

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 27, 2026

TO: Mayor and Council

FROM: Wayne Berg, Director, Planning and Development Services

SUBJECT: Consideration of Staff-Delegated Application for Brewery Licence
Amendment for 3 Dogs Brewing Ltd. - 107-15181 Thrift Avenue (LL 25-017)

RECOMMENDATIONS

THAT Council:

1. Receive a copy of the April 27, 2026, corporate report from the Director of Planning and Development Services titled “Consideration of Staff-Delegated Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd. - 107-15181 Thrift Avenue (LL 25-017);” and
 2. Consider the options listed in this report related to the LL 25-017 application and provide direction to staff regarding this application.
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EXECUTIVE SUMMARY

The City of White Rock has received an application to amend the existing brewery licence for the licensed manufacturer (“3 Dogs Brewing Ltd.”) located at 107-15181 Thrift Avenue; the City has also received a concurrent application for this amendment from the Liquor and Cannabis Regulation Branch (“LCRB”). The following amendment is requested:

- 1) The extension of hours of liquor service for the outdoor patio by an additional hour on all days of the week.

The current application type is one that is delegated by Council to the Director of Planning and Development Services (“Director”) for approval under the City’s Development Procedures Bylaw. Following internal review and public notice for written comment staff prepared a report for the Director’s review and consideration. Based on the analysis provided in the staff report, the decision was to refer this application for consideration to Council, given the precedent it will set for other licensed establishments in the surrounding area in the Town Centre who currently operate outdoor patio areas with a closing time set at 9:00 p.m.

A copy of the staff report to the Director is included as Attachment A to this corporate report. The following appendices are included within the attachment:

- Applicant’s internal policy plans to minimize and address nuisance on site (the ‘patio code of conduct’ letter ;
- Applicant’s letter of intent;
- Copy of the site plan outlining the outdoor patio area;

- Copy of the City’s recommendation to LCRB in 2021 related to the original lounge endorsement application for this establishment; and
- Written public correspondence received from the general public in relation to this application.

BACKGROUND

In 2021, staff supported a lounge endorsement approval with the brewery license application for 3 Dogs Brewing Ltd. in relation to its relocation to the subject property from 1515 Johnston Road. Being an application delegated to staff for approval, the Director conditionally supported the requested amendments to the brewery licence, subject to the operation of the outdoor patio at the new location, at 107-15181 Thrift Avenue, being limited to 9:00 p.m. on Monday through Saturday, and to 7:00 p.m. on Sunday.

This conditional measure was included to mitigate potential nuisances and incompatibility issues with surrounding residences, while allowing for the continued indoor operation of the establishment. The conditional approval was forwarded to the Liquor and Cannabis Regulation Branch (LCRB) for consideration and was subsequently approved, with the outdoor patio closing time established at 9:00 p.m.

ANALYSIS

The Applicant has now submitted a request to the LCRB, which has been referred to the City, to amend their licence to increase the hours of liquor service for their outdoor patio area by an additional hour on all days of the week. The outdoor patio, having an area of 56.8m², encompasses the space located directly between the front entrance of 3 Dogs Brewery at 107-15181 Thrift Avenue and the main Miramar Plaza. The patio area has a maximum occupancy limit of 30 people.

The current and proposed hours of liquor service for the Outdoor Patio area for 3 Dogs Brewing are described in Table 1: Current Hours of Liquor Service and Table 2: Proposed Hours of Liquor Service, below:

Table 1: Current Hours of Liquor Service for Patio Area							
<i>Day</i>	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<i>Open</i>	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
<i>Closed</i>	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM
Table 2: Proposed Hours of Liquor Service							
<i>Day</i>	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<i>Open (no change)</i>	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
<i>Closed</i>	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM

No other amendments are proposed for the brewery licence.

Staff commentary

Sections 71 (7) and (9) of the *Liquor Control and Licensing Regulation* state that the prescribed circumstances, which include amendments to the licence that may affect nearby residents, must consider the following items:

- (i) The location of the establishment;
- (ii) The person capacity and hours of liquor service of the service area;
- (iii) The impact of noise on the community in the immediate vicinity of the establishment;
- (iv) The general impact on the community; and
- (v) The views of residents, along with a description of the method used to gather those views.

Staff reviewed this referral application in relation to the above requirements of the LCRB, which is outlined in detail within Attachment A.

The requested extension to outdoor patio liquor service hours raises considerations related to consistency with established Council direction respecting liquor primary licensed patio operations in the Town Centre, including the City's longstanding practice of limiting patio service hours to 9:00 p.m. As approval could have broader implications for similar establishments and may inform future expectations, staff have determined that the request warrants Council consideration. Referral to Council ensures that any potential departure from current practice is evaluated within the broader policy context and that direction, if any, is provided by Council regarding the appropriateness of extended patio service hours.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Section 13.1 of the Development Procedures Bylaw provides the following details on the public notification process for liquor licence applications:

- i) Staff shall prepare a notice of the application, which shall be mailed to all owners and tenants in occupation of property within 100 metres (328 feet) of any boundary of the parcel(s) subject to the application*

Those notified by the process will have an opportunity to provide written comments to staff within a minimum two-week period.

Staff reviewed all public correspondence received by the City regarding the proposal. Substantial public feedback was received by email and letter. Correspondence opposing the application was received from residents primarily located in the nearby Miramar towers. A total of 22 emails and letters were received from residents opposed to the application, and 4 emails were received in support of the application. Letters and emails are included within Attachment 1 as Appendix F: Public Correspondence.

The content of received public correspondence ultimately informed the comments and recommendations put forward in the staff report to the Director (Attachment A), and ultimately this corporate report.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

In addition to the RCMP, the application was circulated to the Building, Bylaws, Fire, and Parking Departments for review and comments.

The Bylaw Enforcement Department stated that staff received two noise-related complaints in 2022 and 2023 regarding the operation of 3 Dogs Brewing Ltd. since its establishment at this location.

No other issues were identified.

ALIGNMENT WITH STRATEGIC PRIORITIES

The application aligns with Council's Strategic Priority for *Local Economy*, where one of the objectives is to foster a business-friendly environment to attract and retain businesses.

OPTIONS

The following options are available for Council's consideration:

1. Authorize staff to forward a copy of the April 13, 2026 Corporate Report and the March 25, 2026, staff report package to the Liquor Control and Licencing Branch, along with a recommendation letter to advise that Council has considered the potential impact for noise and the impact on the community, and is in support of the approval of the requested amendment to the brewery licence (manufacturer licence) at 107-15181 Thrift Avenue.

OR

2. Defer consideration pending further information to be identified.

OR

3. Reject the application.

CONCLUSION

Approval of extended outdoor patio liquor service hours for this licensed establishment, 3 Dogs Brewing Ltd., would represent a departure from the City's established practice of limiting patio operations in the Town Centre to 9:00 p.m. Based on the analysis provided in this report and the attached staff report (Appendix A), the application has been referred to Council for consideration to determine whether the requested extension is appropriate, given the potential precedent it may set for other liquor primary licensed establishments in the Town Centre area.

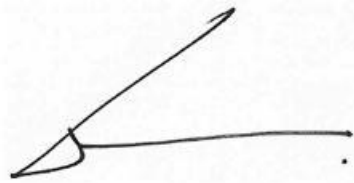
Respectfully submitted,



Wayne Berg
Director, Planning and Development Services

Comment from the Chief Administrative Officer

This corporate report is provided to Council for consideration and direction to staff.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

Attachment A: March 25, 2026 Staff Report package to Director (includes Appendices)