

NOTICE OF PUBLIC HEARING – FEBRUARY 1, 2021

CITY FILE REF.: DEVELOPMENT VARIANCE PERMIT NO. 433 (1122 VIDAL STREET)

CIVIC ADDRESS: 1122 Vidal Street

PURPOSE: Development Variance Permit No. 433 would, if approved, allow relief from the parking provisions of Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000, to permit a “licensed establishment” (i.e., brewery) at

1122 Vidal Street with a parking supply of one (1) off-street space per 16 seats whereas the current requirement for properties that do not front onto Marine Drive is one (1) space per eight (8) seats. A concurrent license application to the Liquor and Cannabis Regulations Branch (LCRB) has been made to permit liquor service to a maximum of 50 persons. Per the current requirements of the Zoning Bylaw a total of six (6) off-street parking spaces would be required whereas the property can accommodate four (4) off-street spaces. A Parking Assessment has been provided with the application, which was presented to the City of White Rock’s Land Use and Planning Committee on January 11, 2021.



Documents:

| Author | Document | Item # |
|---|---|--------|
| Director of Planning and Development Services | Land Use and Planning Committee corporate report dated January 11, 2021 | R-1 |
| Corporate Administration Department | Minutes – Various Extracts | R-2 |

Written Submissions:

| Author | Date Received | Resident? | Status | Item # |
|---------------|---------------|-----------|--------|--------|
| None to date. | | | | |

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF PUBLIC MEETING
MONDAY, FEBRUARY 1, 2021**

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Meeting on **MONDAY, FEBRUARY 1, 2021** at **6:00 P.M.** in accordance with the *Local Government Act*. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed bylaw/application that is the subject of the Public Meeting. At the Public Meeting, Council will hear and receive submissions from the interested persons in regard to the bylaw/application listed below:

- 1) DEVELOPMENT VARIANCE PERMIT NO. 433**
- 2) CIVIC ADDRESS: 1122 Vidal Street (See Site Map Attached)**

PURPOSE: Development Variance Permit No. 433 would, if approved, allow relief from the parking provisions of Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000, to permit a “licensed establishment” (i.e., brewery) at 1122 Vidal Street with a parking supply of one (1) off-street space per 16 seats whereas the current requirement for properties that do not front onto Marine Drive is one (1) space per eight (8) seats. A concurrent license application to the Liquor and Cannabis Regulations Branch (LCRB) has been made to permit liquor service to a maximum of 50 persons. Per the current requirements of the Zoning Bylaw a total of six (6) off-street parking spaces would be required whereas the property can accommodate four (4) off-street spaces. A Parking Assessment has been provided with the application, which was presented to the City of White Rock’s Land Use and Planning Committee on January 11, 2021.

Further details regarding the subject of the Public Hearings/Public Meetings may be obtained from the City’s Planning and Development Services Department at City Hall by contacting 604-541-2136 | planning@whiterockcity.ca.

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Meetings will be held virtually and will also be live streamed on the City website. To participate in a Public Meeting, please review the options below.

WHITE ROCK
My City by the Sea!

www.whiterockcity.ca

1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to clerksoffice@whiterockcity.ca or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Meeting, February 1, 2021.**

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the “City Hall Drop Box” to the left outside the front door; or
- Emailing the Mayor and Council at clerksoffice@whiterockcity.ca with the applicable subject line:
 - **PH #4, Development Variance Permit No. 433, 1122 Vidal Street**

2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Meeting item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted).

When you call-in, please be prepared to provide the following information:

- The public meeting item
- Your first and last name
- Whether you live in the City of White Rock
- Whether you are in support of or not in support of the item

3. Register to speak to a Public Meeting item via telephone:

Register to speak by emailing clerksoffice@whiterockcity.ca or calling 604-541-2127.

Registration will be open from 12:00 p.m. to 4:30 p.m. on the date of the Public Meeting, February 1, 2021. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

Please note the following instructions when you call in:

- You will be put on a hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Meeting
- You will have 5 minutes to speak
- **Turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- **Do not put your phone on speaker phone**
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

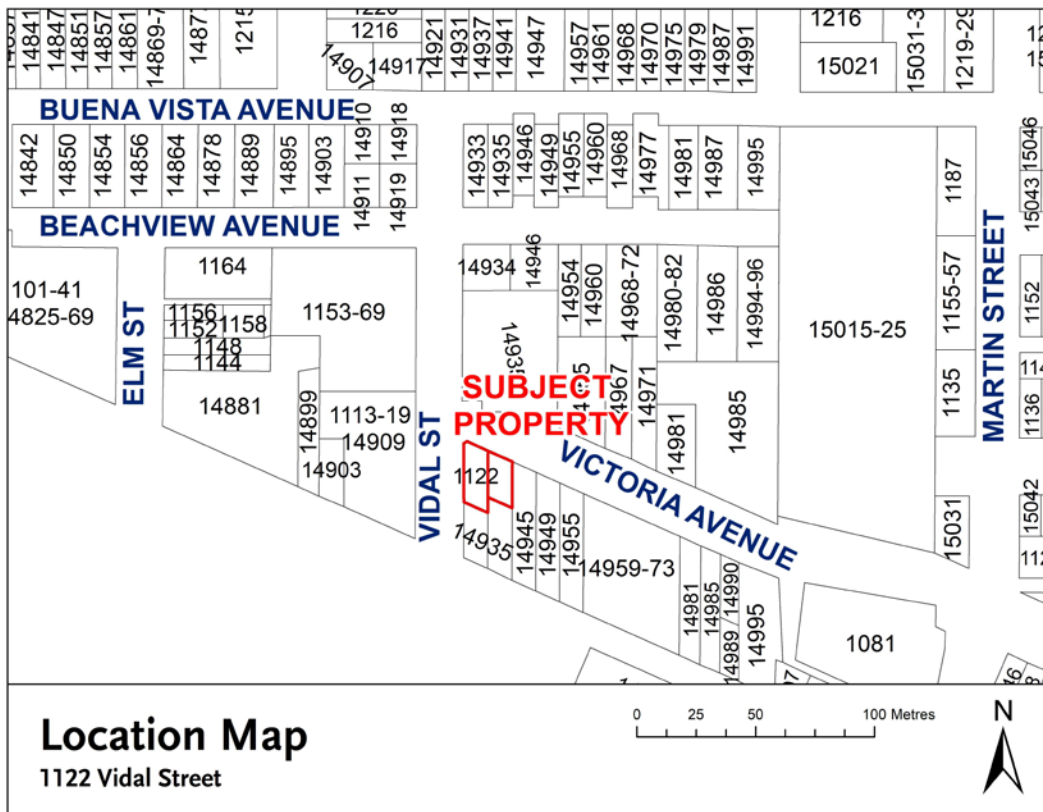
If you miss the noted registration period, please watch the live meeting at the following link: <https://www.whiterockcity.ca/453/Video-Recording-of-Council-Meetings> **as there will be an opportunity for you to call in for a limited period of time.**

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the bylaw/application after the Public Meeting has been concluded.

The meeting will be streamed live and archived through the City's web-streaming service.

The proposed bylaw and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from January 19, 2021, until February 1, 2021. **If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.**

SITE MAP FOR Development Variance Permit No. 433, 1122 Vidal Street



January 18, 2021

Tracey Arthur
Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 11, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Application for Liquor License Referral (Lounge Endorsement) and Development Variance Permit, 1122 Vidal Street (LL 20-014 & DVP 20-021)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a combined Public Hearing (liquor license referral) and Public Meeting (development variance permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
2. Authorize staff, pending the results of the electronic Public Hearing and Public Meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the the potential impact for noise and the impact on the community, and is in support of the application for a Lounge Endorsement at 1122 Vidal Street, subject to the inclusion of the following conditions within the license:

- a) The hours of liquor service shall be limited to the following:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|--------|-------|-------|-------|-------|-------|-------|-------|
| Open | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 |
| Closed | 20:00 | 22:00 | 22:00 | 22:00 | 22:00 | 23:00 | 23:00 |

- b) All loading activities are to occur on the property and the owner shall be responsible for ensuring there are no conflicts in the scheduling of deliveries such that loading occurs when the off-street parking spaces are not otherwise required (i.e., before normal business hours); and
 - c) The “service area” as defined within the license shall be limited to a maximum capacity of 50 persons subject to the approval of a development variance permit granting relief from the parking supply requirements of City of White Rock Zoning Bylaw, 2012, No. 2000; in the absence of a development variance permit, the license should be limited to a total occupancy of 32 persons; and
3. Pending the results of the electronic Public Meeting, approve of the issuance of Development Variance Permit No. 433.

EXECUTIVE SUMMARY

This corporate report provides a planning assessment of a proposed brewery at 1122 Vidal Street. The proposal is subject to a liquor license referral application, which ultimately seeks a Council resolution offering support (or non-support) to the LCRB, and a development variance permit application would, if approved, enable a reduction in the off-street parking supply (i.e., from six spaces to four spaces). Staff believe the proposal is appropriate considering the context within which the use is presented and the justification for the parking supply reduction. It is recommended that the application for a liquor license referral proceed to a public hearing and that the development variance permit proceed to a public meeting as required by the City's Planning Procedures Bylaw; the hearing and meeting would be held concurrently.

PREVIOUS COUNCIL DIRECTION

The motions noted below relate to the support of Council for advancing public consultation efforts using electronic / digital resources in light of the COVID-19 pandemic.

| Motion # & Meeting Date | Motion Details |
|------------------------------------|--|
| 2020-344 | THAT Council recommends Appendix B as appended to the corporate report dated June 15, 2020, titled "Planning Procedures Bylaw Amendment - Electronic Public Hearings for Liquor and Cannabis Licence Referrals and Delegation of Liquor Primary Club Licences" be referred for consideration of adoption under the Bylaws section of the June 15, 2020 regular Council meeting agenda. |
| 2020-601 | THAT Council direct staff to proceed with fully virtual public hearings / meetings for development applications, providing options for both written comments and verbal submissions via digital communication / phone-in access. |

INTRODUCTION/BACKGROUND

Galaxie Craft Brewhouse Ltd. has applied to the Liquor and Cannabis Regulations Branch (LCRB) for a liquor manufacturer's licence to establish a micro-brewery at 1122 Vidal Street; the microbrewery proposal entails a "lounge endorsement" to allow patrons to consume alcohol on the premises. The City has referred the application to obtain public input and comment on the lounge endorsement. Further, in order to enable the use, the Applicant has also requested a development variance permit (DVP) to allow the brewery, with a maximum capacity of 50 seats, to be established with four off-street parking spaces, whereas six (6) would normally be required for this number of seats, according to the parking standards in Zoning Bylaw, 2012, No. 2000. Staff have reviewed the lounge endorsement proposal against the factors outlined in the *Liquor Control and Licensing Act* and *Liquor Control and Licensing Regulation*, and offer the following for Council's consideration:

a) Location of the Establishment

The subject property is located within the southeast corner of the intersection of Victoria Avenue and Vidal Street (see Appendix A - Location Map). The existing building formerly housed "The Dailey Method" exercise studio, which has since relocated to 1483 Stayte Road and now vacant. Uses surrounding the property include the West Beach Parkade (north), the Boathouse Restaurant (south), parking areas and commercial uses to the east,

and mixed use (commercial - residential) development to the west (see Appendix B - Site Photos). The presence of roadways adjacent to the property provide separation and buffering of the proposed brewery from nearby sensitive (residential) uses. Further, the site's proximity to the West Beach Parkade and the Montecito Parkade provide a basis for the reduction in parking sought through the DVP, given further consideration below.

b) The Person Capacity and Hours of Liquor Service of the Establishment

The requested licence would allow liquor to be served within the existing building, being approximately 220 square metres (2,370 square feet) in gross floor area (see Appendix C – Building Location Certificate). The area within which liquor service would be permitted would be limited to roughly 65 square metres (700 square feet) (see Appendix D – Brewery Floor Plans). The occupancy load of the building has been identified within a recent building permit submission as suited for 32 persons. This occupancy was specified to enable the advancement of the permit in light of the need for a parking variance, which if approved would allow for more than 32 seats. Building staff have confirmed that the desired capacity of 50 persons can be satisfied through relatively minor renovations to the building, which will ensure compliance with the fire, health and life safety requirements of the BC Building Code.

The proposed hours of liquor service are as follows:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|--------|-------|-------|-------|-------|-------|-------|-------|
| Open | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 |
| Closed | 20:00 | 22:00 | 22:00 | 22:00 | 22:00 | 23:00 | 23:00 |

During the Public Information Meeting (PIM), held December 10, 2020, a participant asked how the requested hours of liquor service would compare with those permitted at The Boathouse Restaurant, being immediately adjacent to the subject property. The liquor license for The Boathouse Restaurant permits liquor service during the following **hours**:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|--------|-------|-------|-------|-------|-------|-------|-------|
| Open | 11:00 | 11:00 | 11:00 | 11:00 | 11:00 | 11:00 | 11:00 |
| Closed | 24:00 | 13:00 | 13:00 | 13:00 | 13:00 | 13:00 | 13:00 |

The requested hours of service for the brewery fall within the existing hours of liquor service currently permitted at the neighbouring Boathouse Restaurant. Since the hours sought by the Applicant do not extend the period during which liquor may be served in the area, it is believed the requested hours of service are appropriate.

c) Impact of Noise on Nearby Residents

The subject property is a corner lot that is physically separated from residences that may be impacted by noises arising as a result of the establishment of a brewery (e.g., patrons entering / exiting the building). The current proposal does not include any outdoor patio space although the owner acknowledges there is an interest in potentially establishing seating along Vidal Avenue over the long term. Any future use of the City's boulevard would require the execution of a sidewalk use agreement through which potential issues of noise would be evaluated.

The proponent has submitted a Letter of Intent and description of their Code of Conduct. The Letter outlines an intention to ensure that the business operates in a manner that is respectful of neighbouring residents and businesses alike. Further, it is acknowledged that staff responsible for serving liquor will require training to ensure patrons are not overserved; the Letter outlines a commitment to manage disruptive behaviors and if needed

work with the RCMP (see Appendix E – Letter of Intent). The RCMP has communicated that they have no concerns with the proposal.

d) Impact on the Community if the Application is Approved

The application, if approved, has the potential to bring new business activity to a building that is currently vacant. The business is considered complementary to the mix of commercial / retail / tourist uses along Marine Drive and the beachfront. The location of the property, as noted, is buffered from nearby sensitive uses by way of existing roadways and commercial / public uses. Overall, the use itself is considered appropriate where proposed.

Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000 requires that parking for a “Commercial – restaurant or licensed establishment” be provided at a rate of 1 space for every 8 seats made available to customers. The proposed brewery would have a capacity of 50 persons thereby requiring a total of six (6) parking spaces. A total of four (4) parking spaces, with a partially tandem arrangement, can be accommodated on the property (see Appendix F - Parking Plan). The DVP sought with this proposal requests relief from the requisite parking supply and has been supported with the submission of a Parking Assessment, described in greater detail below.

The parking variance sought with the application is considered acceptable based on a number of factors. Firstly, it is important to note that the parking supply requirement for properties that “front” onto Marine Drive is half of that otherwise applicable to a “licensed establishment” (i.e., one (1) space per 16 seats as opposed to one (1) space per eight (8) seats). Recognizing that the property is less than 25 metres north of Marine Drive and is positioned within 20 metres of the West Beach Parkade, it is believed a reduction in the requisite supply of parking from six (6) to four (4) spaces is appropriate. If the Marine Drive rate of parking were applied to the 50-seat brewery, a total of three (3) parking spaces would be required. The Parking Assessment provided with the application offers further justification for the parking supply reduction with key points summarized below:

- Parking patterns along the waterfront are seasonal with public parking use being limited outside of the summer peak times;
- White Rock sees 14% of all recreational trips carried out by walking whereas the rate throughout the “South of the Fraser” lands (Delta, Surrey, Langley Township and City, and White Rock) is 9.5%;
- The subject property is within a two-minute walk of public transit stops tied to TransLink Routes 361 and 362 (note Route 362 has a stop at Marine Drive and Martin Street with the last bus being at 12:42 a.m. on Friday and 12:40 a.m. on Saturday);
- Bicycle parking will be provided at the entrance to the brewery in order to encourage alternative (non-auto) modes of travel;
- Ride hailing services (e.g., Uber and Lyft) are available along with local taxi services;
- The subject property is within walking distance of the West Beach Parkade, which includes 180 parking spaces and the Montecito Parkade, which includes 70 stalls;
- Parking data for the West Beach Parkade from July, August and September, 2019, representing a pre-COVID summer peak period, demonstrates the limited overall use of the City facility (see figure below):

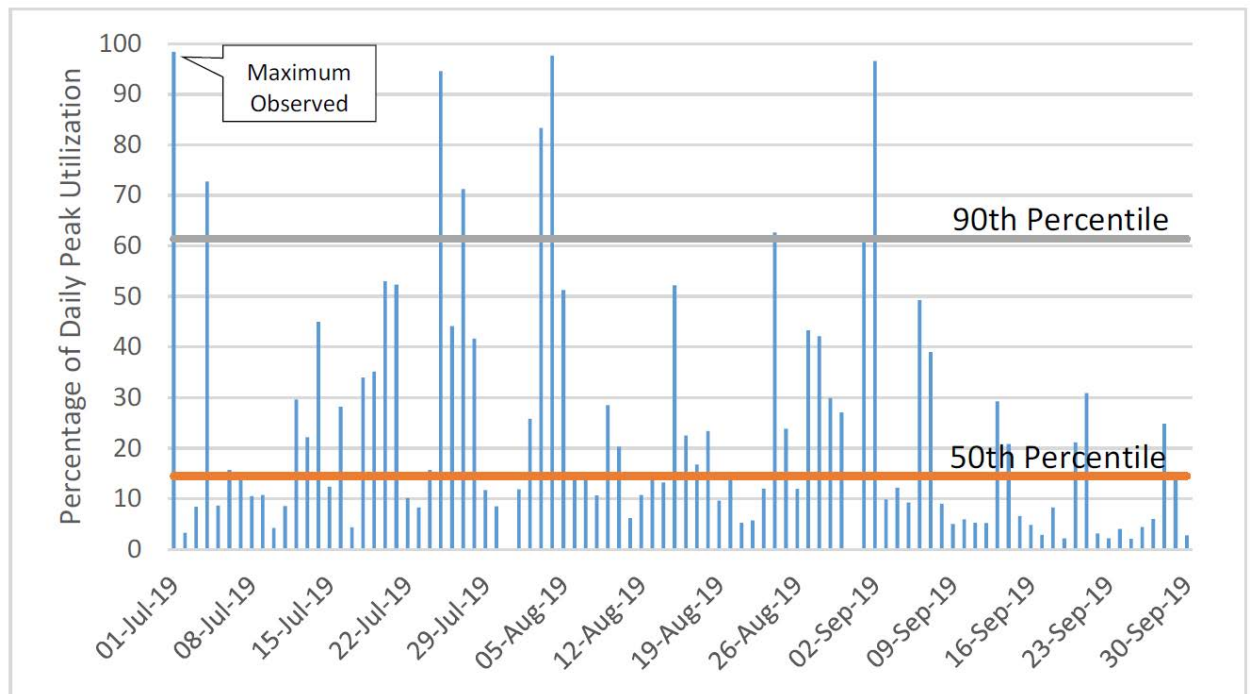


Figure 1: West Beach Parkade – Daily Peak Hour Utilization / [Source: CTS Ltd., Parking Assessment, dated Dec 18, 2020]

- As illustrated in Figure 1, 90% of the days surveyed had a peak utilization of 61.4% or lower, and half of the days surveyed had a peak utilization of 14.5% or lower.

Taking into account the findings of the Parking Assessment, and in particular the low utilization of the West Beach Parkade, the variance sought for parking seems not only appropriate but is something the City may wish to consider more broadly when considering the re-use of existing commercial buildings in the area for a new commercial purpose. A draft copy of Development Variance Permit No. 433, which would permit the parking variance, is provided as Appendix G to this corporate report.

e) The Feedback from Residents and Method used to Gather Feedback:

The City's Planning Procedures Bylaw sets out a process of soliciting feedback from the public as it relates to liquor licence referrals and development variance permit applications. The process requires that notice of the application be provided to property owners within 100 metres of the subject property. For new licence applications, as is the case here, the process requires a public hearing prior to finalizing a resolution of Council, which is then submitted to the LCRB.

Notice of the liquor license referral application was provided to all property owners within 100 metres of the subject property. On Sept. 11, 2020, approximately 315 letters were mailed with initial comments being requested by Sept. 28, 2020 (see Appendix H – Notification Letter). A total of three email responses were received (see Appendix I – Public Feedback). Two of the letters express concern with potential noise and loitering resulting from the issuance of a liquor license. One of these letters suggest that the hours of liquor service ought to be aligned with those of the Boathouse Restaurant. As noted, the brewery will have hours of liquor service that are less than those of the neighbouring restaurant. This is believed to be advantageous in terms of helping to control the potential for nuisance. Further, the Applicant has confirmed that it is not their intention to have live music performed at the venue nor will they play music outdoors. The final email offers

support for the proposal recognizing the opportunity to see improvement in the appearance of the building and the potential for the business to draw investment along the beach.

The development variance permit process requires a Public Information Meeting (PIM) which was held on December 10, 2020. Notice of the PIM was provided to those within 100 metres of the subject property along with advertisement in the Peace Arch News and notification within the City's Event's Calendar (www.whiterockcity.ca/calendar). A total of nine (9) people attended the digital PIM. Participants did not express concern with the proposal. The applicant has prepared a PIM Summary which is provided in Appendix J.

In an effort to support digital forms of engagement the City has created electronic feedback forms to accompany planning applications. A total of 25 feedback forms were completed in response to the development variance permit application. All of the forms received offer support for the variance recognizing, generally, the need for small business in this area of the City and the opportunity for such to contribute to the vibrancy of White Rock's waterfront (see Appendix K – Feedback Form Summary Report). As a further complement to the application, the proponent has provided City staff with a list of approximately 135 White Rock residents endorsing, with a signature and contact information, the brewery.

The public consultation that has occurred to date has identified a high level of public support for the project in addition to several areas of concern that staff believe can be properly remedied through operational controls tied to the business and conditions built into the liquor license. If Council is supportive of the applications proceeding to a combined Public Hearing and Public Meeting, those interested in the proposal will have an opportunity to communicate their support or opposition for the proposal direct to Council.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

As outlined above, notice of the liquor license application and the PIM were provided to approximately 315 owners / occupants of properties within 100 metres of the subject property. A total of three email responses were received in response to the liquor license notice and nine (9) people attended the digital Public Information Meeting (PIM) associated with the development variance permit aspect of the proposal. Allowing the application to proceed to Public Hearing/Meeting will provide an additional opportunity for the public to provide input on the proposal.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The applications have been circulated through a process of interdepartmental review. The Applicant has addressed the issues raised by City staff. Specifically, the Parking Assessment provided with the application demonstrates the suitability of the off-street parking and loading area to accommodate vehicle turning movements. The Applicant has confirmed how garbage collection activities will occur without disrupting traffic along both Vidal Street and Victoria Avenue. Finally, the Applicant has obtained a serviceability report from the City's third-party

consultant, Kerr Wood Leidal, confirming the suitability of water service, and hydrant coverage (access) to support the proposal.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council established the Marine Drive Task Force (MDTF) as an “immediate” priority. The Task Force was primarily involved in reviewing the recommendations coming out of the completion of a Waterfront Enhancement Strategy (WES) and components of the Official Community Plan (OCP) review. The WES has been reviewed by the MDTF and related recommendations have been presented to Council. On September 30, 2019, Council endorsed the following recommendations of the Task Force:

- That Council consider the creation of an off-site parking fund to assist with the re-development of smaller properties along Marine Drive; and
- That Council consider reducing parking ratios to assist with the re-development of smaller properties along Marine Drive.

These resolutions are noted in this corporate report as they highlight Council’s intention to explore opportunities to support businesses along the waterfront through alternative approaches to accommodating the parking of private vehicles.

OPTIONS / RISKS / ALTERNATIVES

The following alternatives are available for Council’s consideration:

1. Council could deny the development variance permit and recommend that staff provide a resolution of non-support for the liquor license to the LCRB;
2. Council could deny the development variance permit and recommend that staff provide a resolution of support for the liquor license to the LCRB and that the license be limited to an occupancy of 32 seats, for which the parking standards can be currently met; or
3. Council could choose to defer the scheduling of a Public Hearing/Meeting pending additional due diligence into areas of interest as expressed during this meeting.

CONCLUSION

The City has received concurrent applications for a liquor license referral and a development variance permit which, if approved, would enable the establishment of a brewery at 1122 Vidal Street. The proponent has provided a technical rationale for the variance, which seeks to permit a reduction in the required supply of off-street parking (i.e., from six required spaces to four). Staff are supportive of the rationale as presented in the Parking Study prepared by CTS Inc. and accordingly recommend that the proposal proceed to a Public Hearing / Public Meeting.


Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, Planning & Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

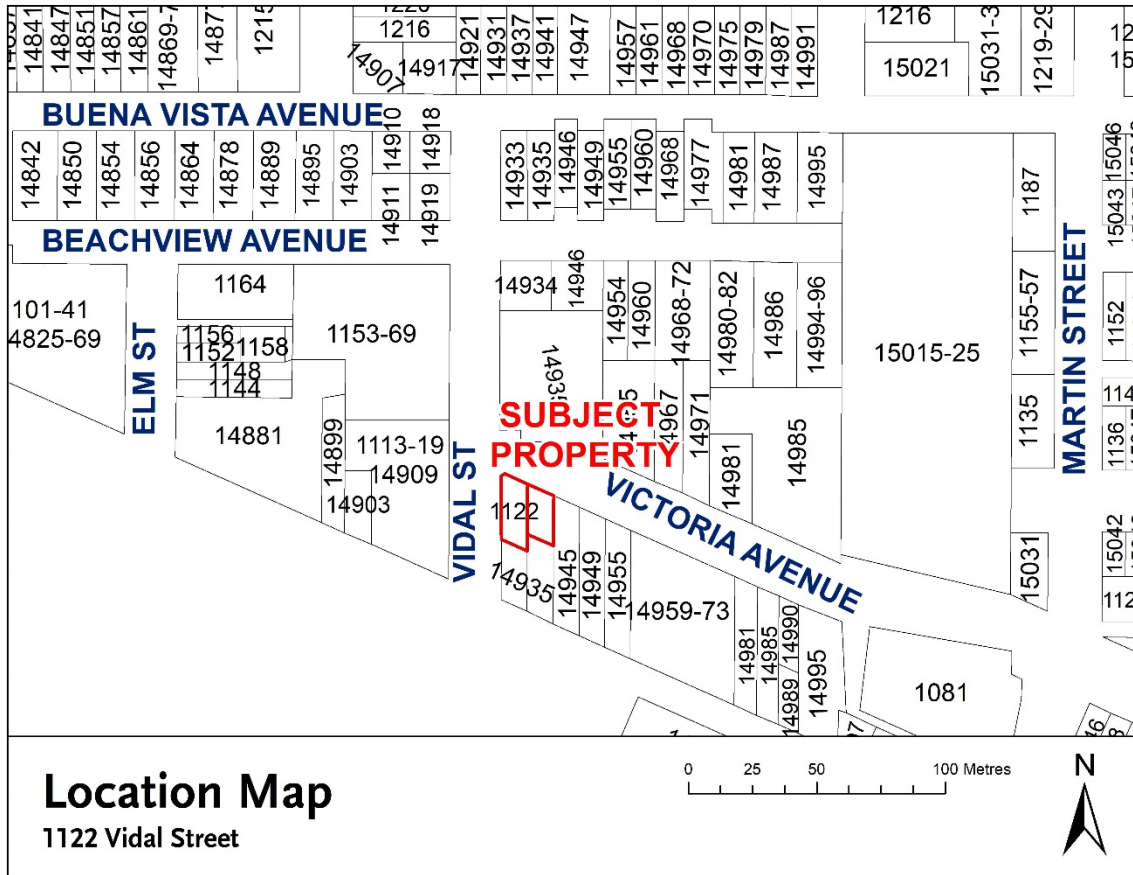


Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Location Map
- Appendix B: Site Photos
- Appendix C: Building Location Certificate
- Appendix D: Brewery Floor Plan
- Appendix E: Letter of Intent
- Appendix F: Parking Plan
- Appendix G: Draft Development Variance Permit No. 433
- Appendix H: Notification Letter
- Appendix I: Public Feedback
- Appendix J: Public Information Meeting Summary (from Applicant)
- Appendix K: Feedback Forms - Summary Report

APPENDIX A

Location Map



APPENDIX B

Site Photos



Photo 1: Subject Property (entrance on right side of image)



Photo 2: Subject property in foreground, West Beach Parkade in background



Photo 3: Rear (north-facing) elevation (painted lines to be adjusted to delineate four off-street parking spaces – will remove parking from City boulevard)



Photo 4: Garbage tied to proposed brewery to be stored in storage room with pick-up occurring outside business hours

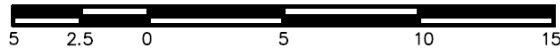
APPENDIX C

Building Location Certificate

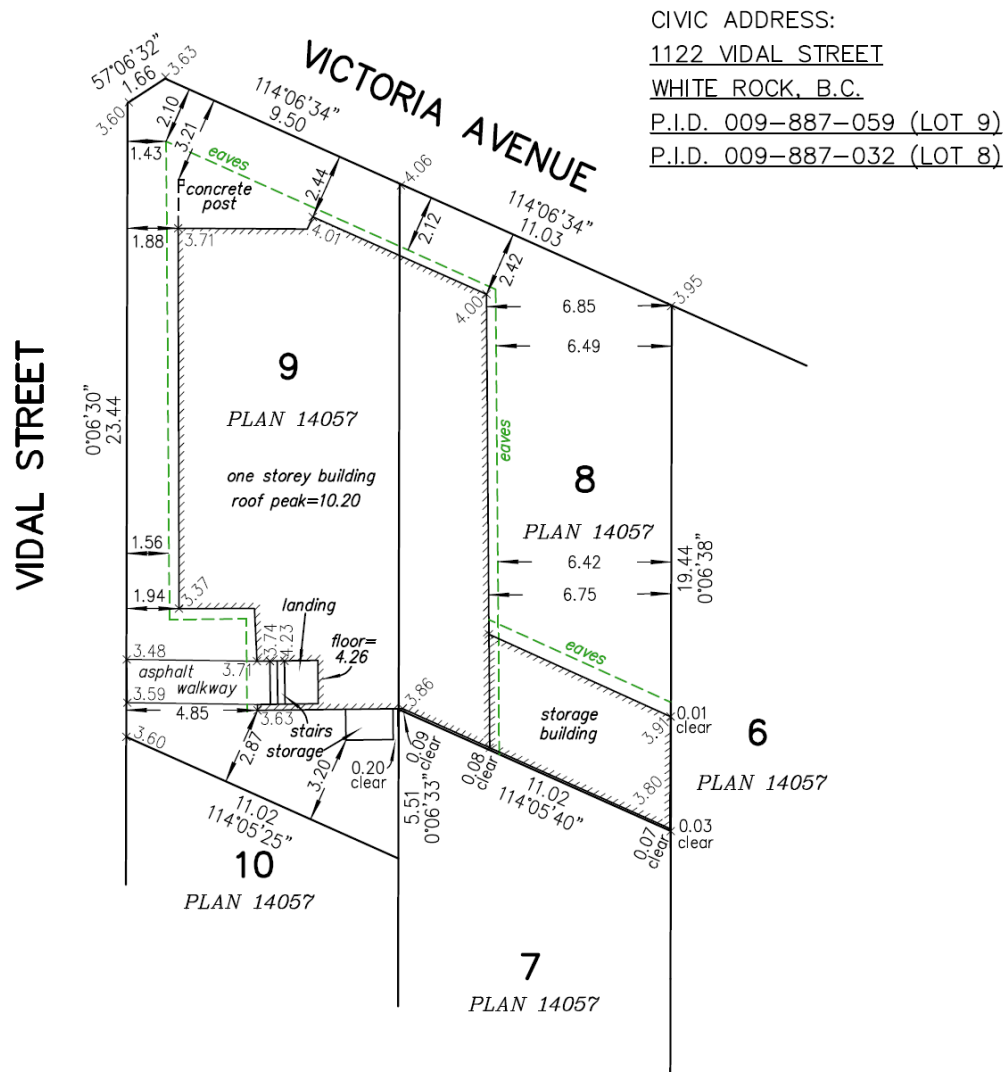
PLAN SHOWING EXISTING STRUCTURES ON LOT 8 & LOT 9 SECTION 10 TOWNSHIP 1 N.W.D. PLAN 14057



SCALE 1:250



ALL DISTANCES ARE IN METRES



APPENDIX D

Brewery Floor Plan

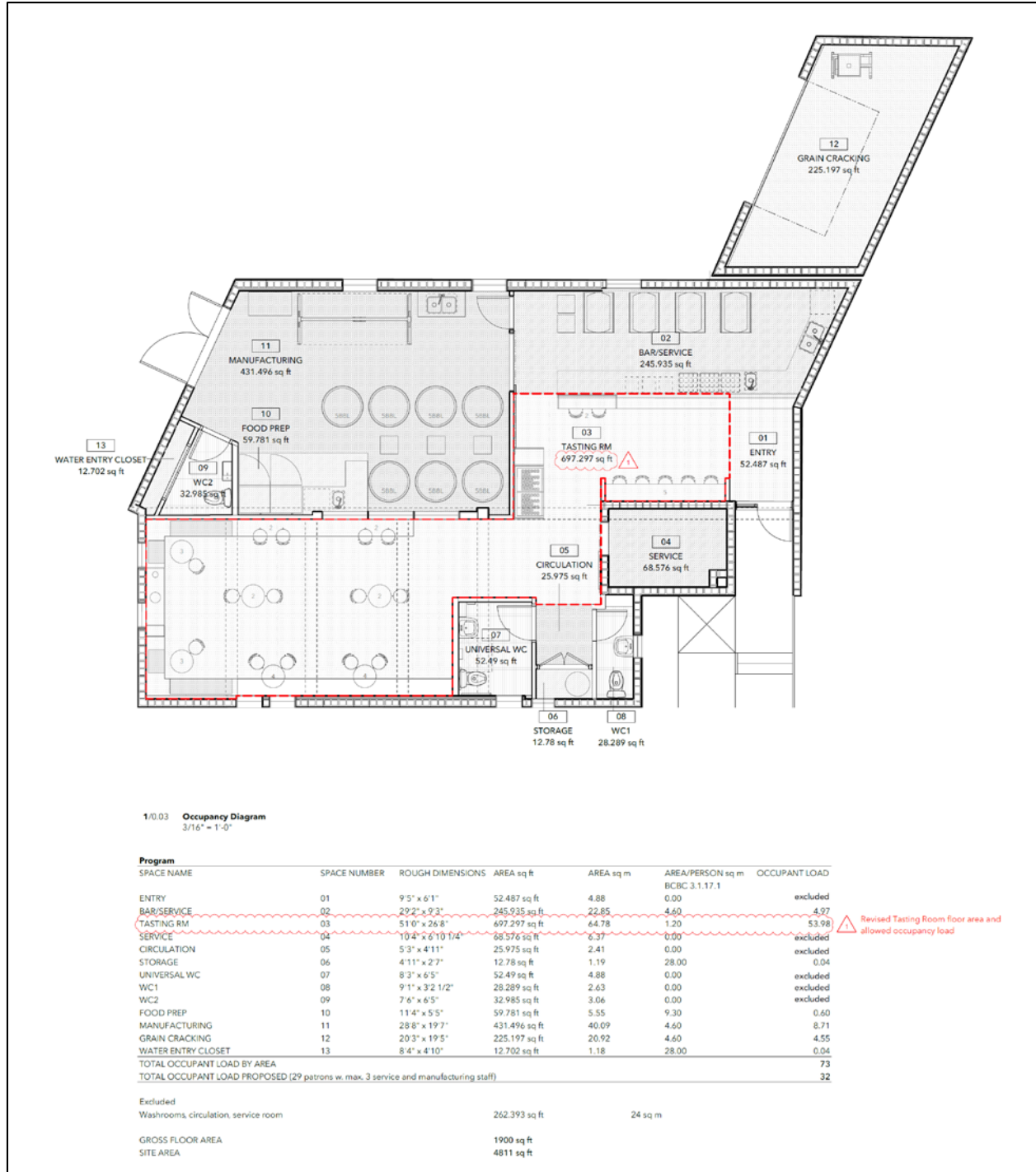


Figure 2: Brewery Floor Plan prepared by Simcic + Uhrich Architects, dated December 18, 2020

APPENDIX E

Letter of Intent

July 04, 2020

Mr. Carl Isaak, Director Planning and Development
City of White Rock
15322 Buena Vista Ave.
White Rock, BC, V4B1Y6



Dear Mr. Isaak

REGARDING: GALAXIE CRAFT BREWHOUSE LTD. LOUNGE APPLICATION, 1122 Vidal Street WHITE ROCK

Please consider this Letter of Intent as part of our BC Liquor and Cannabis Regulation Branch (LCRB) application for a lounge endorsement (manufacture onsite) at the proposed location, 1122 Vidal Street.

Company Intent and Code of Conduct

Owners biography: The owners of Galaxie Craft Brewhouse are a family of four with deep roots in the South Surrey and White Rock area. One of the owners, Doug Card, moved with his family to Ocean Park in 1987 with his parents. Then when Doug and Lisa's two kids were under 3, they moved back to White Rock and have lived in the area ever since that time (20 years). Doug and Lisa's children went to Bayridge Elementary then graduated from Semiahmoo High school and were heavily involved in local soccer right up until Grade 12. Doug has been professionally home brewing for the past 10 years.

Our plan is to open a third brewery in White Rock and help the White Rock become a craft beer destination to attract locals and visitors from outside the area. Our vision is to create an inviting/family friendly environment where locals and visitors alike can come and enjoy the company of family and friends. We plan to model our Brewhouse after other local success stories like White Rock Beach Beer, and 3 Dogs Brewing. We also plan to incorporate ideas from other nono-breweries like House of Funk (North Vancouver), 5 Roads Brewing (Langley), Field House (Abbotsford), Wildeye Brewing (North Vancouver), and Trading Post Brewery (Langley). We feel our proposed business is in keeping with White Rock's vision of west beach to promote and develop the beach as a destination that is distinctive, lively, and pedestrian focused growth area. In addition, our proposal will help promote the city as a "full day destination" uptown and along Marine Drive. We've spoken to several White Rock residents and every single person felt that a brewery at the beach was a fantastic idea and something sorely missed since the Sandpiper closed their doors. Our business plans to be a respectful operation and will be hiring from the local community. We plan to follow all Worksafe BC guidelines including those regarding Covid-19 best practices.

Lounge Operations

The lounge will adhere to all the rules and regulations as prescribed by the LCRB and will be continually monitored by Galaxie Craft Brewhouse staff. Signage will identify hours of operation as well as LCRB required signage for the proper and safe enjoyment of beverages. Galaxie Craft Brewhouse staff will be trained in Serving it Right guidelines including patron intervention. Any patrons who display disruptive or noisy behaviors will be dealt with immediately by Brewhouse management and this type of behavior will not be tolerated. Management will call the local RCMP with any situations that become difficult to control. Galaxie Craft Brewhouse will follow all Work Safe (including applicable Covid-19 best practices), and Food Safety guidelines. We will also post all applicable licenses in the lounge area as required by permit. Galaxie Craft Brewhouse will not serve minors and will be actively checking patrons for identification.

Galaxie Brewhouse has every intention of creating a community-oriented brewery and lounge that will be respectful of neighboring residents and business alike. Our proposed business will be a positive addition to the west beach of White Rock and establish the area as a great place to visit.

Proposed Hours of Operation

| Day | Opening | Closing |
|------------|----------------|----------------|
| Monday | 12:00 PM | 10:00 PM |
| Tuesday | 12:00 PM | 10:00 PM |
| Wednesday | 12:00 PM | 10:00 PM |
| Thursday | 12:00 PM | 10:00 PM |
| Friday | 12:00 PM | 11:00 PM |
| Saturday | 12:00 PM | 11:00 PM |
| Sunday | 12:00 PM | 8:00 PM |

Code of Conduct

As previously stated in this letter of intent, Galaxie Brewhouse has every intention of creating a community-oriented business that will be respectful of neighboring residents and business alike. Any perceived or real nuisances by neighboring residents or businesses will be resolved in a professional, respectful, and timely manner.

Should you have any questions or require any further clarification please do not hesitate to contact Doug Card at 778-899-7418.

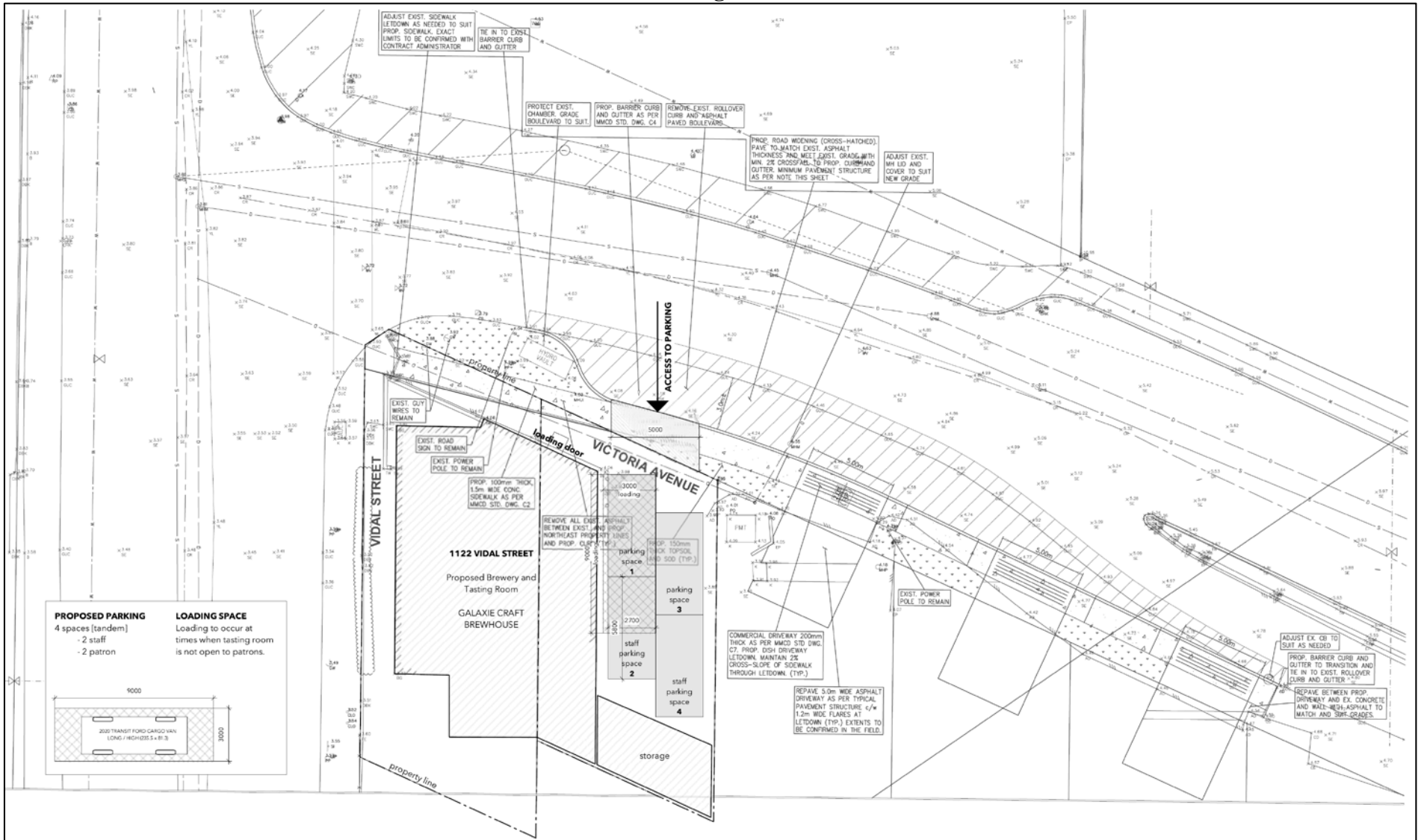
Best Regards,

Doug Card
Director
doug@galaxiecraftbeer.com
Galaxie Craft Brewhouse Ltd.



APPENDIX F

Parking Plan



APPENDIX G

Draft Development Variance Permit No. 433

THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 433

1. Development Variance Permit No. 433 is issued to **Two Lock Ventures Inc.** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 8, Plan NWP14057, Section 10, Township 1, New Westminster Land District
(1122 Vidal Street)

PID: 009-887-032

Lot 9, Plan NWP14057, Section 10, Township 1, New Westminster Land District
(1122 Vidal Street)

PID: 009-887-059

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 433 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:
 - (a) Section 4.14.1 is varied to reduce the minimum off-street parking supply requirement applicable to a "Commercial – restaurant or licensed establishment" within the lands subject to this Permit from 1 parking space per 8 seats to 1 parking spaces per 16 seats.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and Conditions:

5. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
6. This Development Variance Permit does not constitute a building permit.

Authorizing Resolution passed by the City Council on the day of , 2021.

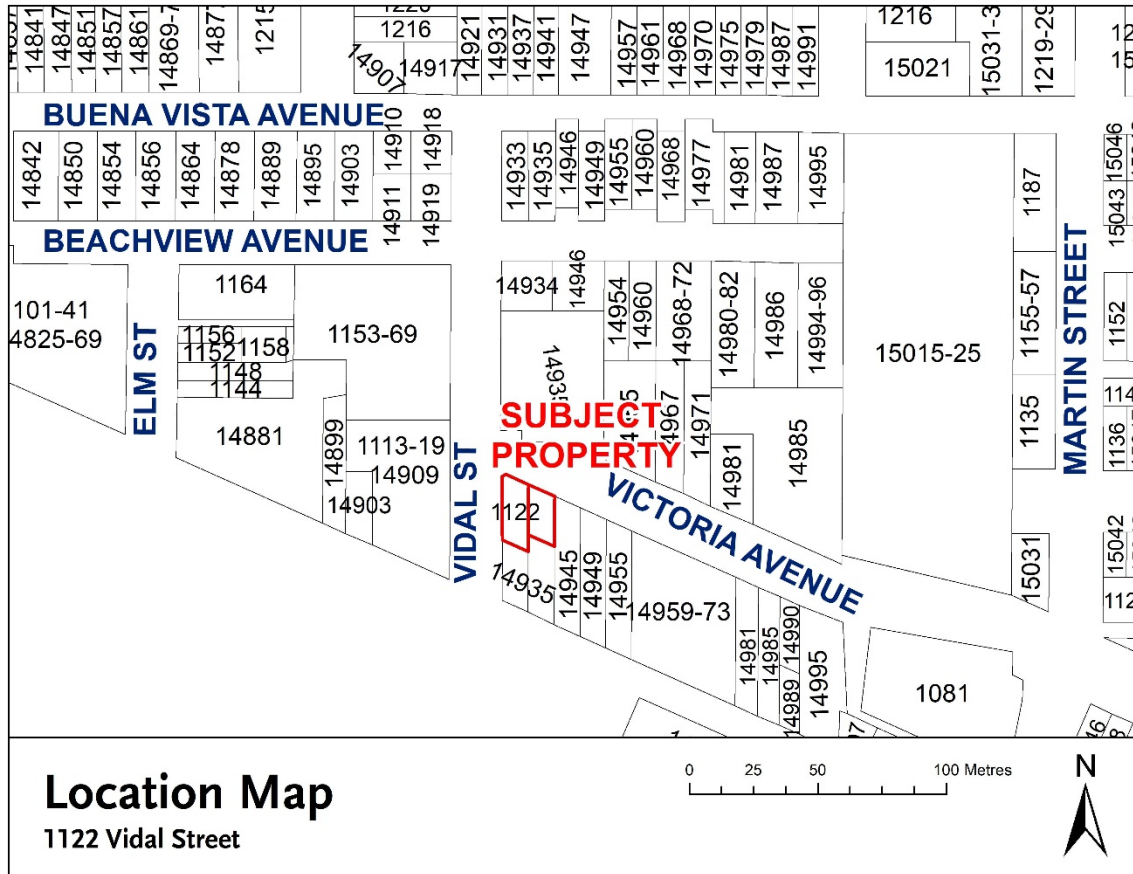
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2021.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Darryl Walker
Authorized Signatory

Director of Corporate Administration – Tracey Arthur
Authorized Signatory

Schedule A
Subject Property Location Map



APPENDIX H

Notification Letter

PUBLIC NOTIFICATION OF APPLICATION

Proposed Lounge Endorsement (Liquor Licence)

Development Application File No. LL 20-014

RE: 1122 Vidal Street

Legal Description: LOTS 8 & 9 PLAN NWP14057, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

PID: 009-887-059 & 009-887-032

NOTICE is hereby given that a Lounge Endorsement (liquor licence) application has been submitted to the Province's Liquor and Cannabis Regulation Branch (LCRB) by Galaxie Brewery for the property located at 1122 Vidal Street; notice of the application was received by the City of White Rock on July 29, 2020.

PROPOSAL:

The requested lounge endorsement seeks permission from the LCRB to serve beer manufactured on the premise to a maximum occupant load of 50 persons. The proposed hours of liquor service are as follows:

| Day | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--------|--------|---------|-----------|----------|--------|----------|
| Open | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 |
| Closed | 20:00 | 22:00 | 22:00 | 22:00 | 22:00 | 23:00 | 23:00 |

It is noted that the City's Zoning Bylaw requires 6 parking spaces in support of 50 persons within a "licensed establishment" (one space per eight seats). The site currently accommodates four parking spaces. As such, the initial establishment of a brewery with a lounge endorsement will need to be limited to 32 seats. It is understood that the proponent intends on making an application to the City for a development variance permit (DVP) which, if approved, would allow for a reduction in the minimum on-site parking supply tied to the ultimate goal of supporting an occupancy of 50 persons.

OPPORTUNITY FOR COMMENT:

With the receipt of a lounge endorsement application, the local government is asked to solicit public feedback in accordance with the requirements of the *Liquor Control and Licensing Act*, the *Liquor Control and Licensing Regulation*, and *White Rock Planning Procedures Bylaw, 2017, No. 2234*. Comments regarding noise and the potential impact of the proposal on the community are of particular interest in evaluating the appropriateness of the project.

If you wish to provide comments regarding this application please do so by **September 28, 2020**. Comments can be submitted by:

- Mailing or delivering your written comments to the "Planning & Development Services Department" at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6; or
- E-mailing your comments to Greg Newman, Manager of Planning, at gnewman@whiterockcity.ca.

Please Note: All correspondence regarding the application will be included in a future report to Council and will form part of the public record. A Public Hearing will be scheduled following the above-noted commenting period to solicit additional feedback prior to seeking a resolution of Council regarding the application (i.e., to recommend that the Province approve or reject the liquor license application).

Due to the on-going COVID-19 pandemic and efforts to support social distancing, the City may hold the Public Hearing as an electronic meeting or one reliant on other communication facilities. Those with an interest in the proposal are encouraged to communicate their interest by letter or email. The final decision for the application is ultimately made by the Province's Liquor and Cannabis Regulation Branch.

If Council authorizes staff to schedule a Public Hearing, a notification letter will be sent out to the owners and occupants of properties within 100 metres of 1122 Vidal Street. Notice of the Public Hearing will also be posted in the Peace Arch News and on the City of White Rock webpage (www.whiterockcity.ca).

All written comments received prior to the Public Hearing will be gathered and considered in the City's recommendation to the LCRB along with a written summary of the comments received during the Public Hearing. Specific details regarding the application can be made available upon request to the undersigned.



Sincerely,

Greg Newman, MCIP, RPP
Manager of Planning
Office:(604) 541-2142
Email: gnewman@whiterockcity.ca.

Dated: September 11, 2020

APPENDIX I

Public Feedback

Greg Newman

From: E. mitchell
Sent: September 17, 2020 2:09 PM
To: Greg Newman
Subject: Opposed to Liquor Licence

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greg Newman
Manager of Planning
White Rock B. C.
September 17, 2020

My husband and I are opposed to another liquor licence in this area. We already have the Ocean Beach Hotel, Boat House Restaurant, West Beach Bar and Grill on the corner of Elm and Marine where people seem to loiter outside late in the evening.

Most of the restaurant have liquor licences.

Cause more traffic on Victoria Avenue and Vidal which is already uncontrolled with noisy motorcycles, mufflers, trucks and cars.

Sincerely,
Edward and Ann Mitchell
14980 Beachview Avenue
White Rock, B.C.

Ann

Greg Newman

From: B Sharpe
Sent: September 23, 2020 7:56 PM
To: Greg Newman
Subject: Re: Lounge endorsement for 1122 Vidal St

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at #202-1119 Vidal St, directly across from the property in question.

My location ensures that I will be impacted by anything done at this location.

Here are my thoughts:

I am assuming that the building and parking areas will be renovated or rebuilt. This would certainly improve the appearance of the corner site and neighbourhood in general.

Currently it is a pretty decrepit looking area. The shrubs along the Vidal side are constantly being used as a urinal. The Garbage containers on Victoria are frequently a dumping ground for whomever, and the parking lot at the back looks like a junkyard with trash all over the place.

The concern about increased crowds is a consideration, but now the parkade is open and being used, I doubt that the increased traffic from this would be noticed.

As to noise, the clientele of this type of facility is, in my experience, not a noisy, rowdy "pub" crowd. The proposed hours are also very reasonable and I do not think they would be an issue. I am somewhat concerned about the volume of music, particularly if there is an outdoor patio.

A business like this, in this location, In my opinion, would provide another drawing card for our beach.

After thinking about the pros and cons of having this place converted to the proposed brewery/lounge, I am in favour of the application.

Bob Sharpe
#202 - 1119 Vidal St

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<°))><

Greg Newman

From: Jim Horcoff
Sent: September 27, 2020 1:53 PM
To: Greg Newman
Subject: Re. Proposed Lounge Endorsement Development Application for 1122 Vidal St. White Rock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is our response to the proposed lounge endorsement liquor licence development application file #LL-20-014 re: 1122 Vidal St. White Rock, BC.

Our concerns are :Hours of operation, noise, smoking,people loitering,residential privacy.

We feel the hours of operation should be consistent with the Boathouse Restaurant hours of operation next door. Any extended hours will lead to excessive noise and loitering in the neighbourhood.

We feel a liquor establishment will increase smoking outdoors on the residential covered sidewalk of the Nautica across the street.

Outdoor patios on Vidal St for the proposed establishment at 1122 Vidal St. will contribute to excessive noise especially with later hours of operation and a lack of privacy for the residential sector across Vidal St.

Jim and Lorna Horcoff

Owners and residents of 304- 1119 (the Nautica) Vidal Street ,White Rock ,BC, V4B3T4

APPENDIX J

Public Information Meeting Summary (from Applicant)

Summary Report

This is a summary report for the Digital Public Information Meeting – Development Variance Permit and Liquor License Referral Application – 1122 Vidal Street

Public Information Meeting held on December 10th. This summary report has been prepared by Doug Card, the owner of Galaxie Craft Brewhouse.

Summary of comments and responses

Question 1

[Scott Keddy] Wouldn't the city benefit from a reduction in the number of free parking stalls provided by the brewery and instead have visitors and patrons use the under-utilized city parking facility directly across the street?

Answer

Agreed, we feel our parking study clearly showed the West Beach Parkade is under-utilized. Should overflow parking be necessary for the proposed development, the adjacent West Beach parkade is expected to have sufficient spare capacity and will be able to produce additional revenue in periods when utilization is generally low. There are also some other key findings from the parking study which support our reduced parking application. The proposed development will be in the West Beach Business district, which has a strong local pedestrian network and access to public amenities. There is significant foot traffic due to this location being an already popular recreational/leisure destination. The proposed brewery will be providing a complementary land use, to the existing restaurants, cafes, retail businesses, and public amenities. It is expected that a significant portion of visitors who drive to the Waterfront will visit multiple points of interest, and the proposed brewery will be accessing this existing market.

Question 2

[Jim] Will the venue/ brewery be serving food

Answer

Yes, the brewery will be serving food. We will be serving pizza, paninis, charcutier platters, and an assortment of light snacks.

Question 3

[Anonymous] When do you expect to open? Any plans to deal with COVID-19?

Answer

We expect to open in May 2021 and we must have a COVID-19 plan in place in order to get our approvals from Fraser Health.

Question 4

[Jim] Will there be an outside patio along Vidal Street?

Answer

Although we have not officially submitted a request to the City of White Rock we do plan to do so in the new year. Our plan is to have a patio outside along Vidal Street.

Question 5

[Hillcrest Bakery/the Spent Grain Baker] Is super excited about a new brewery opening! Will there be space for live entertainment.

Answer

With our current floor plan, we do not have space for live entertainment.

Question 6

[Jim] Is it possible to mirror the operating hours of the BoatHouse restaurant to curb noise and loitering

Answer

We plan to close at 10:00PM Monday through Thursday, Friday and Saturday at 11:00PM, and Sunday at 8:00PM. Our goal is to minimize noise and loitering and be respectful neighbors.

Question 7

[Scott Keddy] Does the city have a compelling reason why a business 25 meters from Marine Dr. should be required to provide 2x the parking that Marine Drive businesses are required to provide. Especially given that there is a parkade directly across the street? Do we not want to have businesses like this on the waterfront? We need these kinds of businesses on the beach and should reduce the hindrances to their opening.

Answer

Agreed, as explained in question 1 there are several arguments to support reduced parking at our proposed site. We feel the public and the City of White Rock will benefit from the introduction of a brewery at the beach. We have received overwhelming public support in favor of us starting this business.

Sincerely:

Doug Card

A handwritten signature in black ink, appearing to be 'DC' or 'Doug Card', with a long horizontal stroke extending to the right.

doug@galaxiecraftbeer.com

778.899.7418

APPENDIX K

Feedback Forms - Summary Report

Forms

1122 Vidal Street FEEDBAC... - Saved



Greg Newman



1122 Vidal Street FEEDBACK FORM Public Information Meeting

25
Responses

03:22
Average time to complete

Active
Status

1. Please provide your name:

25
Responses

Latest Responses

"Allan Neumann"

"Spencer"

"Jonas Hulten"

2. Please provide your address:

25
Responses

Latest Responses

"22 Ave 152 street"

"14241 25 Ave "

"112 172A Street, Surrey V3Z 9R2"

3. Do you support the proposed development application?

| | |
|-----------|----|
| Yes | 25 |
| No | 0 |
| Undecided | 0 |



4. Please provide your comments on the application:

22
Responses

Latest Responses

"I think this will be a great addition to the beach area. There is nothin...

"Make white rock great again "

"I have lived in South Surrey for the past 7 years (and in Greater Vanc...

f

MINUTE EXTRACTS REGARDING DEVELOPMENT VARIANCE PERMIT NO. 433
CIVIC ADDRESS: 1122 Vidal Street

Land Use and Planning Committee
January 21, 2021

5. APPLICATION FOR LIQUOR LICENSE REFERRAL (LOUNGE ENDORSEMENT) AND DEVELOPMENT VARIANCE PERMIT, 1122 VIDAL STREET (LL 20-014 & DVP 20-021)

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Application for Liquor License Referral (Lounge Endorsement) and Development Variance Permit, 1122 Vidal Street (LL 20-014 & DVP 20-021)".

The Manager of Planning gave a PowerPoint introducing the application for liquor license referral and Development Variance Permit.

The following discussion points were noted:

- Noise and hours, staff noted this application proposes earlier hours than the nearby Boathouse business (does not extend the hours to what the Boathouse accommodates) Three Dogs Brewing Company - uptown are permitted later hours than the proposed application
- The application is for liquor service only with the building - nothing outside as part of this application
- Loading and unloading can be done off street

Motion Number: LU/P-06 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct planning staff to obtain public input through a combined Public Hearing (liquor license referral) and Public Meeting (development variance permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property.

Motion CARRIED

Motion Number: LU/P-07 It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

1. Authorize staff, pending the results of the electronic Public Hearing and Public Meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the the potential impact for noise and the impact on the community, and is in support of the application for a Lounge Endorsement at 1122 Vidal Street, subject to the inclusion of the following conditions within the license:

a) The hours of liquor service shall be limited to the following:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|--------|-------|-------|-------|-------|-------|-------|-------|
| Open | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 | 12:00 |
| Closed | 20:00 | 22:00 | 22:00 | 22:00 | 22:00 | 23:00 | 23:00 |

b)All loading activities are to occur on the property and the owner shall be responsible for ensuring there are no conflicts in the scheduling of deliveries such that loading occurs when the off-street parking spaces are not otherwise required (i.e., before normal business hours); and

c)The “service area” as defined within the license shall be limited to a maximum capacity of 50 persons subject to the approval of a development variance permit granting relief from the parking supply requirements of City of White Rock Zoning Bylaw, 2012, No. 2000; in the absence of a development variance permit, the license should be limited to a total occupancy of 32 persons; and

2.Pending the results of the electronic Public Meeting, approve of the issuance of Development Variance Permit No. 433.

Motion CARRIED