



To: General Purposes Committee
From: Cecilia Achiam
Director, Performance and Compliance
Re: **Fuggles & Warlock Craftworks Ltd.,**
11220 Horseshoe Way – Unit # 103

Date: March 11, 2016
File: 12-8275-05/2016-Vol 01

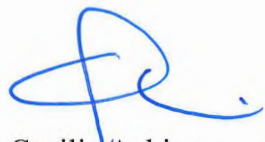
Staff Recommendation

1. That the application from Fuggles & Warlock Craftworks Ltd., for a brewery lounge endorsement, under Brewery Licence No. 306677, to allow the sale of beer by the glass or bottle, restricted to brewery products registered to the brewery under their Provincial Brewery Licence, be supported; and
2. That a letter be sent to the Liquor Control and Licensing Branch advising that:
 - a. Council supports the amendment of an endorsement for a brewery lounge as the issuance will not pose a significant impact on the community;
 - b. Council comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:
 - i. The potential for additional noise and traffic in the area was considered;
 - ii. The impact on the community was assessed through a community consultation process; and
 - iii. Given that there has been no history of non-compliance with the operation, the endorsement to permit a brewery lounge under the Brewery Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as a Brewery.
 - c. As the operation of a brewery lounge may affect nearby residents, the City gathered the view of residents as follows:
 - i. Property owners and businesses within a 50 metre radius of the subject property were contacted by letter detailing the application and provided instructions on how community comments or concerns could be submitted; and
 - ii. Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided

information on the application and instructions on how community comments or concerns could be submitted.


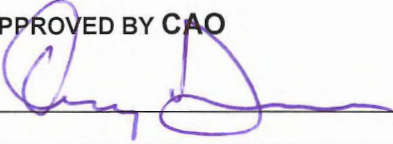
d. Council's comments and recommendations respecting the views of the residents are as follows:

- i. That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.



Cecilia Achiam
Director, Performance and Compliance
(604-276-4122)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW
APPROVED BY CAO	
	

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (the “Act”) and the Regulations made pursuant to the Act.

This report deals with the applicant’s submission to the LCLB and the City of Richmond for City support to allow a brewery lounge endorsement under its Brewery Licence No. 306677. The proposed brewery lounge endorsement will enable customers to be able to purchase and consume brewery products on site.

Local Government has been given the opportunity to provide comments and recommendations to the LCLB with respect to liquor licence applications and amendments. For amendments to brewery licences, the process requires Local Government to provide comments with respect to the following criteria:

- the potential for noise,
- the impact on the community; and
- whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose.

Analysis

The applicant’s establishment is a new business located in South Richmond in an Industrial area and the primarily focus of this business is to operate a microbrewery, with a small retail component.

The applicant is located at 11220 Horseshoe Way which is located in the Industrial Business Park (IB1) zone. On November 9, 2015 Council adopted a zoning text amendment bylaw to permit this microbrewery to operate with retail and lounge components to the businesses Liquor Primary Licence.

The letter of intent submitted by the applicant indicates that they are requesting a brewery lounge endorsement to enable them to be the first Richmond based production brewery to offer a tasting room that will provide the Richmond beer community a chance to sample local craft beers and the ability to purchase a growler to take home. The applicant is also permitted to sell under the LCLB licence, 20% of other liquor products sold are not produced by the applicant.

Summary of Application and Comments

The City’s process for reviewing applications for liquor related permits is prescribed by the Development Application Fees Bylaw No. 8951, which under section 1.8.1 calls for;

*1.8.1 Every **applicant** seeking approval from the **City** in connection with:*

- (a) *a licence to serve liquor under the Liquor Control and Licensing Act and Regulations; or*
- (b) *any of the following in relation to an existing licence to serve liquor:*
 - (i) *addition of a patio;*
 - (ii) *relocation of a licence;*
 - (iii) *change of hours; or*
 - (iv) *patron participation*

must proceed in accordance with subsection 1.8.2.

*1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:*

- (b) *post and maintain on the subject property a clearly visible sign which indicates:*
 - (i) *type of licence or amendment application;*
 - (ii) *proposed person capacity;*
 - (iii) *type of entertainment (if application is for patron participation entertainment); and*
 - (iv) *proposed hours of liquor service; and*
- (c) *publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.*

The required signage was posted on December 1, 2015, and the three ads were published in the local newspaper December 4, December 9 and December 11, 2015.

In addition to the advertised public notice requirements set out in Section 1.8.2, staff have adapted from a prior bylaw requirement, the process of the City sending letters to businesses, residents and property owners within a 50-metre radius of the establishment (Attachment 1). This letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City.

There are nine parcels and 95 properties identified within the consultation area. On December 3, 2015, letters were sent to 113 residents and property owners to gather their view on the application.

All public consultations ended January 7, 2016, and no responses were received from the public.

Potential for Noise

Staff believe that there would be no noticeable increase in noise if the brewery lounge endorsement is supported.

Potential for Impact on the Community

Based on the lack of any negative public feedback staff is of the opinion that there would be no impact on the community associated with the amendment.

Potential to operate contrary to its primary purpose

Staff are of the opinion that due to the rise in public enjoyment of microbreweries and a lack of any non-compliance issues related to the operation of this business, there would be minimal potential of the business being operated in a manner that would be contrary to its primary purpose.

Other agency comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue, Richmond Joint Inspection Team, the City Building Permit and Business Licence Departments. These agencies generally provide comments on the compliance history of the applicant's operations and premises.

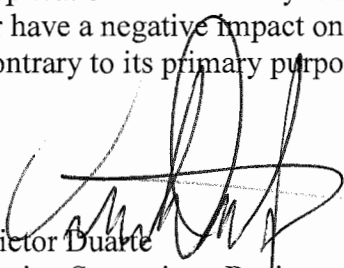
No objections to the application were received from any of the above mentioned agencies and divisions.

Financial Impact

None

Conclusion

Following the public consultation period, staff reviewed the brewery lounge endorsement application against the legislated review criteria and recommends that City Council support the application for a brewery lounge endorsement. The amendment is not expected to increase noise or have a negative impact on the community nor result in the applicant operating the business contrary to its primary purpose.

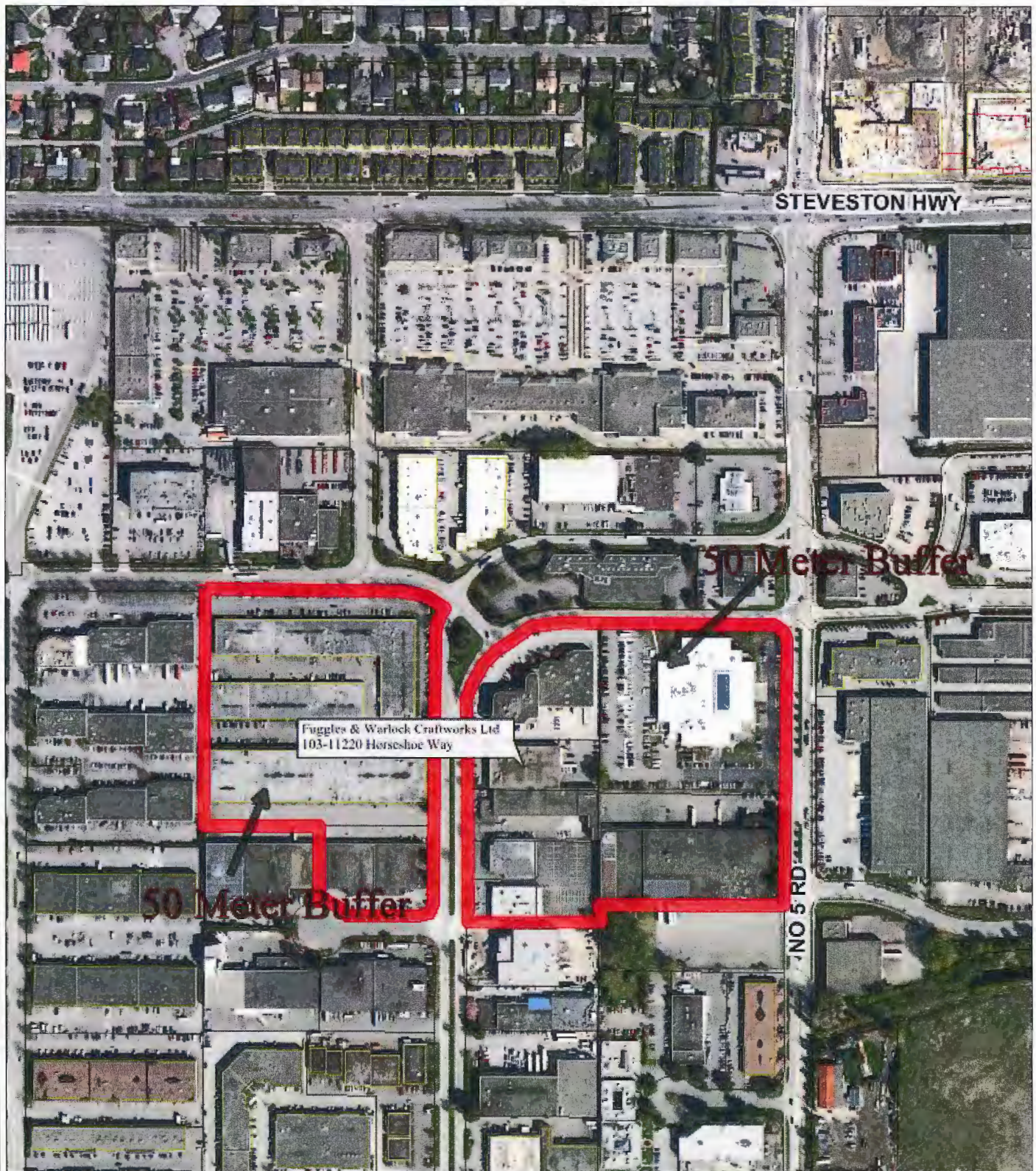


Victor Duarte
Acting Supervisor, Business Licence
(604-276-4389)

VMD:vmd

Att. 1: Site Map with 50 metre buffer

City of Richmond Interactive Map



202.9 0 101.47 202.9Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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