment & Development Variance Permit Applications

requirements. This report recommends that the variance application be considered by Council and, if no concerns are raised at the public input opportunity, then it approve both the variance application and advise the LCRB that the City supports the increase in seating capacity.

BACKGROUND

Northpaw Brewing Company is a liquor manufacturing business (craft brewery) with a 25-seat lounge endorsement area to complement their brewery operation at 2150-570 Sherling Place. The endorsement area was designed to allow for additional seating capacity without significant building modifications. With Council's recent amendment to the Zoning Bylaw allowing for an increase in the number of seats, Northpaw Brewing has submitted an application to expand its seating capacity to 50.

The business is located within the Dominion Triangle area in a multi-tenant industrial site adjacent to the Fremont Connector with access off Sherling Place. It has 6 parking spaces, but as 7 were required, a development variance permit to permit a 1-space variance was approved by Council November 28th, 2017. Northpaw is also currently renting 6 additional parking stalls from the property manager, directly across from the brewery. Five parking spaces are required to accommodate the requested expansion.

The applicant advises that during the evenings after 4:30 p.m. and on weekends, parking for the building complex is underutilized. Documentation of support has been provided for Northpaw Brewing to use additional parking stalls outside of regular business hours from other units within the complex, and the applicant confirms that the primary demand for parking spaces occurs during these hours.

DISCUSSION

Noise impacts from the proposed increase in seating are expected to be minimal as the site is located in a light industrial area. Parking impacts are expected to be mitigated by the opportunity for shared use of parking spaces. The brewery's business hours are primarily from 1 p.m. to 9 p.m. on weekdays, with peak activity anticipated to occur outside of the regular hours from HSL Automation, which is open between 8 a.m. and 4 p.m. This results in some of the on-site parking spaces used by the adjacent business being available for use by brewery patrons after hours, as indicated by the letter of support. There is no on-street parking available along Sherling Place. To date, there have not been any complaints received related to this business and it is recommended that the City support the application.


FINANCIAL IMPLICATIONS

None.

OPTIONS

(Check = Staff Recommendation)

Northpaw Brewing Company - Licensed Establishment Amendment & Development Variance Permit Applications

#	Description
1 	Authorize notification of the variance application and recommend Council approval of the variance and notification to the LCRB that Council supports the expansion to 50 seats
2	Request additional information prior to making a decision
3	Determine that it does not wish to consider varying the parking requirements and advise the LCRB that it does not support the expansion to 50 seats.

ATTACHMENTS

Attachment #1: Location Map: 2150-570 Sherling Place

Attachment #2: Letter of support from surrounding businesses

CITY OF PORT COQUITLAM
LICENSED ESTABLISHMENT & DEVELOPMENT VARIANCE PERMIT LOCATION

PROJECT ADDRESS: 2150-570 Sherling Place

FILE NO: LE000020

DVP00064





Date: August 15, 2017

To: City of Port Coquitlam

Attn: Bryan Sherrell

Re: HSL & Northpaw Brewco parking

Bryan,

Please accept this letter as confirmation that HSL Automation has agreed to grant Northpaw Brewco access to our parking stalls located at 570 Sherling Unit 2140. Access is based on availability after 4:30PM Monday thru Friday and anytime Saturday's & Sunday's.

A handwritten signature in blue ink, appearing to read 'Grant Huff', is positioned above the printed name.

Grant Huff
Partner
HSL Automation Ltd.