



COUNCIL REPORT  
Development Services  
For the February 25, 2020 Council Meeting

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DATE: February 10, 2020  
TO: Paul Gipps, CAO  
FROM: Chris Oliver, Planner III  
RE: LL 20-01, Lounge Endorsement, 845 Anders Road  
Legal: Lot 2 DL 2689 ODYD Plan EPP76307  
Owner: CERJ Shopping Centres Ltd.  
Agent: Kieren & Gale Armour (Lakesider Brewing Company)

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**RECOMMENDED MOTION:**

**THAT** Council support the proposed Liquor and Cannabis Regulation Branch Lounge Endorsement application (LL 20-01) for Lakesider Brewing Company (845 Anders Road) in accordance with the information contained in this report.

**RATIONALE:**

The following are key considerations for the recommended motion:

- Lakesider Brewing Company is located adjacent to the Westside Wine Trail and is well situated to supplement the ongoing success of other operators in the area;
- The proposed indoor and outdoor lounge areas meet all applicable Zoning Bylaw requirements (approved variance for parking and loading);
- The brewery is located at the centre of an existing commercial development, that will limit impacts to surrounding residents; and
- No correspondence in opposition to the proposed lounge endorsement has been received.

**LEGISLATIVE REQUIREMENTS:**

The Provincial Government, through the Liquor and Cannabis Regulation Branch (LCRB), regulates the manufacturing and retail sales of liquor in British Columbia. Section 11 of the *Liquor Control and Licensing Act* requires the LCRB to consult local governments on requests for the issuance, amendment or renewal of certain liquor licenses. This gives local governments an opportunity to gather the views of residents within the application area, as well as consider potential implications of the proposal and make any necessary recommendation(s). Upon making a resolution, LCRB requests that the local government forward the applicable resolution, along with the report and corresponding meeting minutes.

**BACKGROUND:**

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The subject property is in the Lakeview Village shopping centre, which has been in development since 2011 (Attachments 1 & 2). Lakesider Brewing is one of final tenants within this commercial centre and as part of their operation, Lakesider has applied for a Lounge Area Endorsement for both indoor and outdoor lounges. The proposed Lounge Endorsement is related to and matches the previous Development Permit Amendment and Variance recently considered by Council (Figure 1). The proposed Lounge Endorsement Application includes the following (Attachment 3):

**Basement**

- Indoor Lounge: 25 patrons

**Main Floor**

- Indoor Lounge: 23 patrons
- Outdoor Lounge: 42 patrons

**Upper Floor**

- Indoor Lounge: 28 patrons (53 if outdoor lounge is closed)
- Outdoor Lounge: 32 patrons (0 if closed, partial transfer of patrons to indoor lounge)

**TOTAL:** 150 Patrons (101 if outdoor lounges are closed)



Figure 1. Proposed Brewery Building

**TECHNICAL REVIEW:**

The LCRB requests that all local governments consider and comment on specific criteria as outlined below. In consideration of these criteria, the following information has been provided:

**Location**

The 0.84 ha (2.08 ac) subject property is located in the Lakeview Heights Neighbourhood (Figure 1). The subject property includes four existing buildings and includes a variety of existing tenants. The property is located 270 metres of the Westside Wine Trail.

The surrounding land uses include the following:

- North – Agricultural (A1 Zone)
- West – Single Family Residential and Institutional (R1 and P2 Zones)
- East – Neighbourhood Commercial and Ollala CDZ (C2 and CD Zones)

### **Person Capacity**

The person capacity of the proposed lounge areas totals a maximum of 150 occupants. The proposed occupancy is similar to wineries located within the area of the subject property as the Agricultural Land Commission regulates seating sizes and typically allow for up to 130 persons. The following is a comparison of other Lounge Endorsement Area operating in the area:

- Mt. Boucherie Winery (150 persons)
- Grizzli Winery (130 persons)
- Volcanic Hills (200 persons, approved non-farm use application for an oversized lounge)
- Frind Winery (130 persons)

### **Proposed Hours of Liquor Service**

The applicant is proposing the following hours of operation:

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9: 00 AM	9: 00 AM	9: 00 AM	9: 00 AM	9: 00 AM	9: 00 AM	9: 00 AM
12: 00 AM	12: 00 AM	12: 00 AM	12: 00 AM	12: 00 AM	12: 00 AM	12: 00 AM

For context, the following are permitted hours of operation for liquor establishments along the Wine Trail:

- Mt. Boucherie from 10:00 AM to 11:00 PM (10:00 AM to 10:00 PM weekdays);
- Mission Hill from 11:00 AM to 11:00 PM;
- Quails Gate from 10:00 AM to 10:00 PM;
- Frind Winery from 9:00 AM to 10:00 PM; and
- Volcanic Hills from 11:00 AM to 11:00 PM.

Despite these being the permitted hours per each operator's license, not all of these operators choose to service during these hours and are instead are used as maximum limits for hours of operation. The applicant has indicated that similar to these other Lounge Endorsements, they do not intend to operate to full extent of the proposed hours of operation and instead would like the ability to do so for some events throughout the year. The applicant has indicated they intend to typically operate from 11:00 AM to 10:00 PM, Monday to Sunday. Despite the applicant indicating these are there typical hours of operation, if approved, the applicant could operate from 9:00am to 12:00am daily.

### **Impact of Traffic, Noise & Parking**

The proposed brewery is located within a commercial centre in the Lakeview Heights Neighbourhood. The proposed location is well suited to ensure there little to no impacts on any residents in the area. The proposed lounge areas are directly adjacent to indoor lounge areas and allow for active monitoring by staff. As previously considered by Council, the subject property includes a large shared parking area (100+ spaces) that is utalized by a variety of tenants, operating at different hours. The parking variance was well supported by the public as a whole and nearby residents.

### Impact on the Community if the Application is Approved

The Wine Trail has become a major tourist attraction with positive economic benefits to the community. Lakesider Brewing is situated between existing operators and will create a positive linkage for the Wine Trail, offering a variety of craft beers to patrons. Unlike Lounge Endorsements for wineries that are often adjacent to residential areas, the extended hours of operation and impacts from the Lounge Endorsement (noise, traffic, etc.) will likely be minimal as Lakesider is situated in the centre of an existing commercial development (Figure 2).



Figure 2. Subject Property and Surrounding Uses

### PUBLIC NOTIFICATION/ CONSULTATION

As per the *Liquor Control and Licensing Act*, the City was required to gather the comments and/or concerns of residents within the area of the proposal. The Act allows local governments to choose a single or multi-method approach to public notification. These methods include posting a notice on-site, advertising in the local paper, conducting a public hearing or any other similar process. As such, a sign was posted on the subject property notifying the surrounding neighbours of the proposal. Additionally, a notice was mailed and hand delivered to all property owners or tenants within 100m of the subject property (38 mailed notices). No correspondence from the public has been received.

### REVIEWED AND APPROVED BY:

Brent Magnan, Planning Manager  
Mark Koch, Director of Development Services  
Tracey Batten, Deputy CAO/Corporate Officer  
Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

#### Attachments:

1. Context Map
2. Subject Property Map
3. Floor Plans