

Licensed Establishment Application & Development Variance Permit Application for 3110-580 Nicola Avenue

RECOMMENDATION:

That Committee of Council:

1. *Authorize staff to provide notice of an application to vary parking requirements of the accessory lounge endorsement area at 3110-580 Nicola Ave; and further advise Council that it supports further consideration of Development Variance Permit DVP00093.*
2. *Advise the Liquor and Cannabis Regulation Branch of the following:*
 - i. *The City of Port Coquitlam supports a lounge endorsement on Hastings Mill Brewing Co's liquor manufacturing license subject to the following conditions:*
 - *Lounge capacity of 75 patrons*
 - *The closing time for the lounge be no later than 11pm Monday to Thursday, 12am Friday and Saturday and 10pm Sunday*
 - ii. *The City of Port Coquitlam's comments on the prescribed considerations are as described in the February 13, 2024, staff report titled, Licensed Establishment Application & Development Variance Permit Application – 3110-580 Nicola Avenue.*
 - iii. *The views of residents were solicited through Council consideration of LE000025 and DVP00093. 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 Hastings Mill Brewing for a 75-patron lounge endorsement area associated with a liquor manufacturing license. Hastings Mill Brewing has also applied to vary the Parking and Development Management Bylaw to reduce the number of required parking to 12 stalls. This report recommends that Committee advise the LCLB that the City supports the lounge endorsement area application and advise Council it supports further consideration of the requested parking variance.

BACKGROUND

Proposal: Hastings Mill Brewing is proposing to establish a liquor manufacturing business (craft brewery) at 3110-580 Nicola Ave. The business would include a 75-seat lounge to complement the brewery operation with accessory retail sale of packaged liquor and merchandise.

Context: 3110-580 Nicola Avenue is a large (715 m²) unit located at the south end of a multi-tenant light industrial building close to the corner of Sherling Place and the Fremont Connector in the Dominion Triangle Industrial Area. The site is within walking distance to the PoCo Traboulay Trail. Surrounding land uses



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include light industrial and large format commercial; the site is also in close proximity to Fremont and the Riverwood residential neighbourhoods.

Policy and Regulations: The site's Light Industrial (M3) zone permits the proposed liquor manufacturing, accessory lounge and liquor retail sales uses. The zoning allows for a 75 patrons or seats lounge endorsement area, with an interior lounge floor area of 90 m² (excluding floor area used to accommodate a kitchen or bathroom) and a 25 m² liquor retail area.

The City's Parking and Development Management Bylaw requires one parking space per 5 patrons or seats and one space for every 95 m² of manufacturing floor area.



Proposed Interior Floor Plan of First Floor

Pursuant to the Liquor Control and Licensing Act and Regulation, the LCLB must notify the City when it receives an application for a liquor manufacturing license to include a lounge endorsement area and the City must provide comment in a specified form of resolution. The resolution must give specific consideration to the potential for noise and other impacts on the community within the context of the location, the person capacity and the hours of liquor service. Council has delegated the authority to adopt a resolution to provide comment on the application to Committee of Council.

The City's Liquor Establishment Policy provides a framework for the factors to be considered when providing comment on liquor applications to the LCLB, including adjacent land uses and provision of set closing hours for lounge endorsement area. The Policy also provides for favourable consideration of parking variances when written consent to use neighbouring parking stalls is provided and considers availability of walking and biking access.

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Project Description: The proposed liquor manufacturing business will include a large brewery operation, an accessory lounge and retail sale of packaged liquor on the main level, and storage and office on a second level. The proposed lounge area and retail sales are designed to meet the maximum of 75 patrons, with interior floor areas of 90 m² (968 ft²) and 24m² (258 ft²) respectively. A small outdoor patio is located adjacent to the lounge area.

A total of 21 parking stalls are required in keeping with the regulation in the Parking and Development Management Bylaw. The unit has been allocated 12 parking stalls (located at the front, rear and loading area of the establishment) and the applicant has requested a variance for the remaining nine spaces. Letters of support have been provided from three businesses within the same building, a cabinet manufacturer, a janitorial supply business, and an apparel wholesaler, confirming that an additional 25 parking stalls will be available to the brewery outside of regular business hours (after 5pm on weekdays).

The proposed hours of operation are to 11:00pm Monday to Thursday, 12:00am Friday and Saturday and 10pm on Sunday.

DISCUSSION

The proposed liquor manufacturing, lounge and liquor retail sales use is in keeping with the permitted uses in the M3 zone. Noise impacts from the proposal are expected to be minimal as the site is located within an industrial setting and adjacent to a large format commercial development. The proposed hours of operation are in keeping with the Liquor Establishment Policy. Staff recommend the LCRB be advised that the City supports the application as detailed in this report.

While the property does not benefit from adjacent street parking, any parking impacts are expected to be mitigated by the opportunity for shared use of on-site parking spaces, as well as walking and cycling from the PoCo Traboulay Trail, nearby residential areas and adjacent commercial developments. It is anticipated that the brewery's peak hours of operation will be after 5:00 pm, outside of normal business hours, which will free up available shared parking on-site from businesses within the same building. Staff note the parking variance request is also in keeping with established policy and recommend support.

FINANCIAL IMPLICATIONS

None.

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OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Authorize notification of the variance application and recommend Council support of the variances; and advise the LCLB that it supports the lounge endorsement subject to the specified conditions.
<input type="checkbox"/>	2	Request additional information prior to making a decision.
<input type="checkbox"/>	3	Decline to exercise its delegated authority, in which case staff would forward the request for comment and to provide notification of the variance to Council for consideration.

ATTACHMENTS

Attachment 1: Letters of support/permission to use parking

Attachment 2: Draft Development Variance Permit

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