



REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 27, 2015 - PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: BREWERY LOUNGE ENDORSEMENT
 APPLICATION NO. 000024

REPORT: 15-46
FILE: 08-11-0085

(TRADING POST BREWING CORPORATION / 107, 20120 – 64 AVENUE)

PROPOSAL:

Request for Council endorsement (to the Liquor Control and Licensing Branch) for a new brewery lounge for the Trading Post Brewing Corporation located at 107, 20120 – 64 Avenue.

RECOMMENDATION SUMMARY:

That Council consider the request to endorse the brewery lounge application including input received at the “Liquor Endorsement Hearing” in accordance with Council's Liquor Licence Endorsement Policy.

RATIONALE:

Council's consideration of the brewery lounge endorsement request is required in accordance with the Provincial Liquor Control and Licensing Branch regulations.



BREWERY LOUNGE ENDORSEMENT
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(TRADING POST BREWING CORPORATION / 107, 20120 – 64 AVENUE)
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RECOMMENDATIONS:

That Council consider the endorsement request for a new brewery lounge for the Trading Post Brewing Corporation located at 107, 20120 – 64 Avenue; and further

That Council adopt the following resolution, should it decide to endorse the Trading Post Brewing Corporation request:

“That Council has considered and ENDORSED the request by the Trading Post Brewing Corporation to locate a 50 person manufacturing brewery lounge serving the Trading Post Brewing Corporation located at 107, 20120 – 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 1:00AM (Sunday – Saturday).

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other social or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; the impact of noise on the community in the immediate vicinity of the brewery lounge; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents and business owners expressed to Council at a Liquor Endorsement Hearing held on April 27, 2015 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.”

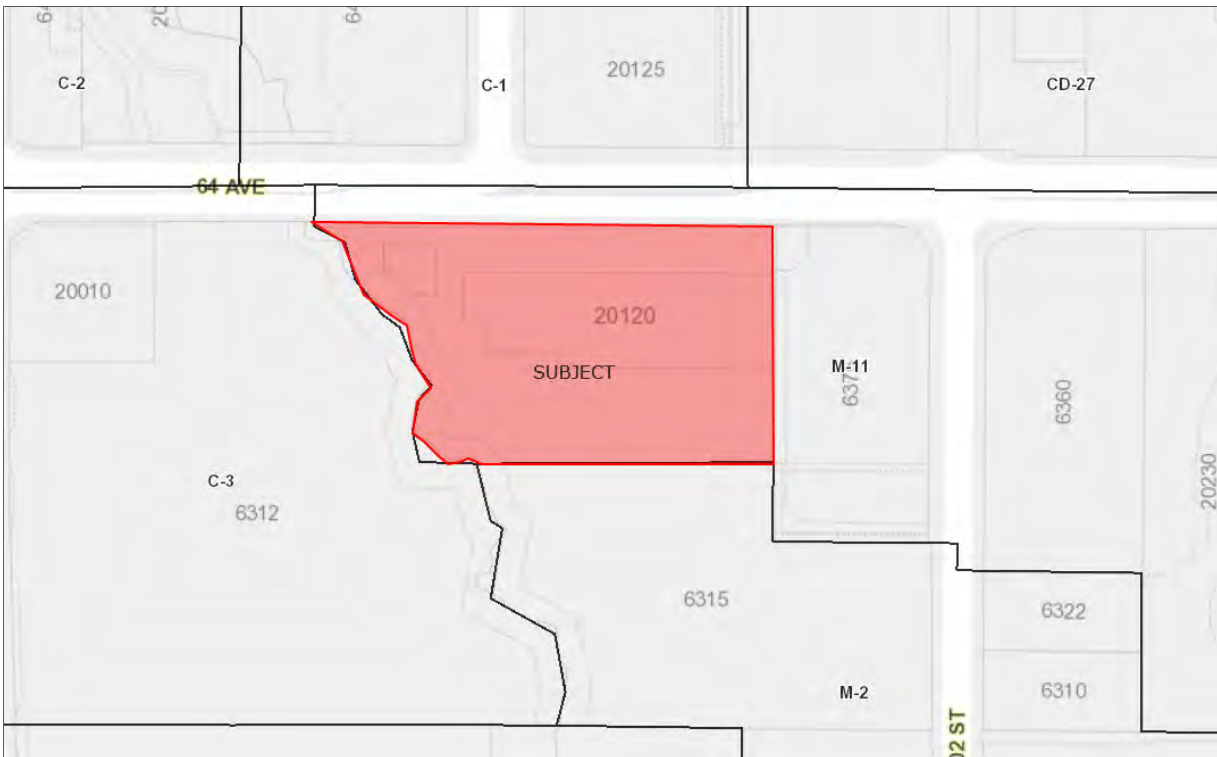
EXECUTIVE SUMMARY:

The Trading Post Brewing Corporation has made application to Council to endorse a new brewery lounge for the Trading Post Brewery located at 107, 20120 – 64 Avenue. The proposed brewery lounge will serve as an accessory use to the new brewery proposed on the subject site. Although the issuance of Brewery Licences is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a brewery lounge. Council may consider the public input prior to consideration of the endorsement request.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a new brewery lounge for the Trading Post Brewing Corporation located at 107, 20120 – 64 Avenue.

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ZONING BYLAW NO. 2500

BREWERY LOUNGE ENDORSEMENT
 APPLICATION NO. 000024
 (TRADING POST BREWING CORPORATION / 107, 20120 – 64 AVENUE)
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REFERENCE:

Applicant :	Trading Post Brewing Corporation Lance Verhoeff 9475 Waska Street Langley, BC V1M 4G5
Owner :	Homestar Holdings Ltd. 203, 20559 Fraser Highway Langley, BC V3A 4G3 282783 BC Ltd. 100, 20120 – 64 Avenue Langley, BC V3A 4P7 Cambridge Business Centers Inc. 100, 20120 – 64 Avenue Langley, BC V3A 4P7
Legal Description:	Strata Lot 1 District Lot 311 Group 2 New Westminster District Strata Plan NW3314 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
Location:	107, 20120 – 64 Avenue
Lot Area:	1.3 ha (3.3 ac)
Unit Area:	355 m ² (3,818 ft ²)
Zoning:	Business/Office Park Zone M-11
Willowbrook Plan:	Business Office Park

DISCUSSION/ANALYSIS:

The Trading Post Brewing Corporation has applied to the Provincial Liquor Control and Licensing Branch for a new manufacturing brewery licence (including a tasting area), an on-site store endorsement and a brewery lounge endorsement within an existing multi-tenant building located at 20120 – 64 Avenue (Unit 107). As indicated on the floor plan (Attachment B), the manufacturing area is located at the back of the unit and the tasting area, on-site store, and lounge is located at the front of the unit (on the ground floor and a mezzanine). A tasting area allows the manufacturer to serve samples to the public for a charge or no charge, but samples are limited to 375 ml per patron per day. An on-site store area allows the public to purchase the manufacturer's liquor directly from the manufacturing site. A lounge area allows patrons to purchase and consume products produced on the premises (in addition to the samples allowed in the tasting area). In this case, the lounge area overlaps the tasting and on-site store area on the ground floor and overlaps the tasting area on the mezzanine.

Pursuant to the Provincial Liquor Control and Licensing Regulation, the Liquor Control and Licensing Branch does not provide Council with an opportunity to “endorse” or “not endorse” applications for a new manufacturing brewery licence (and tasting area) and on-site store endorsement where the use is permitted under municipal zoning. The Liquor Control and Licensing Branch, however, is required to provide Council with the opportunity to “endorse” or “not endorse” applications for a brewery lounge.

The proponent therefore has also made application to Council to endorse the brewery lounge. The applicant has requested a person capacity of 50 persons (30 persons on the ground floor and 20 persons on the mezzanine). The requested hours of operation are 10:00AM to 1:00AM, seven days a week. Minors are permitted in the brewery lounge when accompanied by a parent or guardian. Food and non-alcoholic beverages must be available in the brewery lounge.

The subject Trading Post Brewing Corporation brewery lounge endorsement request is being considered pursuant to the Liquor Licence Endorsement Policy (Attachment A). Although the Liquor Licence Endorsement Policy does not specifically reference new brewery lounge endorsement applications, a Council resolution regarding the proposal is required in accordance with the Provincial Liquor Control and Licensing Regulation (staff note that Council has also not explicitly “opted out” of new brewery lounge endorsement applications).

Adjacent Uses:

North: 64 Avenue, beyond which is a multi-tenant commercial building zoned Regional Commercial Zone C-1;
South: An industrial building zoned General Industrial Zone M-2;
East: A multi-tenant building zoned Business/Office Park Zone M-11; and
West: Matheson Creek, beyond which is a commercial building zoned Service Commercial Zone C-3.

Zoning Bylaw:

The subject site is zoned Business/Office Park Zone M-11. A brewery (a light manufacturing use) is permitted under Business/Office Park Zone M-11 in combination with retail sales subject to:

- (i) Retail sales occupying no less than 33% nor more than 66% of the gross floor area; and
- (ii) The retail sales use being oriented towards the front of the building facing the street.

In compliance with Business/Office Park Zone M-11, the retail sales and tasting area occupies 38% of the gross floor area of the unit and is oriented towards the front of the building facing the street. The brewery lounge (which overlaps the retail sales and tasting area) may be allowed as an accessory use to the light manufacturing and retail sales use.

Liquor Licence Endorsement Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004 (Attachment A). Although the Liquor Licence Endorsement Policy does not specifically reference new brewery lounge endorsement applications, a Council resolution regarding the proposal is required in accordance with the Provincial Liquor Control and Licensing Regulation (staff note that Council has also not explicitly “opted out” of new brewery lounge endorsement applications). The Liquor Licence Endorsement Policy allows Council to hold a “Liquor Endorsement Hearing” when it considers an endorsement request. Providing an opportunity for public comment is consistent with Provincial Liquor Control and Licensing Branch requirements.

Liquor Control and Licensing Branch Application Summary:

The proponent has submitted an application for a new brewery lounge to the Provincial Liquor Control and Licensing Branch (see Attachment C). The Liquor Control and Licensing Branch has forwarded the application to the Township with a request that a Council resolution commenting on the application be submitted. According to Liquor Control and Licensing Branch regulations, the resolution is to comment on the following criteria:

- a) the location of the lounge;
- b) the proximity of the lounge to other social or recreational facilities and public buildings;
- c) the person capacity of the lounge and hours of liquor services of the lounge;
- d) the impact of noise on the community in the immediate vicinity of the lounge;
- e) the impact on the community if the application is approved.

The Provincial Liquor Control and Licensing Branch application summary, including the proponent's letter of intent, is attached to this report (Attachment C).

Locational Criteria for Brewery Lounge Endorsements:

Council's Liquor Licence Endorsement Policy contains locational criteria intended to guide consideration of "Liquor Primary" and "Licensee Retail Store" endorsement requests. The Policy, however, does not contain any locational criteria for brewery lounge endorsement requests.

RCMP Comments:

RCMP comments are provided as Attachment D to this report and they have not identified any concerns that would impact the granting of the licence.

POLICY CONSIDERATIONS:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to "endorse" or "not endorse" applications for a brewery lounge.

Pursuant to Council's Liquor Licence Endorsement Policy, staff have advertised the proposal in area newspapers and mailed out notices to nearby residents for a "Liquor Endorsement Hearing". Providing an opportunity for public comment is consistent with Provincial Liquor Control and Licensing Branch requirements.

Following the "Liquor Endorsement Hearing," Council has the option of endorsing the application as submitted; endorsing the application subject to conditions; or not endorsing the application. Assuming Council is supportive of the application, the resolution must be consistent with Liquor Control and Licensing Branch requirements. Accordingly, a resolution similar to the following will need to be adopted:

"That Council has considered and ENDORSED the request by the Trading Post Brewing Corporation to locate a 50 person manufacturing brewery lounge serving the Trading Post Brewing Corporation located at 107, 20120 – 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 1:00AM (Sunday – Saturday).

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In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other social or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; the impact of noise on the community in the immediate vicinity of the brewery lounge; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents and business owners expressed to Council at a Liquor Endorsement Hearing held on April 27, 2015 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.”

Council may, of course, add to or expand upon the items referenced in the resolution, however, according to the Liquor Control and Licensing Branch, all items in the resolution must be referenced.

Respectfully submitted,

Patrick Ward
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Liquor Licence Endorsement Policy
ATTACHMENT B	Site Plan and Floor Plan
ATTACHMENT C	Liquor Control and Licensing Branch Application Summary Including Proponent's Letter of Intent
ATTACHMENT D	RCMP Comments

POLICY MANUAL

Subject: Liquor Licence Endorsement Policy

Policy No:

07-615

Approved by Council:

June 14/04

Revised by Council:

Replaces Old Policy No.:

Approved on:

1. Purpose

- 1.1. An updated Liquor Licence Endorsement Policy defining Council's involvement in providing endorsement/non-endorsement recommendations to the Provincial Liquor Control and Licensing Branch.

2. Background

- 2.1. To implement changes emanating from revised Provincial Liquor Licence policies.

3. Related Policy

- 3.1. Zoning Bylaw No. 2500 and Business Licence Bylaw 4050.

4. Policy

- 4.1 That until further notice Council continue to be consulted by the Provincial Liquor Control and Licence Branch with respect to the endorsement of:
 - 4.1.1 new, relocated or increased patron capacity Liquor Primary and Winery Licences.
 - 4.1.2 Liquor Primary, Winery and Food Primary Licences requesting liquor service later than 1:00 a.m.
 - 4.1.3 Licensee Retail stores when not located within a Liquor Primary or Winery establishment, or not located on the same lot as a Liquor Primary or Winery establishment.
 - 4.1.4 exotic entertainment requests regulated by Township Bylaw 4050 as amended (exotic entertainment).

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- 4.2 That until further notice Council continue to “opt out” of the Food Primary licence endorsement process as it applies to:
 - 4.2.1 new, relocated or increased patron capacity Food Primary licences
 - 4.2.2 patron participation or other entertainment not subject to Bylaw 4050 as amended (exotic entertainment).
 - 4.2.3 hours of liquor service not later than 1:00 a.m.
- 4.3 That until further notice Council “opt out” of the Winery licence endorsement process as it applies to:
 - 4.3.1 patron participation or other entertainment not subject to Bylaw 4050 as amended (exotic entertainment).
 - 4.3.2 hours of liquor service not later than 1:00 a.m.
- 4.4 That until further notice Council authorize staff to respond directly to the Provincial Liquor Control & Licensing Branch (when requested by the Liquor Control & Licensing Branch) with respect to compliance/non-compliance of “opted out” requests as they pertain to Township bylaws and Council policies.
- 4.5 That applications to Council for consideration of liquor licence endorsement requests include the following information:
 - 4.5.1 a letter from the Provincial Liquor Control & Licensing Branch formally requesting Council’s consideration of the liquor licence endorsement request.
 - 4.5.2 a fully completed application form, fee and state of title in accordance with Council’s Development Application Form and Fee Bylaw.
 - 4.5.3 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats, occupant load, size and location of licensee retail store (if applied for).
 - 4.5.4 a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points.
 - 4.5.5 existing and/or proposed entertainment type.
 - 4.5.6 existing and/or proposed hours of liquor service.
 - 4.5.7 location and details of proposed licensee retail store.
 - 4.5.8 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to serve.
 - 4.5.9 other details of the proposed establishment as may be required by Council to facilitate its review.
- 4.6 That all new, relocated or increased patron capacity “Liquor Primary”, “Winery” or “Licensee Retail Store” endorsement requests, and all liquor service requests beyond 1:00 a.m., be referred to the RCMP, Fire Department, Engineering, Permits, Licences and Inspection Services Departments and relevant outside agencies for review and recommendation, prior to being submitted to Council.

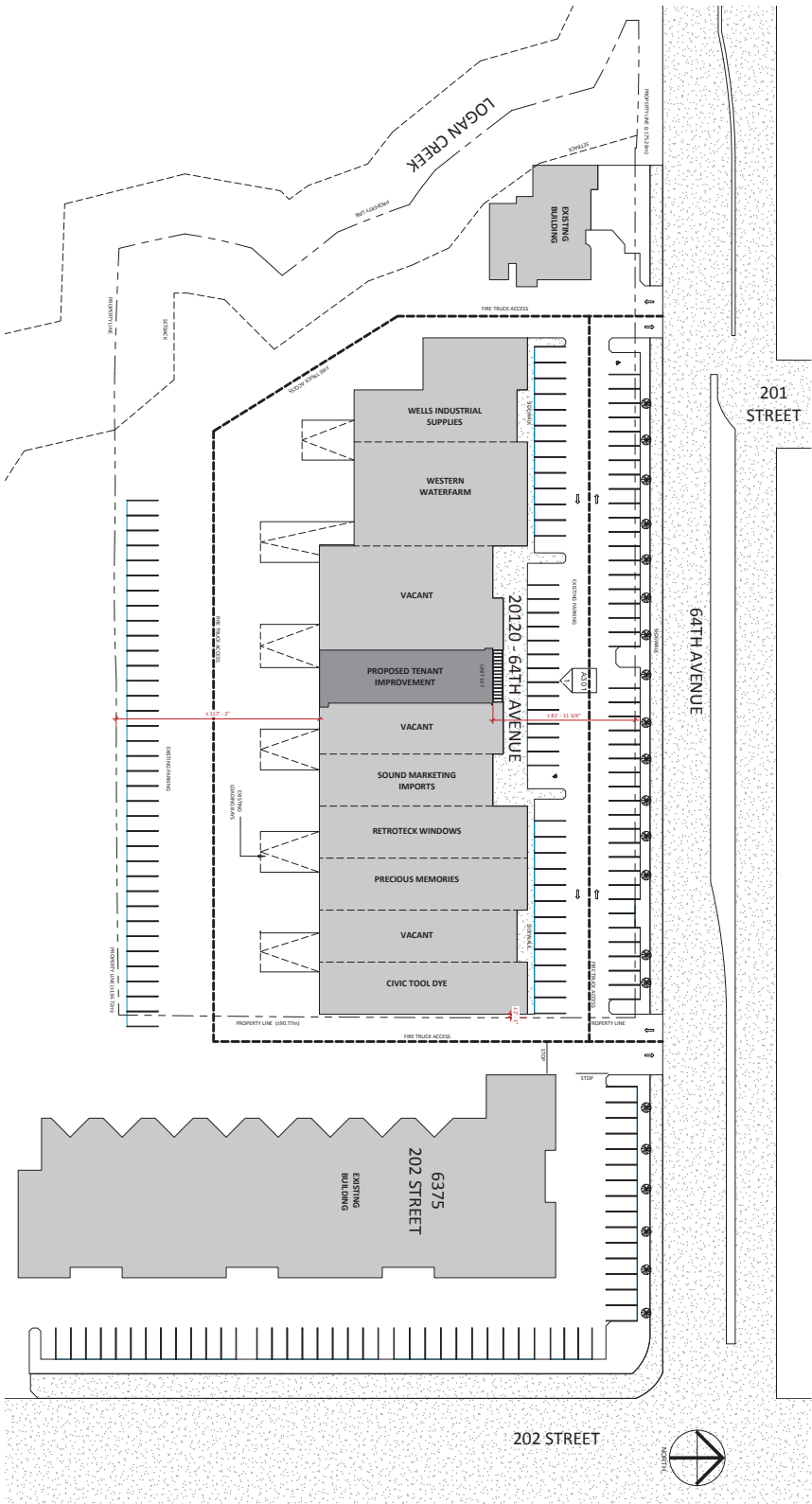
- 4.7 That Council's review process for consideration of new, relocated or increased patron capacity "Liquor Primary", "Winery" or "Licensee Retail Store" endorsements include a "public consultation process", either in conjunction with an accompanying rezoning, development permit or development variance permit application, or, if a rezoning/development permit/development variance permit is not required, in accordance with the rezoning "public process" which includes individual hearing notice mail outs, newspaper notice and a "Liquor Endorsement Hearing" (where affected persons may express their views to Council).
- 4.8 That Council confirm that Bylaw No. 4050 as amended prohibiting exotic performer entertainment in the Township applies to all "Liquor Primary", "Food Primary" and "Winery" establishments, except for pre-existing exotic performer entertainment located in hotels holding a Class A licence before October 25, 1993.
- 4.9 That Council adopt the following locational criteria for consideration of new or relocated "Liquor Primary" or "Licensee Retail Store" endorsement requests :
- 4.9.1 May be located on property zoned "Liquor Primary Zone C-12" or in a Zone where "Liquor Primary Use" is a permitted use, subject to adequate access and parking being provided in accordance with Township bylaws and policies.
- 4.9.2 May be located in a designated Regional or Community Town Centre (as per Official Community or Neighborhood Plans) subject to adequate access and parking being provided in accordance with Township bylaws and policies.
- 4.9.3 May be located on the same site as a hotel or community recreational use (such as an arena or golf course) subject to adequate access and parking being provided in accordance with Township bylaws and policies.
- 4.9.4 Notwithstanding locational criteria 9.1, 9.2, and 9.3, a new or relocated "Liquor Primary" or "Licensee Retail Store" establishment shall not be located within a one half kilometer distance of an existing or proposed elementary or secondary school , an existing church, or an existing or proposed neighborhood or sub-neighborhood level park. This distance may be revised by Council if the establishment is located within a community centre or other facility owned or operated by or on behalf of the Township, or elsewhere on a site specific basis at the discretion of Council.
- 4.9.5 Proposed new or relocated "Liquor Primary" or "Licensee Retail Store" establishments shall not directly abut single family residential uses or zones, or existing or proposed park sites, unless adequate buffer mechanisms are incorporated into site development plans specifically approved by Council as part of a Rezoning or Development Permit.
- 4.9.6 New or relocated "Licensee Retail Stores" shall not be located within a one half kilometer radius of another "Licensee Retail Store", be greater than 2000 square feet (gross floor area) in size, and not remain open later than 11:00 p.m.

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- 4.10 That Council require that all new, relocated or increased patron capacity liquor establishments also comply with:
- 4.10.1 Township Building and Fire Codes (including Langley Building Bylaw No. 4055 as amended)
 - 4.10.2 Township Zoning Bylaw requirements including siting, parking, loading, landscaping and screening (Bylaw No. 2500 as amended)
 - 4.10.3 Access, servicing and other requirements of the Subdivision and Development Control Bylaw No. 3335 and Policy, as well as Traffic Bylaw 3500 as amended;
 - 4.10.5 The Township's Noise Control Bylaw (Bylaw 2573 as amended)
 - 4.10.6 The Township's Business Licence Bylaw (Bylaw 4050 as amended)
 - 4.10.7 The Township's Exterior Lighting Impact Policy and Tree Protection Policy.
 - 4.10.8 Crime Prevention Through Environmental Design (CPTED) criteria
 - 4.10.9 Other requirements that may be established by Council as a condition of either a rezoning, a development permit, development variance permit, a building permit, or as a condition of Council's endorsement of the application to the Liquor Control and Licensing Branch
 - 4.10.10 Requirements and conditions imposed by the Provincial Liquor Control and Licensing Branch, pursuant to the Liquor Control and Licensing Act and Regulations.

TRADING POST BREWERY

UNIT# 107 - 20120 - 64TH AVENUE, LANGLEY, BC



Drawing List	
A0.00	Cover & Site Plan
A0.01	Code Analysis & WMA Types
A0.02	Reflected Ceiling Plan
A0.03	Elevations
A0.04	Building Sections
A0.05	Stair Details
A0.06	Interior Elevations, Millwork
A0.07	Door & Hardware Schedules
A0.08	Schedules

TRADING POST BREWERY

UNIT# 107 - 20120 64th Avenue, Langley, BC

title
Cover & Site Plan

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drawn	RF
checked	SC
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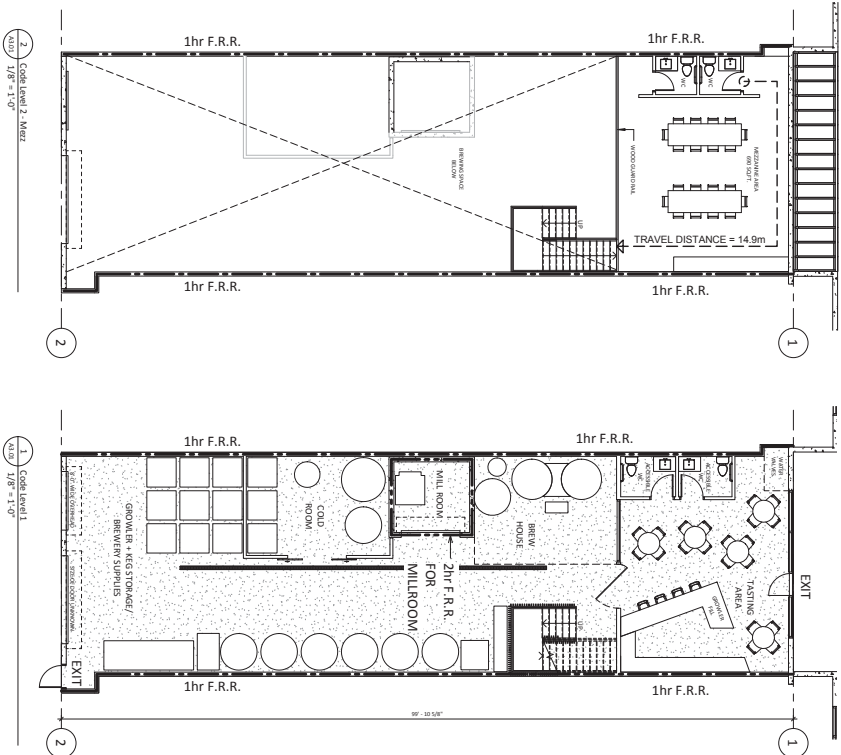
CONSULTANT



phone 604 881 1173
fax 604 881 1174
toll free 1 866 881 1173
address Suite 200 - 23149 96 Avenue
Fort Langley, BC
Box 207 WY 2M 2M6
info@site.ca
www.site.ca

NO.	DATE	DESCRIPTION
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WALL SCHEDULE				
WALL TYPE	DESCRIPTION	SUBSTRATE	DETACHED DETAILING	FINISHES
W1				



COOL REVIEW	
TENANT IMPROVEMENT WORK UNIT CONFORM	
TO R.C. BUILDING CODE (FROM 2012)	
OCCUPANCY GROUP / DIVISION 2 -	
MEDIUM HAZARD INDUSTRIAL	
NUMBER OF STORES: 1 WITH MEZZANINE	
SPRINKLER: YES, EXISTING THROUGHOUT	
OCCUPANT LOAD (3.17.11):	
LEVEL 1 = 20 PEOPLE	
TOTAL = 20 PEOPLE	
50 PEOPLE < 60 PEOPLE	
NUMBER OF EXITS (3.4.2.1(2)):	
PROVIDED = 2	
REQUIRED EXIT WIDTH:	
EXIT CAPACITY:	
TRAVEL DISTANCE (3.4.2.1(8)(1)):	
MEZZANINE	

NUMBER OF WATER CLOSETS	
LEVEL 1:	
REQUIRED	PROVIDED
MALE	0
FEMALE	0
UNIVERSAL	2
MEZZANINE:	
MALE	0
FEMALE	0
UNIVERSAL	2
TOTAL	4

PROJECT SYNOPSIS	
CRUC ADDRESS:	
#107 - 20120 64th AVENUE,	
LANGLEY, BC V7Y 1M8	
LEGAL DESCRIPTION:	
STRATA LOT 1, DISTRICT LOT 311, GROUP 2,	
NEW WESTMINSTER DISTRICT STRATA PLAN W9334	
PID 015-322-389	
LOADING:	
PER BY-LAW 2000 SECTION 107.7	
REQUIRED = 5 SPACES	
EXISTING = 10 SPACES	
(TO REMAIN UNCHANGED)	
PROPOSED USE: LIGHT MANUFACTURING	
(AS PER BY-LAW 2000, SECTION 711.1(18))	
SITE AREA: 134,776 SF (13,355 SM)	
BUILDING GROSS AREA: 143,205 SF + 13,385 SF	
= 43,290 SF (4,028 SM)	
GROSS AREA	
(TENANT IMPROVEMENT) 3,070 SF (283 SM)	
FLOOR AREA:	
LEVEL 1 = 3,070 SF (283 SM)	
MEZZANINE = 738 SF (70.2 SM)	
TOTAL = 3,818 SF (353 SM)	



phone 604.881.1173
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toll free 1.866.881.1173
address Suite 200 - 23149 96 Avenue
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Box 209 WY 2M8
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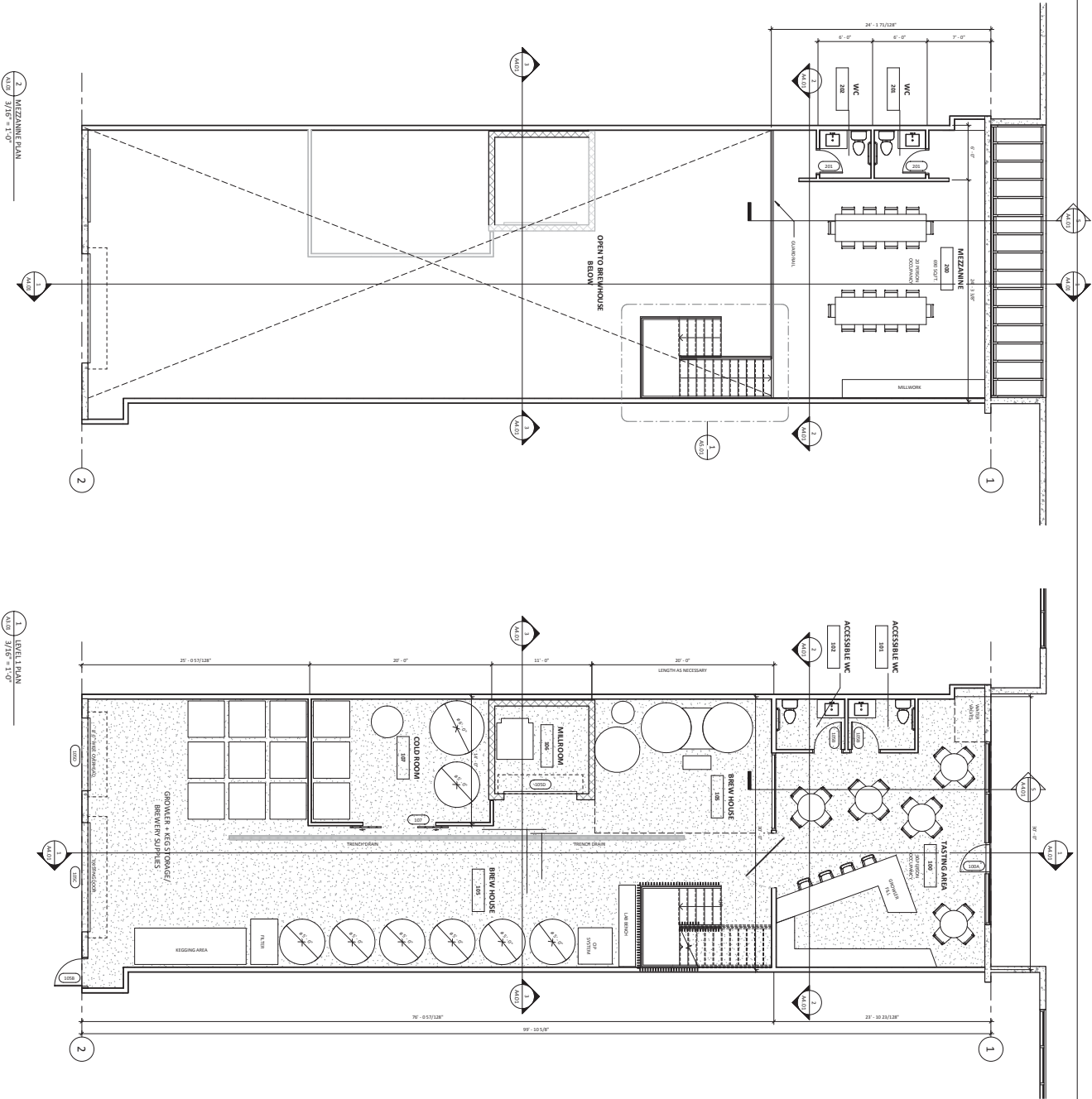
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TRADING POST BREWERY

UNIT# 107 - 20120 64th Avenue, Langley, BC

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date	2015/01/20
drawn	Author checked
job no.	1502
sheet no.	A0.02
CONSULTANT	

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phone 604 881 7173
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toll free 1 866 881 7173
address Suite 200 - 23149 96 Avenue
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Box 200 V1N 2K6
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web www.site.ca

DATE 11.10.15
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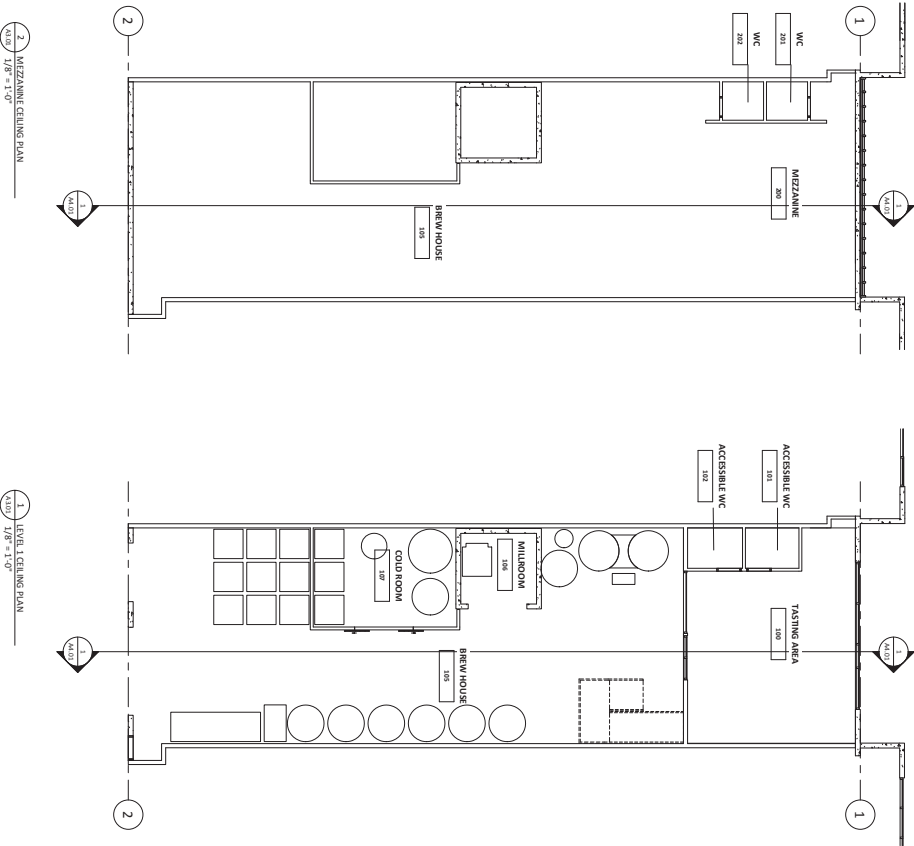
TRADING POST BREWERY

UNIT# 107 - 20120 64th Avenue, Langley, BC

FLOOR PLANS

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drawn checked
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sheet no. A1.01
CONSULTANT

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address Suite 200 - 23149 96 Avenue
Fort Langley, BC
Box 200 W1N 7A6
email info@siteline.ca
www.siteline.ca

REV	DATE	DESCRIPTION
1	11/10/15	REVISION

TRADING POST BREWERY

UNIT# 107 - 20120 64th Avenue, Langley, BC

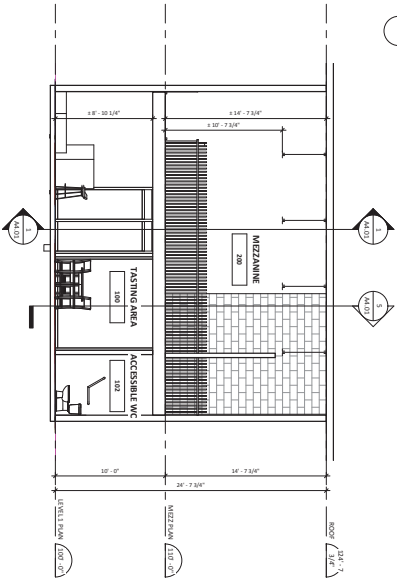
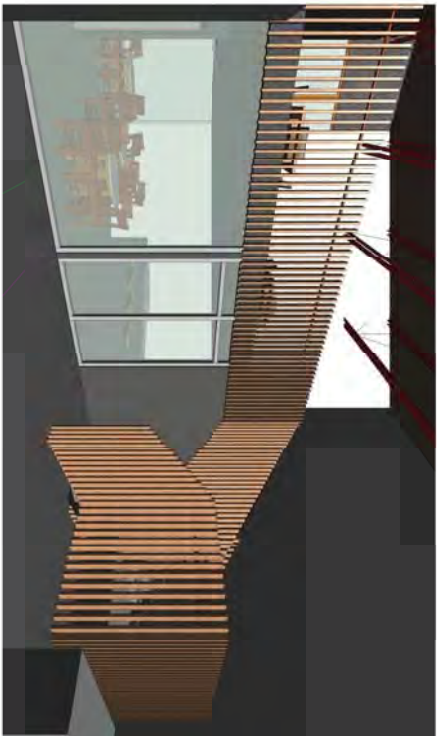
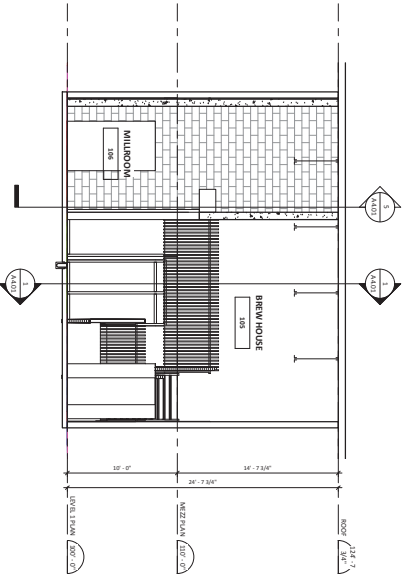
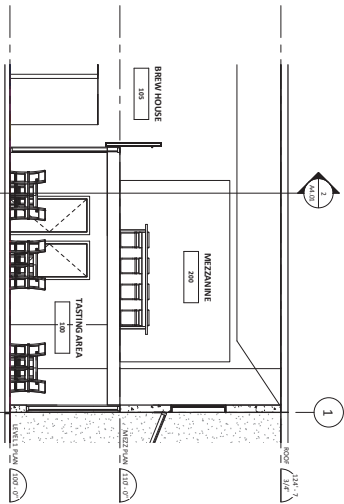
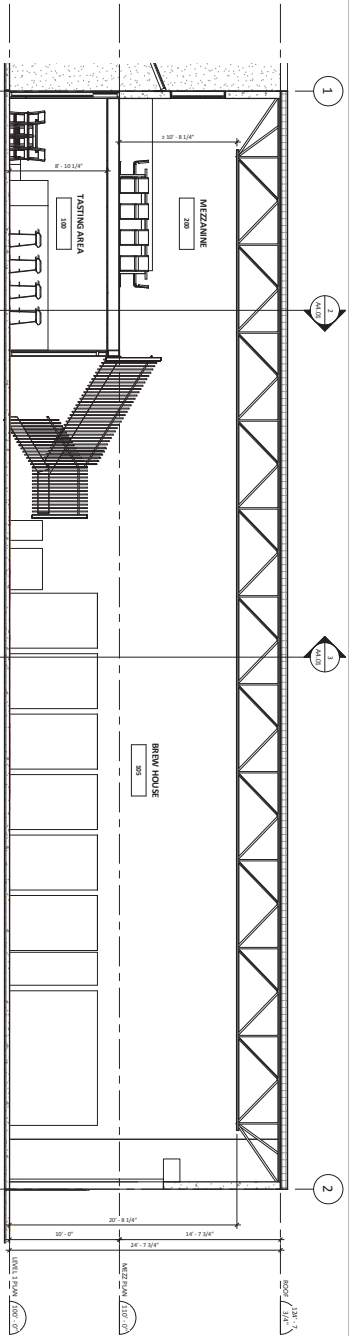
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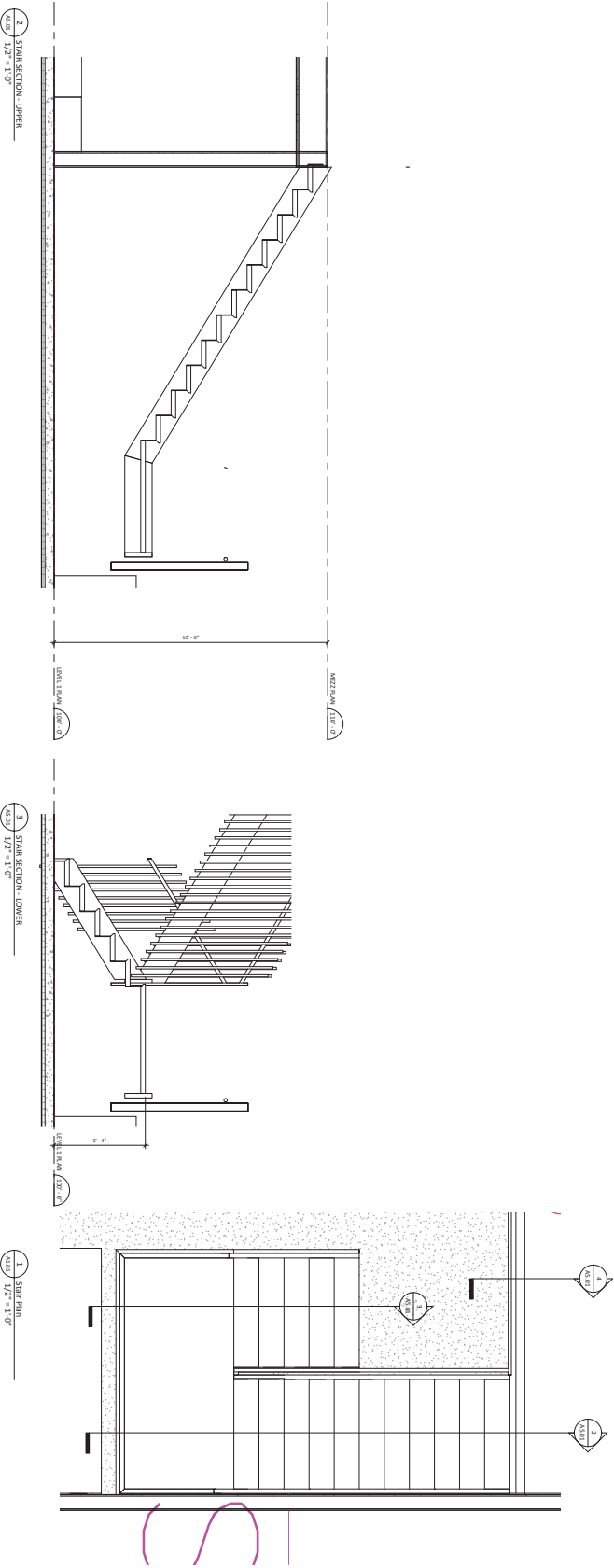
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date 2015/01/20
drawn checked

job no. 1502
sheet no. A2.01

consultant

Noting: This is the final drawing and shall be printed on the final drawing only. No further changes shall be made. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.





10/15/01-30 9:50:27 AM

Trading Post Brewery
4000 64th Avenue, Langley, BC
V3A 2K6
Tel: 604.881.1173
Fax: 604.881.1174
Email: info@tradingpost.ca
Web: www.tradingpost.ca

Title	
STAR DENNIS	
Scale	As indicated
Date	2015/01/20
Drawn	checked
Job no.	1502
Sheet no.	A5.01
Consultant	

TRADING POST BREWERY

UNIT# 107 - 20120 64th Avenue, Langley, BC

Site Line	
2100-23160 96 Avenue	
Phone	604.881.1173
Fax	604.881.1174
Toll free	1.866.881.1173
Address	Unit 200 - 23160 96 Avenue Fort Langley, BC Box 200 WY 286
Email	info@site.ca
Web	www.site.ca
REVISIONS	
NO.	DATE
DESCRIPTION	



APPLICATION SUMMARY

For Applicant and Local Government/First Nations
Manufacturer-Brewery Lounge Endorsement

Date: January 30, 2015

Job # 25124635-4

Created by: Vicky Tooby, Senior Licensing Analyst

Re: **Application for a Brewery Lounge Endorsement**
Applicant: Trading Post Brewing Corporation
Proposed Location: Unit 107 – 20120 64th Avenue, Langley
Establishment Name: Trading Post Brewing Corporation

1. APPLICATION INFORMATION

Date application deemed complete: January 22, 2015

Local Government Jurisdiction: Township of Langley

The primary business focus of the proposed establishment: Food and Beverage

The application is for a Brewery Lounge Endorsement for the Brewery (not yet licensed). The applicant currently has a manufacturing licence in progress with a retail sales endorsement. The lounge endorsement, if approved, will be indoors and overlap the retail sales/tasting area on the lower level and the tasting area on the second level.

Total person capacity/occupant load requested for the lounge: 50 persons consisting of:

Person 01, Main Level: 30 persons
Person 02, Upper Level: 20 persons

Hours of Operation requested:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM
1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM

Terms and Conditions:

The Brewery Lounge Endorsement Area, if approved, will allow the licensed brewery to sell and serve only brewery products that are registered under the on-site Brewery Licence in the designated lounge area. Food and non-alcoholic beverages must be available at reasonable prices to customers. Hours of service and capacity are subject to local government consideration and comment.

- Minors are permitted when accompanied by a parent or guardian.

2. APPLICANT ELIGIBILITY AND SUITABILITY INFORMATION (Fit and Proper)

Applicant has met the eligibility and suitability requirements of the Liquor Control and Licensing Act (LCLA).

3. LOCATION/SITE FACTORS

The proposed lounge area is an interior space overlapping the retail and tasting area.

The following sections are compiled from information provided by the applicant except where indicated otherwise.

See the attached **Applicant's Letter of Intent** for details of the proposed lounge endorsement area, including the following details:

- a) **Business Focus**
- b) **Target Market**
- c) **Composition of the Neighbourhood and Reasonable Distance Measure**
- c) **Benefits to the Community**
- d) **Noise in the Community**
- f) **Impact on the Community**
- g) **Other impacts, comments or requests**

Please note that the applicant's letter of intent is enclosed as an attachment to this report for reference purposes. The information or statements included in the letter of intent have not been confirmed unless otherwise stated in this report.

The following information is provided by both the applicant and the Liquor Control and Licensing Branch

The following information is provided by Liquor Control and Licensing Branch except where indicated otherwise.

POPULATION AND SOCIO-ECONOMIC INFORMATION:

- Circle population statistics for 2006 are available from BC Stats by emailing your request to BC.Stats@gov.bc.ca
- BC Stats Community Facts includes the BC Benefits recipient and EI Beneficiary statistics and is available at <http://www.bcstats.gov.bc.ca/data/dd/facsheet/facsheet.asp>
- Statistics Canada Population breakdown by categories is available at: <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>

4. PUBLIC INTEREST

In providing the resolution on the proposed Brewery Lounge Area Endorsement application, Local Government must consider and comment on each of the regulatory criteria indicated

below.

The written comments must be provided to the general manager by way of a resolution within 90 days after the Local Government receives notice of the application, or any further period authorized by the General Manager, Liquor Control and Licensing Branch, in writing. Regulatory criteria Local Government or First Nation must consider and comment on:

- (a) the location of the lounge
- (b) the proximity of the lounge to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the lounge
- (d) the impact of noise on the community in the immediate vicinity of the lounge
- (e) the impact on the community if the application is approved.

If the operation of the brewery lounge is likely to affect nearby residents, the Local Government must gather the views of residents* in accordance with section 11.1 (2) (c) of the Act and include in the resolution:

- (i) the views of the residents*,
- (ii) the method used to gather the views of the residents*, and
- (iii) comments and recommendations respecting the views of the residents*;

* Note: "residents" includes business owners

For use by Liquor Control and Licensing Branch:

REGULATORY CONSIDERATIONS

Liquor Control and Licensing Act, sections: 11, 16 and 18

Liquor Control and Licensing Regulations sections: 4, 5, 6, 8, 10

POLICY CONSIDERATIONS

Class of Licence

Applicant Eligibility Assessment

Site and Community Assessment

Building Assessment and Issue of a Licence

Attachment 1

Applicant's Letter of Intent

1: Purpose:

The purpose of the manufacturer Lounge is to provide a place where patrons are able to sample single servings of our craft beer in the Langley market. We will also be located via tied house exemption in Ft. Langley, but we will also focus on the experience sampling our craft beer in the manufacturing location. This is something that the community will see as a valuable to the area. We will keep the lounge area relatively small and make sure there is an understanding that this is a place to sample a single serving of beer.

2: Target Market: Our Target Market will be a wide range. We will have Urban Locals stopping in on a weekend or on their commute home during the week. We will have neighboring residential communities coming to get enjoy craft beer in the Langley area. We will see many tourists coming to check out our brewing facility, and also a group of people that may have been in our tied house exemption in our Ft. Langley location and would like to see the manufacturing location.

3: The neighborhood is in a Commercial, Light Industrial area. There are also many “big box” stores in the area, along with different restaurants, retail shops, and industrial buildings in the area of 64th Ave and 200th St. There is little residential area in the immediate area and noise would most definitely not affect any

4: Site Map.

5: Benefits to the Community: Describe the community/market need you are addressing by providing an additional licensed area within the community:

The manufacturer lounge would bring many benefits to the community. First off, it is in a great location with no other brewery lounge in the heart of Langley. We are just blocks away from a large restaurant district (Cactus Club, Earls, Browns etc.) so our lounge would enhance this area by providing an option to enjoy craft beer before their dinner or creating a meeting destination before having plans to eat elsewhere. We are also located in such a place where craft beer lovers in Langley would not have to travel very far to fill up their growlers or get a taste for the craft beer movement. This location would also fill the gap between Surrey and Abbotsford for brewery tours. We would

6. Impact of Noise on the Surrounding Community:

The noise to the surrounding community will be extremely minimal. As we will have patrons coming in mostly from 4PM onward, when most of the businesses around us are closed or closing there will be very little noise that would affect our neighbours. Brewing during the day does not make a lot of noise and would be coming more from the back of the warehouse. There will be no patio so we would not have to deal with noise outside. As well, there will be cameras and lights set up for additional safety and security. Also, patrons will be asked politely by our staff to please respect the neighboring businesses by keeping their voices down to a reasonable manner. We will also stop playing music and give last call 15 minutes before closing to make sure patrons are safely dismissed before closing time.

7. Other Impacts on the Surrounding Community:

Other impacts on the surrounding community will be that our neighboring businesses will have a place to gather after a work day. Langley commuters will have a place to fill their craft beer growler with minimal drive time to any other brewery in the heart of Langley. Our lounge will create a buzz within the heart of Langley and drive more business to the surrounding restaurants and retailers.

ATTACHMENT 2

Sample Resolution Template for a Manufacturer Lounge or Special Event Area Endorsement

General Manager, Liquor Control and Licensing Branch

RE: Application for a manufacturer lounge or special event area endorsement at:
(address of proposed establishment)

At the (council/board) meeting held on (date), the (council/board) passed the following resolution with respect to the application for the above named manufacturer licence:

“Be it resolved that:

1. The (council/board) (recommends/does not recommend) the issuance of the winery lounge or special event area endorsement for the following reasons: (detail and explain reasons for recommendation)

2. The (council's/board's) comments on the prescribed considerations are as follows: (see the following page for sample comments for each criterion – a comment on each must be included in the resolution. Where a staff report has been prepared that addresses the criteria this can be used to provide Council's comments provided the staff report is referenced in the resolution and there is a clear statement that Council endorsed the comments in the report.)
 - (a) The location of the manufacturer lounge or special event area (provide comments)
 - (b) The proximity of the manufacturer lounge or special event area to other social or recreational facilities and public buildings (provide comments)
 - (c) In the case of a manufacturer lounge, the person capacity of the lounge (provide comments)
 - (d) hours of liquor service of the lounge or special event area
 - (e) traffic, noise, parking and zoning, and
 - (f) The impact on the community if the application is approved (provide comments)

If the operation of the lounge or special event area may affect nearby residents, the local government must gather the views of residents of an area determined by the local government or first nation.

If the local government or first nation wishes to provide comments to the general manager, it must provide the following in writing:

- (a) Its comments addressing the criteria in subsection (9);
- (b) If it has gathered the views of residents under subsection (10),
 - (i) the views of the residents*
 - (ii) the method used to gather the views of the residents*, and
 - (iii) it's comments and recommendations respecting the views of the

- residents*
- (iv) The reasons for its recommendations.

* Note: "residents" includes business owners

3. The (council's/board's) comments on the views of residents are as follows: (describe the views of residents, the method used to gather the views and provide comments and recommendations with respect to the views. If the views of residents were not gathered, provide reasons).

The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the (council/board) of (local government/First Nation) on (date).

Sincerely,

(signature)
(name and title of official)
(local government/First Nation)

Note:

- All of the items outlined above in points 1, 2 (a) through (f) and 3 must be addressed in the resolution in order for the resolution to comply with section 10 of the Liquor Control and Licensing Regulation.
- Any report presented by an advisory body or sub-committee to the council or board may be attached to the resolution.

ATTACHMENT 3

Sample Resolution for a Manufacturer Lounge or Special Event Area Endorsement Application

The following are examples that illustrate the type of comments that local government and First Nations might provide to demonstrate they have taken into consideration each of the criterion in reaching their final recommendation. Comments may be a mix of positive, negative and neutral observations relevant to each criterion. The final recommendation is the result of balancing these 'pros and cons'.

The list is not intended to illustrate every possible comment as the variations are endless, given the wide range of applications and local circumstances.

It is important that the resolution include the comment and not refer to a staff report, as the general manager cannot suppose that the local government considered all the criteria unless comment on each criterion is specifically addressed in the resolution itself.

Local government or First Nation staff may wish to contact the Liquor Control and Licensing Branch for assistance on drafting the content of a resolution before it is presented to local government or First Nation to avoid resolutions that do not comply with the regulations.

(a) The location of the manufacturer lounge or special event area:

The location of the manufacturer lounge is within the primary manufacturing facility. It has an interior and a patio area. It is located in a remote location and is suitable for such an endorsement.

(b) The proximity of the lounge to other social or recreational facilities and public buildings:

The only nearby social, recreational and public buildings do not conflict with the operation of a lounge.

– or –

The proposed location of the lounge is across a lane from a church with an attached retirement facility and church hall routinely used for youth group gatherings. The proximity of the proposed winery lounge is considered compatible with the neighbouring facilities.

(c) The person capacity of the lounge:

The maximum person capacity of the lounge is 65 persons as per building authorities.

(d) Hours of liquor service of the lounge:

Hours of liquor service are proposed to be from 4 PM to 10 PM daily. A larger capacity or later hours is not supported given the few number of police on duty to respond to concerns.

(e) Traffic, noise, parking and zoning:

Traffic in the area is not an issue. The road is located away from the main road resulting in noise not being an issue. Ample parking is available at the winery. Zoning permits a lounge for the sale and service of liquor by the glass or bottle.

(f) The impact on the community if the application is approved:

If the application is approved, the impact is expected to be positive in that it will support the growth in tourism and offer a new social venue for residents.

The Council's comments on the views of residents are as follows:

The views of residents within a half mile* of the proposed lounge area were gathered by way of *written comments that were received in response to a public notice posted at the site and newspaper advertisements placed in two consecutive editions of the local newspaper. Residents were given 30 days from the date of the first newspaper advertisement to provide their written views. Residents were also given an opportunity to provide comments at the public meeting of Council held on date.

A total of 63 responses were received from businesses and residents. Of the responses received, 21 were in support of the application citing the creation of additional jobs and a new entertainment venue for the area as their primary reasons. A total of 42 letters were received in opposition to the application. The primary reason cited by those in opposition was the proposed closing hours. A number of business residents in the area also cited the lack of parking as an area of concern.

The following examples illustrate one option that Council may complete their comments on the views of residents based upon the preceding fact pattern.

Based upon the input received by residents within a half mile of the proposed winery lounge there is a two to one ratio of opposed residents to residents that support the application. The opposition to this endorsement comes from both homeowners and businesses. Council is of the view that with both the residential and business communities' opposition to this proposed establishment that the issuance of a winery lounge endorsement would be contrary to the community standard for this area.

Despite the potential creation of additional jobs and a new entertainment venue for the area Council is unable to support the issuance of the endorsement. Council recommends that a licence not be issued.

* The local government or First Nation determines the appropriate area to be included and the method for gathering those views

Patrick Ward

From: Dave CARR <dave.carr@rcmp-grc.gc.ca>
Sent: Friday, March 13, 2015 6:20 AM
To: Patrick Ward
Subject: Development Application - Trading Post Brewing Corporation

Good day Mr. Ward. I looked over the application for the above mentioned development. I do not see any points of concern at this point from the police perspective.

Kind regards,
D. Carr

S/Sgt Dave Carr

Langley RCMP / Government of Canada
dave.carr@rcmp-grc.gc.ca / Tel: 604 532-3367 / Fax: 604 532-3365

S.é.-m Dave Carr

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