

Liquor Establishment Policy Amendment

RECOMMENDATION:

That Council approve an amendment to the Liquor Establishment Policy to provide for later closing times for liquor manufacturing establishments with a lounge endorsement area.

OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Approve the Policy amendment.
<input type="checkbox"/>	2	Delay approval and request staff to provide additional information.
<input type="checkbox"/>	3	Deny approval of the Policy.

Liquor Establishment Policy Amendment – Extension of Hours for Liquor Manufacturing Establishments with Lounge Endorsement Areas

RECOMMENDATION:

That Committee of Council recommend Council approve an amendment to the Liquor Establishment Policy to provide for later closing times for liquor manufacturing establishments with a lounge endorsement area.

REPORT SUMMARY

This report recommends that the City's Liquor Establishment Policy be amended to extend the hours of operation for craft liquor manufacturers with lounges to be no later than 11:00pm Monday-Thursday, 12:00am Friday & Saturday, and 10:00pm on Sunday.

BACKGROUND

In 2016, the City amended its regulations to allow for the establishment of liquor manufacturing businesses with accessory lounge endorsement areas and accessory liquor sales in the M1 General Industrial and M3 Light Industrial zones. The City's Liquor Establishment Policy provides a framework for factors to be considered when providing comment to the Liquor Control and Cannabis Regulation Branch (LCRB) on provincial liquor applications. The policy was amended to establish closing hours for lounge endorsement areas to be not later than 9:00pm Monday to Thursday, 10:00pm Friday and Saturday, and 8:00pm on Sunday.

In 2018, the City further amended its regulations and policies to provide for an increase to the seating capacity of lounge endorsement areas attached to liquor manufacturing businesses; and to provide guidance for variance requests to reduce parking stall requirements of the Parking and Development Management for these establishments.

There is now five craft liquor manufacturers in operation in the City of Port Coquitlam, with an additional two expected to open this year. Business owners are reporting that there is a demand for more flexible hours by their customers and has requested the City consider amending the Liquor Establishment Policy to allow for their establishments to have later closing times.

The requested times would provide for lounge endorsement areas to be open until 11:00pm Monday to Thursday, 12:00am Friday and Saturday, and 10:00pm on Sunday. The business owners note they expect actual hours to fluctuate depending on season and demand, and they are unlikely to be open to the maximum permitted hours on a consistent basis.

DISCUSSION

An updated survey of liquor manufacturers with lounge endorsement areas in neighboring municipalities revealed there is a wide range of closing times; from Monday to Thursday,



Report To: Committee of Council
Department: Development Services
Approved by: L. Grant
Meeting Date: April 7, 2020

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businesses are often open until 10:00 or 11:00pm, although some currently close as early as 8:00pm. Friday and Saturday also varied, with the majority open until 11:00pm or later and Sunday closing was typically between 9:00pm to 10:00pm. Several establishments advised that they are currently on “winter hours” and will stay open later during the summer season, holidays and for special events. A summary of this data has been provided in the table attachment to this report

The OCP objectives and guidelines promote a diverse local economy by supporting a range of industrial business and employment opportunities. Craft liquor manufacturers in Port Coquitlam have been very well received and supported by the community and are an important economic and employment generator.

Staff note the requested change does not appear to be inconsistent with operating hours of liquor manufacturers around the TriCities and Lower Mainland and would meet customer demand and provide support to local business. The City has not been apprised of any negative impacts associated with the existing liquor manufacturers and lounge endorsement areas and do not anticipate this would change with the amended hours. Support for the requested amendment to the hours of operation for lounge endorsement areas in the Liquor Establishment Policy is recommended.

FINANCIAL IMPLICATIONS

None

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend Council amend the Liquor Establishment Policy to allow liquor manufacturing establishments with a lounge endorsement area to close two hours later than currently permitted.
	2	Request that staff bring forward additional information or a Policy amendment that would allow for different closing hours
	3	Determine that an amendment to the Liquor Establishment Policy should not proceed at this time.

ATTACHMENTS

Attachment 1: Summary of closing hours for neighboring craft liquor manufacturers

Attachment 2: Letter from Liquor Manufacturing Establishments

Attachment 3: Amended Liquor Establishment Policy

Lead author(s): Jennifer Little and Graeme Muir

Attachment 1

Brewery	Mon-Thurs¹	Friday & Saturday¹	Sunday¹
Brassneck Brewing (Vancouver)	2pm-11pm	12pm-11pm	2pm-11pm
Bridge Brewing Company (North Vancouver)	11am-11pm	11am-11pm	11am-11pm
Moody Ales Brewery (Port Moody)	1pm-10pm	11am/12pm-11pm	12pm-9pm
Twin Sails Brewing (Port Moody)	12am-8pm	11am-9pm	11am-7pm
Mariner Brewing (Coquitlam)	2pm-10; Thurs: 2pm-11pm	12pm-11pm	12pm-9pm
Steel & Oak Brewing (New Westminster)	12pm-8pm; Thurs: 12pm-10pm	12pm-10pm	12pm-8pm
Dead Frog Brewery (Langley)	11am-10pm	11am-12am	12pm-8pm
Foamers' Folly Brewing (Pitt Meadows)	11am-11pm	11am-12:30am	11am-11pm
Ridge Brewing Company (Maple Ridge)	2pm-7pm/8pm	11:30am/12pm-10pm	12pm-6pm

¹ Brewery hours may vary by season (summer hours vs. winter hours). The hours of operation provided above are from March 2020.

Dear Jennifer Little,

Following up on our initial conversation in October, I would like to explore the opportunity of increasing the operating hours for Provincial Spirits and our fellow breweries. The support we have received from the City has been fantastic and I can speak for us all when I say we are proud to have our respective establishments located in Port Coquitlam.

We have experienced tremendous support over the past year from the community. Their continued patronage and positive feedback have been incredible, exceeding all of our expectations. Many of our fellow neighbours have welcomed us into the community and are some of our biggest supporters. Public safety is always a top priority. I am proud to say that there has been no issues or complaints received from our establishments. We hope to build on what was a successful 2019 as we lead into the new year.

In light of this, it is our collective request to seek a 2-hour increase of our current operating hours. The purpose of the extension wouldn't be to increase hours on all days. Rather, it would be to have the flexibility of increasing hours when situations deem it necessary and beneficial (such as group bookings or special events).

If there is any additional information you require, please do not hesitate to reach out to myself or anyone below.

Thank you for your support and consideration,

Chris Skelly, Provincial Spirits
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CSkelly

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Geordie Anderson

Courtney Brown, Northpaw Brew Co.
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Courtney Brown

Andrea MacIntosh, Tinhouse Brewing Co.
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Andrea MacIntosh

Twin Sails Brewing
2821 Murray Street, Port Moody
Contact: Clay Allmin

The past 4.5 years, Twin Sails has been a prominent brewery in Port Moody. The bylaws have allowed them to be open until 12am, however, they made the decision to close at 11pm (similar to our plan). When speaking with Clay Allmin (Owner), he found that there is a gradual exit of patrons starting at 10:15pm and by 10:45pm the vast majority of customers have left on their own accord, knowing that the Tasting Room is closed at 11pm. In the 4.5 years of being open, Twin Sails has not had 1 police-related incident. Their fellow neighbours speak highly of Twin Sails and have welcomed them into the community. Their tasting room capacity consists of 50 seats inside and 30 seats on their patio.

Foamers Folly
19221 122a Ave, Pitt Meadows
Contact: Samantha Luniw

Foamers Folly has been Pitt Meadows' first and only brewery since opening up 4 years ago. They were initially allocated 60 seats which has since grown to 100. As years passed and seating capacity increased, Foamers has had no police incidents and have a very positive relationship with both the commercial and residential neighbours that surround them. They are currently licensed to stay open until 1am on Friday and Saturday and 11pm on all other days. They close the tasting room at 1230am as they found no financial benefit between 1230am-1am. They find that between 9pm-11pm draws a terrific crowd that begins to filter out slowly from 11:30pm-12:30am



POLICY

Subject Area:	Community Planning	Policy #5.04
Policy Title:	Liquor Establishment Policy	
Authority:	Legislative X	Effective Date: 2020-02-10-25
	Administrative	Review Date: 2021-10
Issued By:	Laura Lee Richard Director of Development Services	Issue Date: 2020-04-14 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 119 pm Monday to Thursday, no later than 120 ~~ap~~ pm Friday to Saturday, and no later than 108 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