

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
 CORPORATE REPORT



**DATE:** June 14, 2021

**TO:** Mayor and Council

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Application for Liquor Primary Licence for 1515 Johnston Road (LL 21-016)

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**RECOMMENDATIONS**

THAT Council:

1. Direct staff to schedule the required public hearing for the proposed Liquor Primary Licence at 1515 Johnston Road; and
  2. Authorize staff, pending the results of the public hearing, to forward a copy of the June 14, 2021 report and results of the public hearing to the Liquor and Cannabis Regulation Branch along with a resolution to advise that Council is in favour of the Liquor Primary Licence, subject to the hours of liquor service being maintained at the current hours of liquor service for the lounge endorsement at the premises.
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**EXECUTIVE SUMMARY**

The Applicant and principals of 3 Dogs Brewing have applied for a new type of liquor licence for their current premises at 1515 Johnston Road (civic address of 1513 Johnston Road). The proposed Liquor Primary Licence, operating as “Taps on Johnston,” would have be a craft beer tap room with an attached whiskey tasting room, but would not involve manufacturing liquor on-site. The proposed maximum occupancy for both the inside tasting room and the outdoor patio (on private property) is 149 persons (139 patrons and 10 employees); this is an increase from the current 110 person licensed occupancy, as the business has both expanded to an adjacent commercial unit and will also be able to re-purpose existing floor area that was used for manufacturing.

The liquor licence that 3 Dogs Brewing has been operating under is a brewery (manufacturer’s) licence, along with a lounge endorsement to allow the sale of additional types of liquor manufactured off-site. Since 2017, 3 Dogs Brewing has held a brewery licence and lounge endorsement at its original location (15222 North Bluff Road), its current location (1515 Johnston Road), and is intending to have the same licence format in the new Miramar Village location (#107-15181 Thrift Avenue) where it will be expanding and relocating its brewing equipment.

For the current premises at 1515 Johnston Road, given that 3 Dogs Brewing will no longer be manufacturing beer on-site, they require a liquor primary licence from the Liquor and Cannabis Regulation Branch (LCRB) to continue to operate, as a brewery licence will no longer be

applicable. The LCRB requires a local government referral on all liquor primary licence applications. A public hearing will provide an opportunity for community input on this application.

Staff support the requested application, subject to the hours of liquor service being maintained at the current hours for the lounge endorsement at the premises (as proposed), and consider that it is consistent with the Economic Development goals of the OCP and is being proposed by a business that has contributed to the social and economic life of the community for several years.

The Applicant’s internal policy plans to minimize and address nuisance on site (the ‘Letter of Intent’) is attached in Appendix B. The floor layout plan is attached as Appendix C. Letters received to date from the public regarding this application are attached as Appendix D.

### **PREVIOUS COUNCIL DIRECTION**

On November 19, 2018, Council authorized the Public Hearing to receive public input for a lounge endorsement for the manufacturer’s licence 3 Dogs Brewing at 1515 Johnston Road.

At the Special Council Meeting following the Public Hearing on December 3, 2018, Council passed a resolution authorizing staff to communicate to the LCRB in support for the approval of the lounge endorsement.

### **INTRODUCTION/BACKGROUND**

#### **Policy Background**

*White Rock Official Community Plan 2017, No. 2220* (the OCP) designates the subject property as “Town Centre Mixed Use,” which is noted as the centre for cultural, civic, economic, and public life in the City, and is characterized by a diverse mix of uses. The objective of this land use policy area is to enable a concentrated mix of multi-unit and commercial uses to strengthen the heart of the city.

Development in the Town Centre OCP Land Use Designation is further directed by policies in Section 9.0 – Town Centre. The goal of this Town Centre policy section is to promote and develop the Town Centre as a distinctive, lively, and pedestrian-focused growth area. The proposed Liquor Primary Licence would support the expansion of an existing White Rock-based business as an employment generating use in the Town Centre area, as supported by OCP Policy 9.1.1 listed below:

Policy 9.1.1	Enhance the Town Centre as the primary employment hub and business centre by encouraging the development of office, event, and hotel space, along with other employment generating uses.
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While the OCP does not contain direct policies on licensed establishments (such as breweries/tap rooms), there are several policies in Section 14.0 – Economic Development that relate to the proposal. The most applicable policies from OCP Section 14.0 are summarized below:

Policy 14.1.1	Attractive Community – Promote White Rock as a community that provides: [...] b. Distinct mixed-use precincts and local boutique retail opportunities; c. Leisure-supportive spaces and tourism areas; [...]
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Policy 14.2.2	Destinations – Work with the Business Improvement Association to improve and promote detail and amenity areas, including along Marine Drive and Johnston Road, by focusing on the city as a “full day destination” [...]
Policy 14.3.1	Business-Friendliness – Encourage the involvement of the business community in the improvement and promotion of White Rock as a place to do business.
Policy 14.4.2	Retail Niche – Protect and further develop a specialized small-scale market niche that capitalizes on White Rock’s seaside location and village character.

The subject property is zoned ‘CR-1 Town Centre Commercial / Residential’. The intent of this zone is to accommodate a mix of uses and activities, including residential and commercial development along with cultural and civic facilities, to support the ability of residents to walk to meet their daily needs. Containing the greatest concentration and variety of employment-generating uses, this zone establishes this area as the City’s pedestrian and transit-focused growth area, consistent with the objectives and policies of the OCP.

Staff consider the proposed Liquor Primary Licence to be consistent with the Economic Development, Land Use, and Town Centre goals of the OCP and intent of the CR-1 zone.

**Planning Review**

Staff have reviewed the referral in relation to LCRB requirements, and note the following for Council’s consideration:

- (i) The location of the establishment:  
 Located on the northwest corner of Johnston Road and Russell Avenue, the establishment is in the Town Centre. The Town Centre area is a mixed-use commercial area with access to taxi cabs, passenger directed vehicles (i.e. Uber and Lyft) and public transit as an alternative to driving. The business is also within walking distance of multiple residential apartments and dwellings.
- (ii) The person capacity and hours of liquor service of the establishment:  
 The Building Department noted that the proposed indoor and outdoor patio occupancy of the licenced establishment of 149 persons is appropriate to existing conditions on-site. The proposed hours of liquor service for the establishment, which are the same as the current licence (below), would not be in contravention of the *White Rock Business Bylaw, 1997, No. 1510*; the hours of operation for licensed establishments in White Rock are not regulated by any City bylaw.

<b>Table: Hours of Proposed Liquor Service (Same as Existing)</b>							
<b>Day</b>	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Open</b>	11:00 a.m.	11:00 a.m.	11:00 a.m.	11:00 a.m.	11:00 a.m.	11:00 a.m.	11:00 a.m.
<b>Closed</b>	10:00 p.m.	10:00 p.m.	11:00 p.m.	11:00 p.m.	2:00 a.m. (Saturday)	2:00 a.m. (Sunday)	10:00 p.m.

Typically the hours of operation will be less than the Hours of Proposed Liquor Service noted above and the Applicant’s stated purpose for extending the hours of liquor service past the usual hours of operation (11:00 p.m. or earlier) is primarily intended to accommodate private groups and special events that may take place on

the premises (for example, a private New Year's Eve event by ticket admission only).

The proposed hours of liquor service is considered appropriate.

(iii) The impact of noise on nearby residents:

Since its establishment, Bylaw Enforcement has not received any noise complaints regarding the operation of the 3 Dogs Brewing. Further comment regarding potential impacts on the surrounding community is provided in the section below. The RCMP have further noted that they did not have concerns regarding this application based on a five-year review of reports made to police.

If staff is authorized to schedule a public hearing, Council will have the opportunity to receive further feedback from the public on this topic.

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

Based on the above, staff do not believe that the new Liquor Primary Licence replacing the existing lounge endorsement would have a significant impact on the community.

The proposal is supported by the goals, objectives, and policies outlined in the Economic Development and the Town Centre sections of the White Rock Official Community Plan. The proposed amendments would further support the Town Centre as a distinctive and lively commercial/entertainment area, provide additional leisure-supportive spaces for the community within walking distance of residential apartments and other commercial uses.

(v) The views of residents and a description of the method used to gather views:

Based on the requirements of the Planning Procedures Bylaw, staff provided notification to all property owners within 100 metres of the subject property with a description of the proposal. The notification letter also clarifies that further input from the community on the proposal will be collected through a required public hearing prior to a Council decision on the application.

Should Council direct staff to schedule a public hearing, this meeting will be advertised in two consecutive issues of the Peace Arch News and a notice explaining the Application will be mailed to all property owners within 100 metres of the subject property as least ten days before this meeting. All written correspondence received by staff will be compiled and submitted as part of the Council resolution letter.

## **FINANCIAL IMPLICATIONS**

Not applicable.

## **LEGAL IMPLICATIONS**

Section 38(3) of the *Liquor Control and Licensing Act* gives local governments the opportunity to provide comments on proposed liquor licence applications, and section 71 of the *Liquor Control and Licensing Regulation* requires that if comments are provided, the comments must include views on:

- the location of the establishment;
- the person capacity and hours of liquor service of the establishment;

- the impact of noise on the community in the immediate vicinity of the establishment;  
and
- the general impact on the community if the application is approved.

The local government also is required to identify the views of residents and a description of the method used to gather views. Planning Procedures Bylaw No. 2234 requires that applications for new liquor primary licences have public input obtained by a Public Hearing.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

In accordance with Planning Procedures Bylaw No. 2234, a notification of the Liquor Primary Licence application was mailed to approximately 1,480 property owners and occupants within 100 metres of the property. The mailout generated one written comment in support of the application.

If the application proceeds to public hearing, notification of this will be provided through advertisement in the City newspaper and mailout to property owners and occupants within 100 metres of the property.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Liquor Primary Licence application was circulated to internal City departments and no concerns were received.

The White Rock RCMP noted that they had no concerns regarding this Application based on a five-year review of reports made to police. The minimal number of calls to 1515 Johnston Road were primarily generated by the staff regarding customers that were not cooperative when asked to leave.

The Building division confirmed a finalized seating plan with occupancy load will be required at the time of the business licence application and will be reviewed against the existing building design for approval.

### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

This topic is not directly aligned with a project in Council's Strategic Priorities, though allowing for the expansion of an existing White Rock-based business does offer an opportunity to improve the prosperity of local businesses, in alignment with the "Our Economy" goal to "support the prosperity and diversification of the City's economic base."

### **OPTIONS / RISKS / ALTERNATIVES**

Alternate options for Council consideration are:

1. Defer consideration of the Application and refer it to staff to address any issues identified by Council. This delay may require extending the 90-day comment deadline from the LCRB (July 19, 2021); or
2. Authorize staff to opt-out of providing input into the liquor licensing process for this Application, leaving the required public consultation process to the LCRB.

## **CONCLUSION**

3 Dogs Brewing (doing business as “Taps on Johnston”) has applied to the Province for a Liquor Primary Licence to replace their existing brewery (manufacturer’s) licence and lounge endorsement at 1515 Johnston Road. Staff recommend responding in favour of the requested Licence, as the proposed hours of liquor service are consistent with the existing Licence and there have not been nuisance issues associated with the operation of the existing lounge. Further, the proposed operation is considered consistent with the Economic Development, Land Use, and Town Centre goals of the OCP and is being proposed by a local business that has contributed to the social life of the community for several years. No significant additional impact on the surrounding community is anticipated, which may be confirmed through a public hearing.

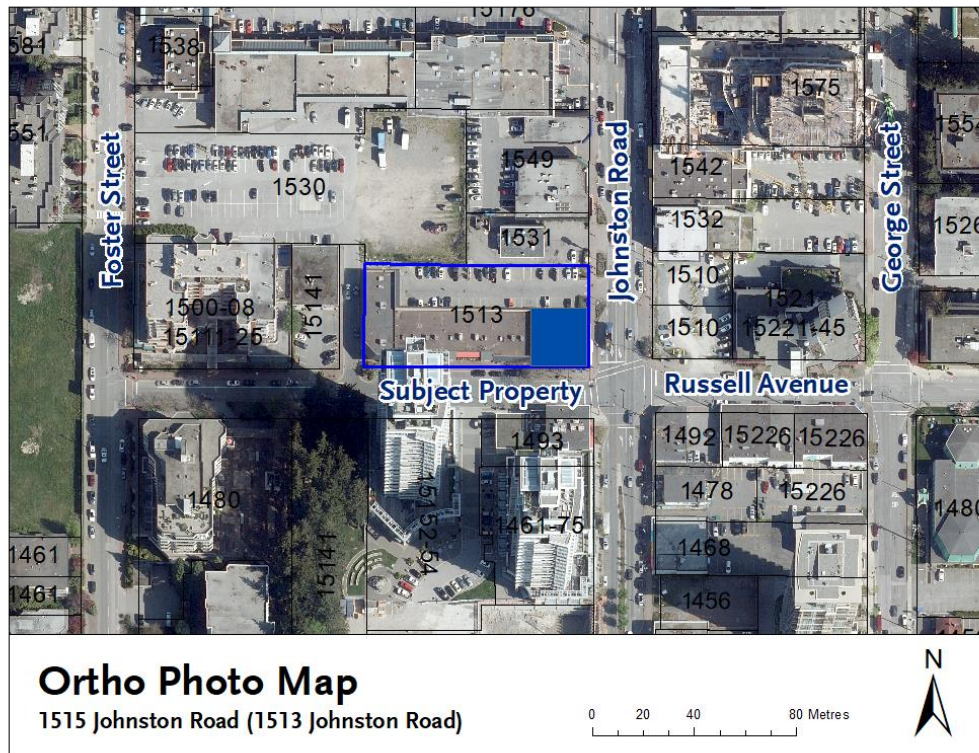
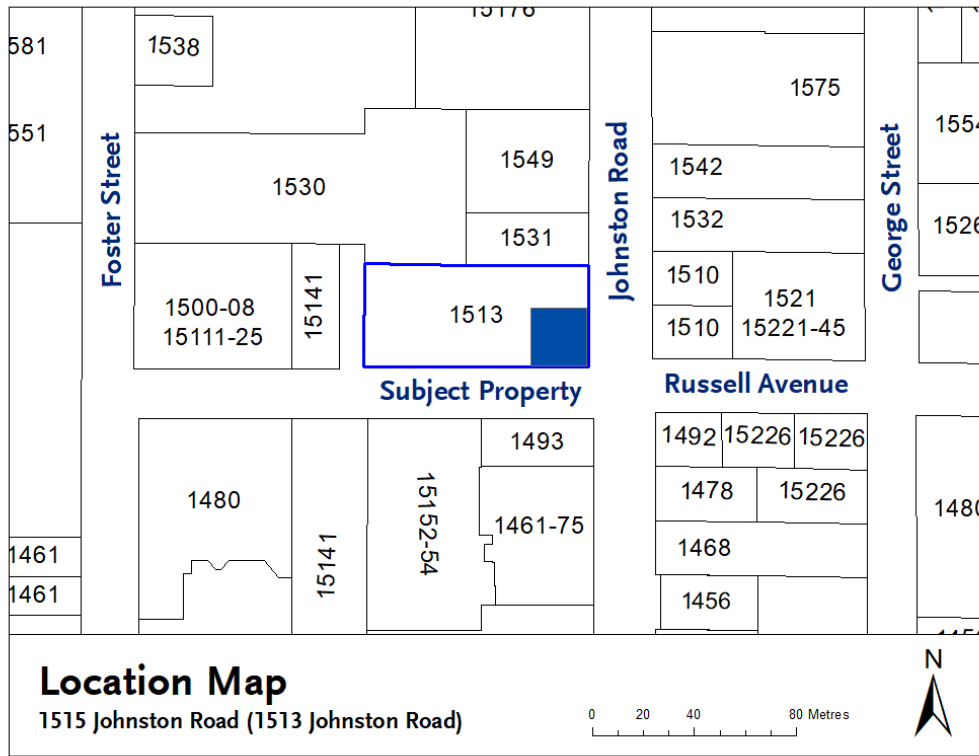
Respectfully submitted,

A handwritten signature in black ink that reads "Carl Isaak". The signature is written in a cursive, flowing style.

Carl Isaak, RPP, MCIP Director, Planning & Development Services and  
Acting Chief Administrative Officer

- Appendix A: Location and Ortho Photo Maps
- Appendix B: Applicant’s Letter of Intent
- Appendix C: Floorplan Layout
- Appendix D: Written Correspondence from the Public

## Appendix A Location and Ortho-Photo Maps



LCRB

February 9, 2021

Letter of Intent for Liquor Primary 1515 Johnston Rd

To Whom It May Concern

123456789 BC LTD DBA Taps on Johnston will be taking over the former 3 Dogs Brewing manufacturing brewery and tasting room at 1515 Johnston Rd. and will be converting it to a Liquor Primary establishment for the primary purpose of a craft beer tap room with an attached whiskey tasting room. The Craft beer tap room will offer craft beers obtained through the LCDB from breweries throughout BC, Washington, Oregon California, and Alaska. It will also offer a boutique selection of whiskeys from around the room for the purpose on tastings. Taps on Johnston will not be a full service cocktail bar.

Food service will be hot and cold snacks available for purchase. Taps on Johnston will offer a variety of locally produced snacks that will include; Soft Baked Pretzels, Sausage Rolls, Chips & Salsa, Panni grilled sandwiches, Nachos etc.

Taps on Johnston will procure from local White Rock restaurants and food vendors for the snacks and menu offerings, We purchase as locally as we can. We work with Hillcrest Bakery, Wooden Soon, Primos and other local vendors.

Entertainment offered in the Taproom will consist of board games such as Cribbage, Scrabble, Sequence, Trivial Pursuit and other socially interactive games of this type that will be provided at no charge to patrons for use on the premises. Live music is a form of entertainment is offered occasionally as well. Tap on Johnston will host live entertainment consisting of solo or duo acoustic musicians playing low volume background type music. We will not at any time in the future operate a DJ or dance floor in the establishment due to space, noise and other considerations.

The composition of the neighborhood surrounding Taps on Johnston location is principally Commercial / Retail. There are apartment buildings in the area with the nearest approximately 75 meters away. Most of the commercial retail in the area operate Monday thru Saturday. from 10 am to 5 or 6 pm.

The former tenant,3 Dogs Brewing has been operating in the current location for over two years and has had had no noise complaints from the neighborhood. We will continue to monitor any noise impacts to the neighborhood and be proactive in controlling noise levels and reminding our patrons to respect our neighbors. There are no proposed changes to the liquor service hours.

Taps on Johnston will control noise and minimize potential disturbances to other commercial/retail units and nearby resident. We will keep front doors and windows closed when necessary to reduce noise levels in the outdoor areas and will not permit any loitering outside our premises. Interior background music levels will be kept low and monitored maintained at levels that will facilitate normal conversation among the patrons.

Scott Keddy, President

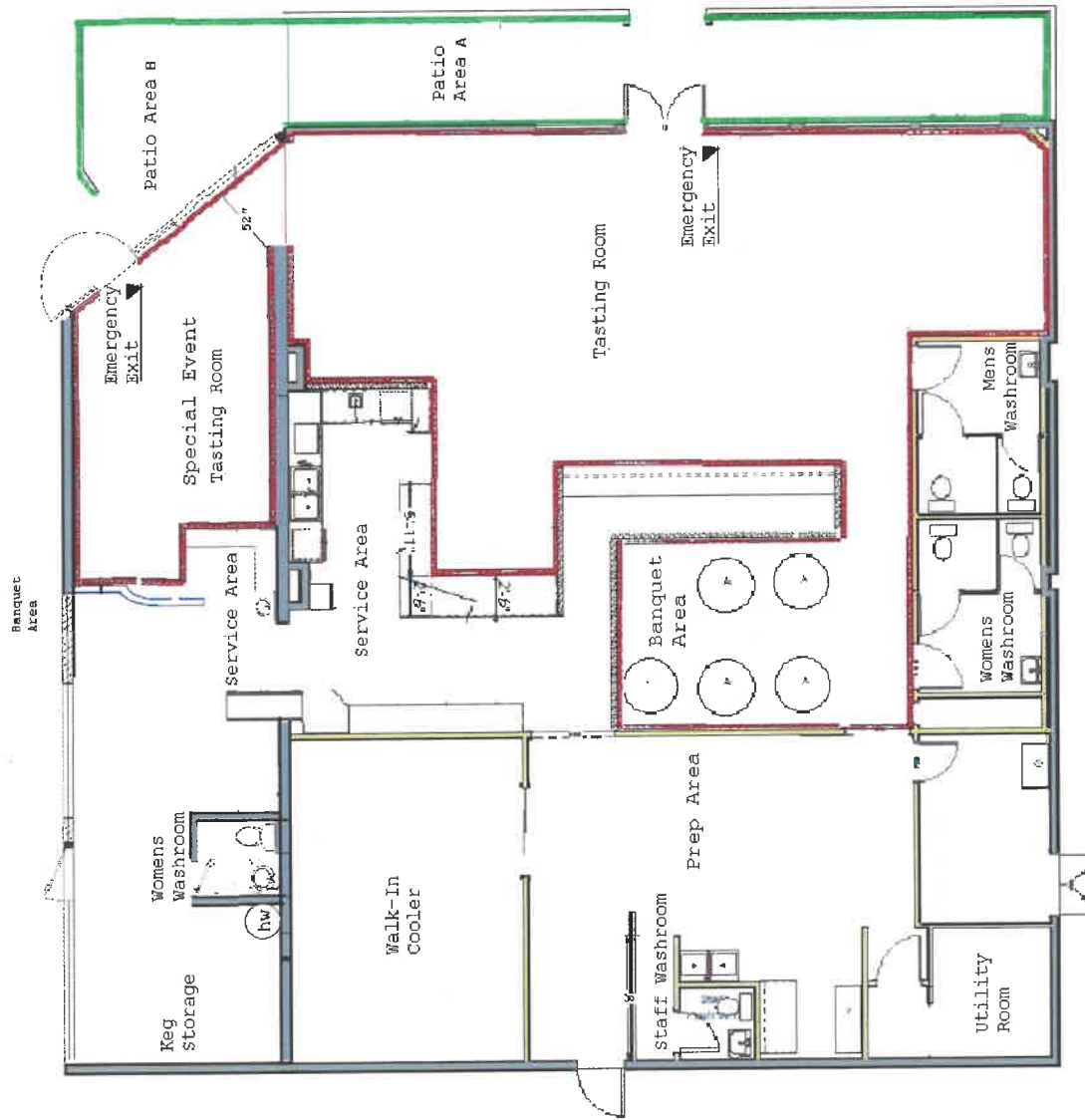
123456789 BC Ltd dba Taps on Johnston.





1515 Johnston Rd. White Rock  
Taps on Johnston General Layout

Parking Requirements per Zoning Bylaw 4.14.1  
Commercial restaurant or Licensed Establishment  
1 space per 8 seats  
Required = 19 spaces  
Provided = 47 spaces



Taps on Johnston = A2 Assembly

1515A Johnston - Main Tasting Room Total Gross Floor Space Inc. Washrooms & Storage  
Original brewery & tasting room = 3032 sq. ft. / 281 m2  
Net floor area brewery = 923 sq. ft. / 85.75 m2  
Net floor area tasting room = 1671.25 sq. ft. / 155.26 m2  
Total net floor area = 2594.25

1515B Johnston - Special Event Total Gross Floor Space Inc. Washrooms &

Special Event Storage:  
Special Event floor area = 790 sq. ft. / 73.4 m2  
Net floor area storage = 492 sq. ft. / 45.7 m2  
Net floor area tasting room = 230 sq. ft. / 21.2 m2  
Total net floor area = 742 sq. ft. / 68.9 m2

Exterior Patio Expansion Calculations

1515 A Johnston Original Patio Area = 395.5 sq. ft. / 31.17 m2  
1515 B Johnston New Expansion Patio = 125 sq. ft. / 11.61 m2  
Total net patio area = 460.5 sq. ft. / 42.7 m2

Total Area Occupant Loads

Banquet Area - 85.75 m2 / 4.6 m2 per person = 18 occupants (Staff)  
Tasting Room Area - 155.26 m2 / 1.2 m2 per person = 129 occupant  
Special Event - 23.2 m2 / 1.2 m2 per person = 19 occupants  
Total Interior Occupant Load = 166 Occupants  
Outdoor Patio Area - 42.7 m2 / 0.95 m2 per person = 44 occupants  
Total Occupant Load = 210 Occupants

3.7. Health Requirements Required Provided

3.7.2.2 Water Closets

Table 3.7.2.2.-A Water Closets for an Assembly Occupancy Forming Part of Sentence 3.7.2.2.(6)

Number of Persons of Each Sex Minimum Number of Water Closets

	Male	Female
1 - 25	1	1
26 - 50	1	2
51 - 75	2	3
76 - 100	2	4
101 - 125	3	5
126 - 150	3	6
151 - 175	4	7
176 - 200	4	8

Water Closets Provided

Male - 2 Female - 3 Staff (Universal) - 1 Total = 6

Total occupancy based on health requirements

Male - 75  
Female - 75  
Staff (universal) - 30  
Total (all areas) = 160 Occupants

Total Occupants based on Fire Exit requirements

No of Fire Exits = 2

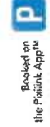
Total Fire Exit Width = 2 @ 900 mm ea. = 1800mm / 6.1 mm per occupant

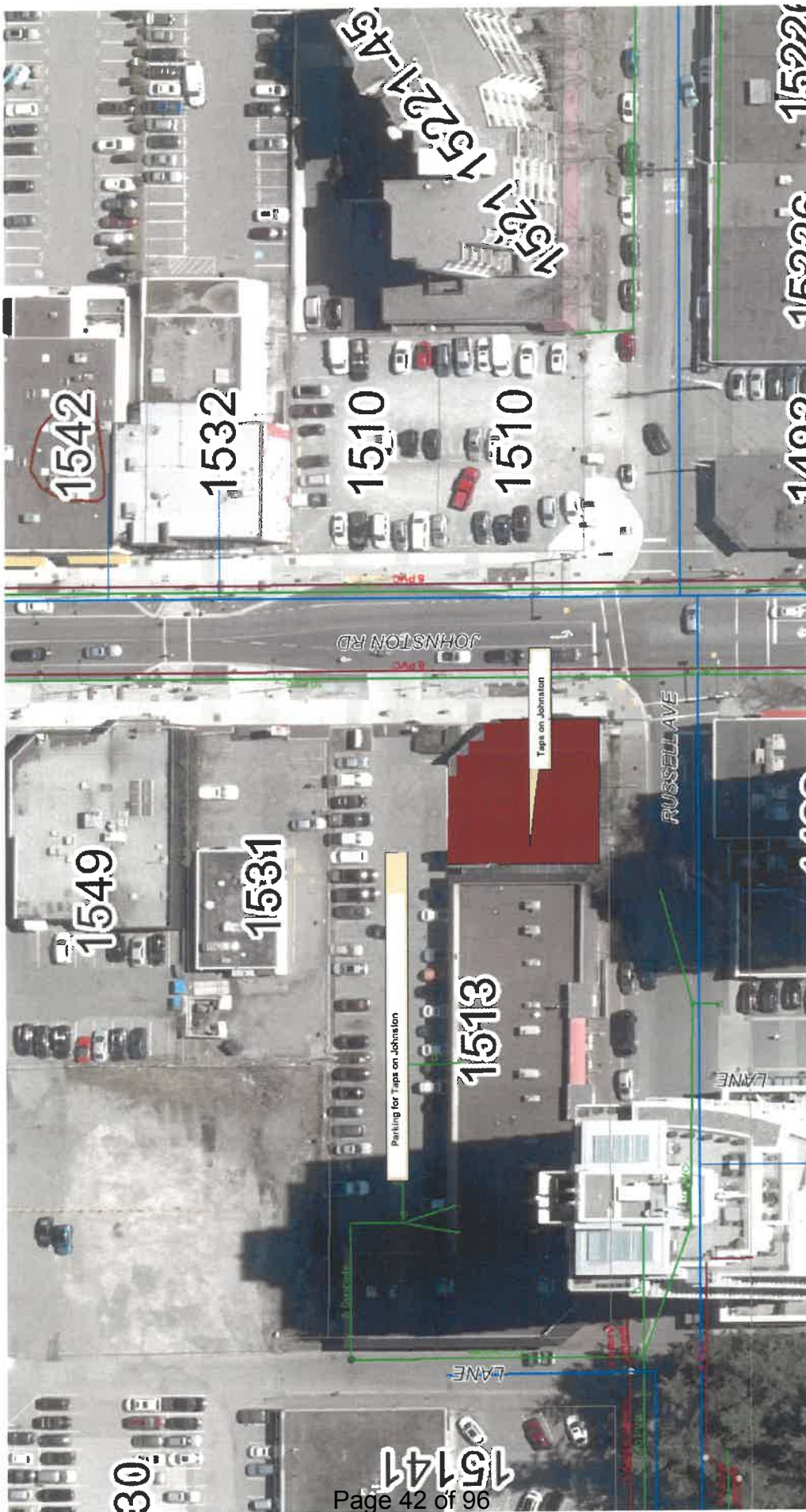
Total Fire Exit Width Occupant Load - 295 Occupants

Occupancy F2/A2 Non Alarmed - <150 Occupants

Maximum occupancy is based on the lowest maximum calculation = 149 total occupancy

0 3 5ft





**From:** Pat Cox  
**Sent:** May 18, 2021 9:10 AM  
**To:** Planning <[planning@whiterockcity.ca](mailto:planning@whiterockcity.ca)>  
**Subject:** 1515 Johnson Road

I have no objection to 3 Dogs Brewing getting a liquor license. My vote is "Yes".

Pat Cox  
601, 1575 George Street  
White Rock, B.C. V4B0B6

Sent from [Mail](#) for Windows 10