

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 27, 2023

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Application for Liquor Primary Licence for 15165 Russell Avenue
(LL 22-035)

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated March 27, 2023, from the Director of Planning and Development Services titled, "Application for a Liquor Primary Licence at 15165 Russell Avenue (LL 22-035)";
 2. Direct staff to schedule the required public hearing for the proposed Liquor Primary Licence at 15165 Russell Avenue; and
 3. Authorize staff, pending the results of the public hearing, to forward a copy of the March 27, 2023 report and results of the Public Hearing to the Liquor and Cannabis Regulation Branch along with a resolution to advise that Council has considered the potential impact for noise and the impact on the community, and is in support of the application for at 15165 Russell Avenue, with the following conditions:
 - that the operating hours for the outdoor patio area be limited to no later than 9:00 p.m. on Monday through Saturday and 7:00 p.m. on Sunday; and
 - that live entertainment ceases not less than one (1) hour before the end of liquor service.
-

EXECUTIVE SUMMARY

This corporate report provides a planning assessment of a proposed licensed establishment at 15165 Russell Avenue. The proposal is subject to a liquor license referral application, which seeks a Council resolution of support (or non-support) to the Liquor and Cannabis Regulation Branch (LCRB).

The proposal is appropriate considering the use and is consistent with Economic Development, Land Use, and Town Centre goals, policies of the White Rock Official Community Plan and intent of the CR-1 Town Centre Commercial / Residential Zone. Therefore, staff conditionally support the requested liquor primary licence, contingent on the outdoor patio being limited to 9:00 p.m. from Monday to Saturday and 7:00 p.m. on Sunday. This approach will reduce potential nuisances and incompatibility issues with surrounding residences while allowing for the continued indoor operation of the establishment.

The location and ortho map of the subject property is attached in Appendix A. The proposed floor plans, patio layout and proposed hours of operations are attached as Appendix B. The Applicant's internal policy plans to minimize and address nuisance on-site (the 'Letter of Intent and Conduct of Conduct') are attached in Appendix C. The notification letter mailed to the public is attached in Appendix D. Written correspondence from the public in response to the public notice mailout is included in Appendix E. An endorsement supporting the proposal, including approximately 144 signatures, is included in Appendix F.

Staff recommends that the application for a liquor license referral proceed to a public hearing as required by the city's Planning Procedures Bylaw.

INTRODUCTION/BACKGROUND

The Applicant and principals of Galaxie Craft Brewhouse Ltd. (1122 Vidal Street) have applied for a new liquor primary licence for their new premises at 15165 Russell Avenue (civic address of 1513 Johnston Road). Their proposed business, "Galaxie Public House," would operate as a craft beer taphouse and would not involve manufacturing liquor on-site. Accordingly, the Applicant is proposing the following parameters for their primary liquor license:

1. Hours of Liquor Service - If approved by the LCRB, the license will allow the establishment to sell and serve liquor for consumption during the following hours:

Applicant's Proposed Hours of Liquor Service							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12:00 p.m.	12:00 p.m.	12:00 p.m.	12:00 p.m.	10:00 a.m.	10:00 a.m.	10:00 a.m.
Closed	11:00 p.m.	11:00 p.m.	11:00 p.m.	11:00 p.m.	2:00 a.m. (Saturday)	2:00 a.m. (Sunday)	9:00 p.m.

2. Entertainment: Live music performances, comedy shows, and other special nights like trivia would be permitted as noted in the Applicant's Letter of Intent and Code of Conduct (Appendix C).
3. Outdoor Patio: If approved by the LCRB, liquor service would also be provided in the proposed outdoor patio (approximately 26.2 square metres or 282 square feet in size) that would be located adjacent (south) of the licensed establishment, wholly on private property, beside the Russell Avenue sidewalk. The patio would be located within the subject property, therefore it will not require a subsequent Sidewalk Use License per the *White Rock Sidewalk Use Agreement Bylaw 2017, No. 2203*.

ANALYSIS

Policy Framework

White Rock Official Community Plan 2017, No. 2220 (the OCP)

The subject property is designated as "Town Centre," which is the centre for cultural, civic, economic, and public life in the city and is characterized by diverse uses. This land use policy area aims to enable a concentrated mix of multi-unit and commercial uses to strengthen the heart of the city. The proposal is consistent with the Economic Development, Land Use, Town Centre goals, and policies of the OCP.

White Rock Zoning Bylaw, 2012, No. 2000 (Zoning Bylaw)

The subject property is zoned 'CR-1 Town Centre Commercial / Residential'. This zone intends 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.

White Rock Sidewalk Use Agreement Bylaw, 2017, No. 2203 (Sidewalk Use Bylaw)

Section 6.16.7 (3) of the Zoning Bylaw states that notwithstanding sub-sections 6.16.6 and 6.16.7 (2), patios and awnings are permitted in the front and exterior side yard areas per the White Rock Licence Agreement (Sidewalk Café / Business Licence) Bylaw requirements.

Staff have reviewed the applicability of the *White Rock Sidewalk Use Agreement Bylaw, 2017, No. 2203* to the proposed permanent patio feature. As a result, the most applicable regulation from the Sidewalk Bylaw is provided below [staff emphasis in bold]:

"7. **No structure or display may be within 2.4 m of the face of the curb** and must be 1.5 m away from any power/telecom pole, fire hydrant, manhole, bench, sign pole, pay station or curb box. The exits from a building must directly lead to the street without any impediment from displays or structures."

The Sidewalk Bylaw is not applicable in this circumstance as it expressly refers to public rights-of-way / city land. The proposed patio would not be on city land but on private property. Any patio in the CR-1 zone would require a 0.0-metre setback to the lot line to extend on and over a city right-of-way possibly. This interpretation is consistent with the current location of other patios on the subject property - specifically, the existing outdoor patios at the Wooden Spoon (15171 Russell Avenue) and the White Rock Beach Beer Company (15181 Russell Avenue), both wholly located on private property.

Planning Review

Staff have reviewed the 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:

(i) Location of the Establishment:

Galaxie Public House is proposed to be 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. Uses surrounding two blocks of the subject property include the parking areas, childcare centre, and commercial uses to the north, east and west, and mixed-use (commercial - residential) development to the south (see Appendix A – Location and Ortho Maps). The presence of roadways adjacent to the property provides separation and buffering of the proposed business from nearby sensitive (residential) uses.

(ii) The Person Capacity and Hours Of Liquor Service of the Establishment

The requested licence would allow liquor to be served indoors and on the outdoor patio (see Appendix B).

The proposed total occupant load for both the indoor area and the outdoor patio (on private property) is 123 persons (109 patrons – indoor; 10 patrons – outdoor patio; 4 – staff). The Building Department noted that the proposed indoor and outdoor patio occupancy of the licenced establishment of 123 persons is appropriate based on site conditions. Additionally,

the establishment's proposed liquor service hours are not in contravention of the *White Rock Business Bylaw, 1997, No. 1510*. The bylaw does not regulate the hours of operation for licensed establishments in White Rock.

(iii) The impact of noise on nearby residents:

To address future noise issues generated from the establishment, the Applicant has provided staff with a formal code of conduct letter regarding how future nuisances (such as noise) will be minimized and addressed on-site (see Appendix C). Further comment regarding potential impacts on the surrounding community is provided in the section below. The RCMP has communicated that they have no concerns with this proposal.

Staff recommend that the hours of patio operation be limited to 7:00 p.m. on Sunday and 9:00 p.m. on Monday through Saturday to contain the noise that may otherwise impact surrounding residents.

Staff also note that the city does not have the authority to limit noise coming from an establishment beyond the provisions of the *Noise Control Bylaw*. Therefore, staff recommend that any live music be required to cease at least one (1) hour before the end of liquor service.

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:

The proposal is supported by the goals, objectives, and policies outlined in the OCP's Economic Development and the Town Centre sections. In addition, the proposed business would further support the Town Centre as a distinctive and lively commercial/entertainment area and provide additional leisure-supportive spaces for the community within walking distance of residential apartments and other commercial uses.

As part of the initial application submission process, the city has requested that the Applicant provide a document that clarifies how on-site staff will internally monitor, minimize, and address any perceived and real nuisances (including noise, rowdiness etc.) associated with their proposal. This document is attached as Appendix C: Applicant's Letter of Intent and Code of Conduct.

The Applicant is also requesting to set the following hours of liquor service for the establishment per Table 1.0 below:

Table 1.0: Hours of Proposed Liquor Service							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12:00 p.m.	12:00 p.m.	12:00 p.m.	12:00 p.m.	10:00 a.m.	10:00 a.m.	10:00 a.m.
Closed	11:00 p.m.	11:00 p.m.	11:00 p.m.	11:00 p.m.	2:00 a.m. (Saturday)	2:00 a.m. (Sunday)	9:00 p.m.

Table 2.0, which should be read in concert with Table 1.0, further clarifies the actual hours of public operation for the establishment:

Table 2.0: Proposed Hours of Public Operation							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12:00 p.m.	12:00 p.m.	12:00 p.m.	12:00 p.m.	10:00 a.m.	10:00 a.m.	10:00 a.m.
Closed	10:00 p.m.	10:00 p.m.	11:00 p.m.	11:00 p.m.	11:00 p.m.	11:00 p.m.	9:00 p.m.

Typically, the hours of operation will be less than those of the proposed liquor service noted above. 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 etc. (see Appendix C). The proposed hours of liquor service and Public Operation are considered appropriate.

Finally, in recognition of the increasingly residential character of the surrounding Town Centre area, along with written concerns regarding the potential late-night operation of the patio received by the Planning & Development Services Department, staff have recommended to the Applicant that the hours of operation for the outdoor patio be limited according to the times identified in Table 3.0: Proposed Hours of Patio Operation below:

Table 3.0: Proposed Hours of Patio Operations							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12:00 p.m.	12:00 p.m.	12:00 p.m.	12:00 p.m.	12:00 p.m.	10:00 a.m.	10:00 a.m.
Closed	9:00 p.m.	9:00 p.m.	9:00 p.m.	9:00 p.m.	9:00 p.m.	9:00 p.m.	7:00 p.m.

This conditional measure will reduce potential incompatibility and nuisance issues with surrounding residents while allowing for the continued operation of the establishment indoors. Therefore, the Applicant re-affirms the proposed patio operation hours in writing, as attached in Appendix B.

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

The city's Planning Procedures Bylaw sets out a process of soliciting feedback from the public as it relates to liquor licence referrals. 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 before finalizing a Council resolution, which is then submitted to the LCRB.

Based on the above requirements, staff provided notice of the liquor license referral application to all property owners within 100 metres of the subject property (see Appendix D – Notification Letter). The notification letter also clarified that further input from the community on the proposal would be collected through a required public hearing before a Council decision on the application. On February 13, 2020, approximately 1451 letters were mailed, with initial comments requested by March 3, 2023 (see Appendix E – Notification Letter). Staff have reviewed all public correspondence received by the city regarding the proposal.

Thirty-four (34) letters were received by staff during the public notification period – two (2) in support and thirty-two (32) in opposition. These letters are included in Appendix E:

Public correspondence. The contents of received public correspondence ultimately informed the comments and recommendations put forward in this report.

The public consultation to date has identified a high level of public support for the proposal in addition to several areas of concern that staff believe can be remedied appropriately through operational controls tied to the business and conditions built into the liquor license. Suppose Council supports the applications proceeding to a Public Hearing. In that case, those interested in the proposal will have an opportunity to communicate their support or opposition to the proposal directly to Council. All written correspondence received by staff will be compiled and submitted as part of the Council resolution letter.

LEGAL IMPLICATIONS

Section 38(3) of the *Liquor Control and Licensing Act* allows local governments 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 is also required to identify residents' views and describe the method used to gather views. In addition, 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

Per Planning Procedures Bylaw No. 2234, a notification of the Liquor Primary Licence application was mailed to approximately 1,451 property owners and occupants within 100 metres of the property. The mailout generated 34 written comments, including 32 comments in opposition and 2 in support of the application.

If the application proceeds to a public hearing, notification will be provided through advertisement in the Peace Arch Newspaper and mailout to property owners and occupants within 100 metres of the property. In addition, all written correspondence received by staff will be compiled and submitted as part of the Council resolution letter.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Liquor Primary Licence application was circulated to internal city departments for review and comments. The White Rock RCMP noted that they had no concerns regarding this application. No other issues were identified.

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 Council identifies. This delay may require extending the 90-day comment deadline from the LCRB; 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

Staff conditionally support the requested liquor primary licence at 15165 Russell Avenue, contingent on the outdoor patio being limited to 9:00 p.m. Monday through Saturday and to 7:00 p.m. on Sunday. If approved by Council and LCRB, this approach will reduce potential nuisances and incompatibility issues with surrounding residences while allowing for the continued indoor operation of the establishment.

Otherwise, the proposed application is consistent with the relevant Land Use, Town Centre, and Economic Development goals, objectives, and policies of the OCP. Furthermore, it is being proposed by a local business that has recently contributed to the community's social life. If approved, this business will further enhance the existing establishment's contribution to the community, improve the livelihood of surrounding businesses, and provide support for innovative employment-generating use in the Town Centre area.

Respectfully submitted,



Anne Berry, RPP, MCIP
Director, Planning and 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 and Ortho Maps
- Appendix B: Floor Plan and Patio Layout (Patio Details and Proposed Hours of Operation)
- Appendix C: Applicant's Letter of Intent and Code of Conduct
- Appendix D: Notification Letter
- Appendix E: Written Correspondence from the Public
- Appendix F: Endorsement in Favour of Application Submitted by the Applicant

15165 Russell Avenue (1513 Johnston Road)



NORTH BLUFF RD




0 25 50 100 Meters



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FIRE & SMOKE SEPARATIONS

- ———▶ EXIT PATH
 EXIT SIGN

C	2023-02-09	RESUBMITTED FOR BP
B	2023-01-12	SUBMITTED FOR BUILDING PERMIT
A	2022-12-16	SUBMITTED FOR LIQUOR LICENSE APPLICATION
NO.	DATE	DESCRIPTION
ISSUES		

SURF
ARCHITECTURE

CLIENT
GALAXIE CRAFT BREWHOUSE

PROJECT ADDRESS:
15165 RUSSEL AVE
WHITE ROCK B.C. V4B 2P4

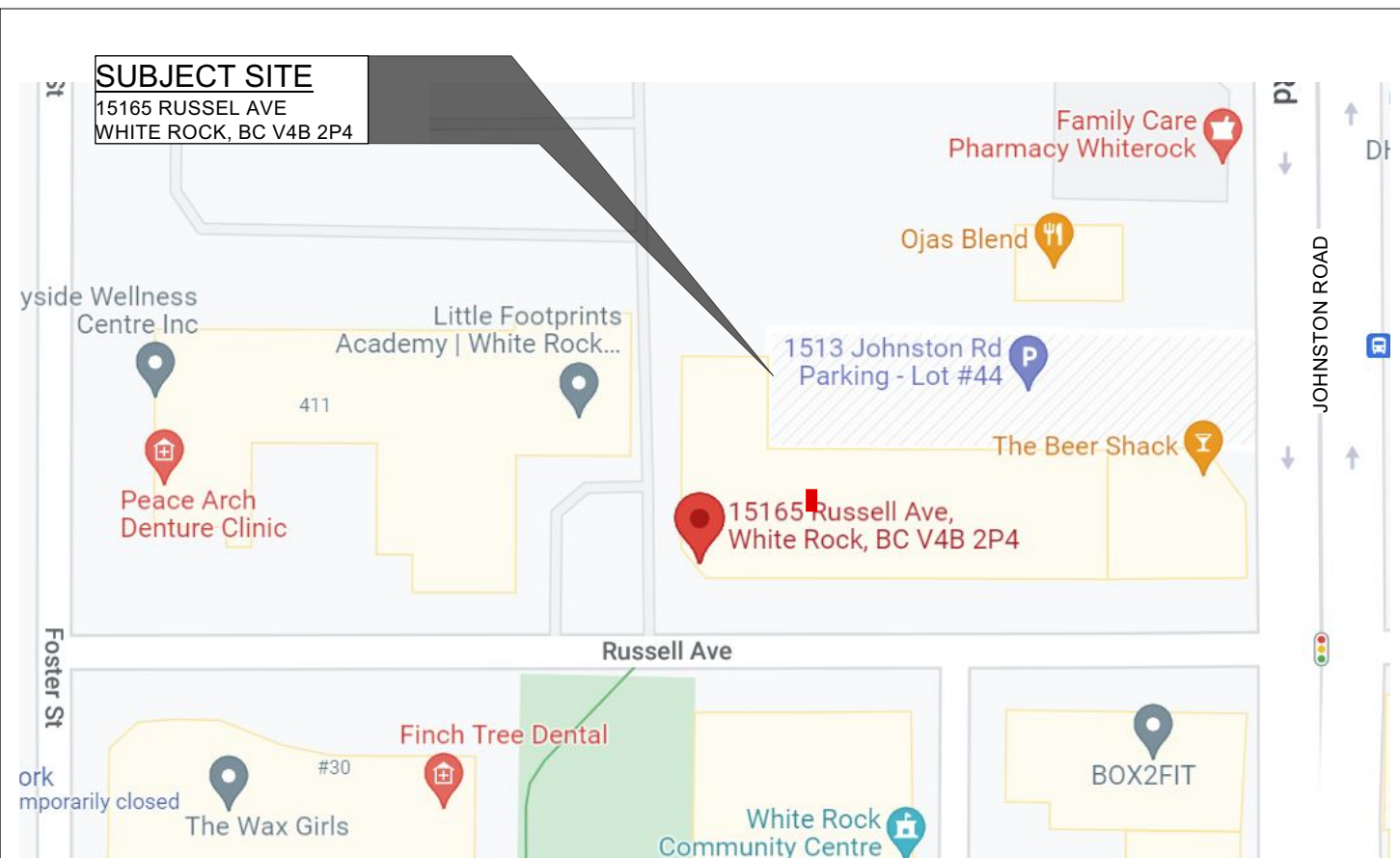
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2022 21

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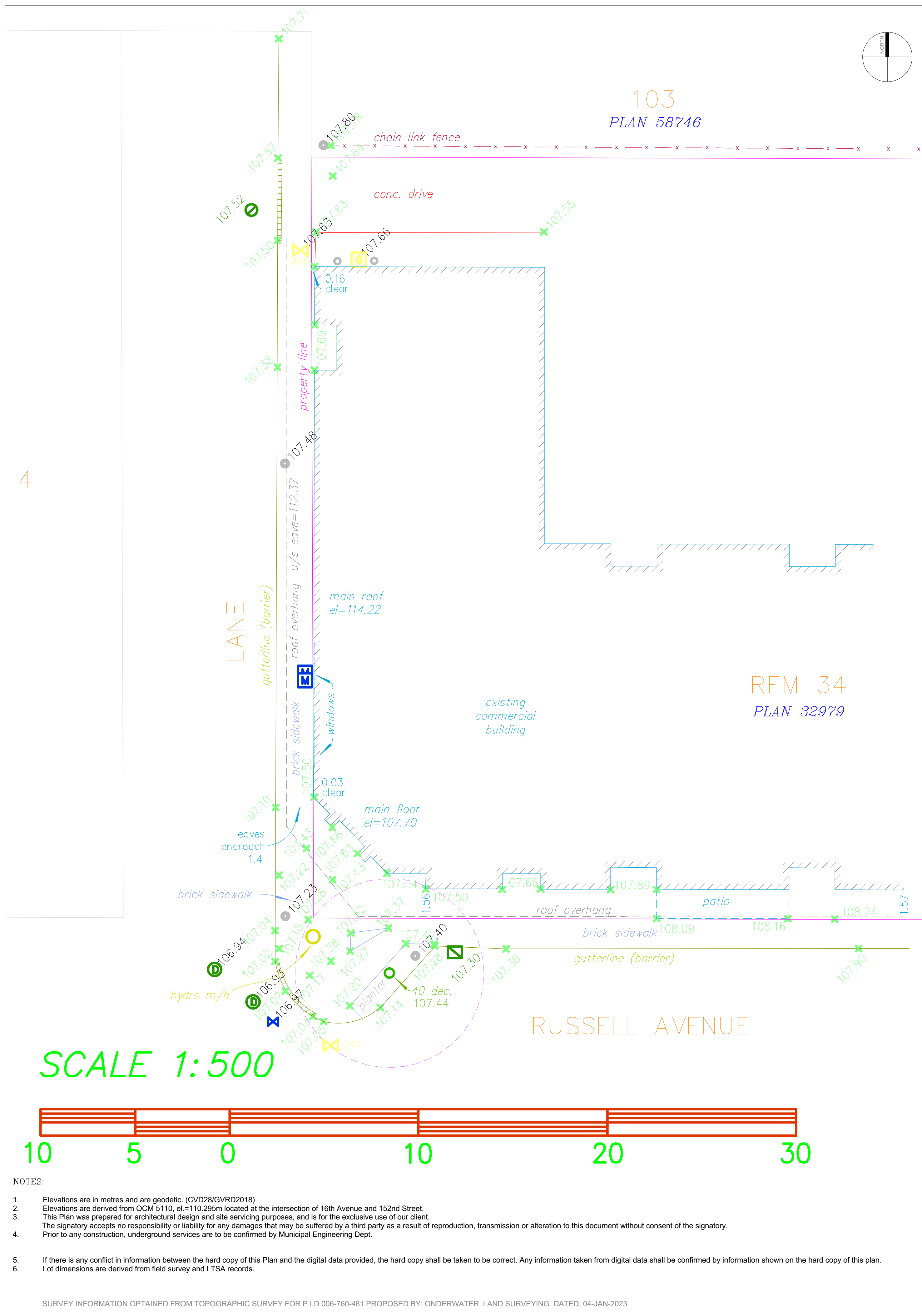
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2022-12-16

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AS SHOWN

REVISION NO: DRAWING NO:



2	LOCATION MAP
-	N.T.S.



1.0 ASSURANCE / COMPLIANCE REQUIREMENTS:

- THE SUB-CONTRACTOR IS TO CHECK ALL DIMENSIONS AFFECTING HIS TRADE AND IN THE CASE OF
1.10 ANY DISCREPANCIES, THE CONSTRUCTION MANAGER IS TO BE NOTIFIED BEFORE WORK COMMENCES.

- 3.0 ASSEMBLIES
REFER TO FLOOR PLANS FOR ASSEMBLY DESIGNATION OF WALL (W), PARTITION (P), SHAFT WALL
3.1 (SW) AND FURRING (F) TYPES.

- 3.9 VERIFY EXISTING CONDITIONS TO CONFIRM FOR TYPE AND SPECIFICATION OF WALL ASSEMBLIES.

- ## 5.0 FIRE SAFETY PLAN:

- 7.0 MILLWORK:**
- ALL WORK SURFACES, SHELVES, CABINETS, COUNTERS, INTERIOR FINISHES, INTERIOR DOORS, PAINTS,
7.1 ETC., BY OWNER AND COORDINATED WITH SURF ARCHITECTURE.
- 7.2 ALL MILLWORK TO BE SEISMICALLY RESTRAINED.

- 8.0 DOORS:
- 8.1 REFER TO DOOR SCHEDULE.
- 8.2 HARDWARE & KEYING SCHEDULE TO BE PROVIDED BY HARDWARE SUPPLIER.
- 8.3 ALL DOORS TO HAVE LEVER TYPE HANDLES.

- 9.0 SAFETY FOR GLASS:
- 9.1 ALL GLASS IN DOORS SHALL BE TEMPERED SAFETY GLASS.
- 9.2 REFER TO DOORS AND WINDOWS SCHEDULE.
- SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE TO CONFORM TO CAN/CGSB-12.1-M,
- 9.3 "TEMPERED OR LAMINATED SAFETY GLASS".
- 9.4 WIRED GLASS TO CONFORM TO CAN/CGSB-12.11M, "WIRED SAFETY GLASS".

- 10.0 FINISHES:
- PROVIDE WATER RESISTANT MOUNTING SURFACES FOR ALL CERAMIC TILED SURFACES. 5/8" TYPE 'X' GWB TO BE CONTINUOUS BEHIND WATER RESISTANT BOARDS TO MAINTAIN FIRE RATED ASSEMBLY
- 10.1 WHERE ADJACENT TO EXISTING RATED WALL.

- 10.2 FLAME SPREAD RATING FOR INTERIOR FINISHES TO CONFORM TO B.C.B.C. 2018 REQUIREMENTS.
10.3 FINISHES TO BE SELECTED BY OWNER AND TO BE COORDINATED WITH SURF ARCHITECTURE

- 11.0 SIGNAGE:
11.1 SIGNAGE REQUIREMENTS PER INTERNATIONAL SYMBOL OF ACCESS.

- 12.0 FIXTURES
- 12.1 REFER TO ELECTRICAL AND MECHANICAL DOCUMENTS.
- 12.2 PLUMBING HARDWARE TO BE LEVER TYPE IN COMPLIANCE WITH BCBC 2018.
REFER TO MECHANICAL DRAWINGS FOR BATHROOM ACCESSORIES & TO BE COORDINATED WITH
SURF ARCH.

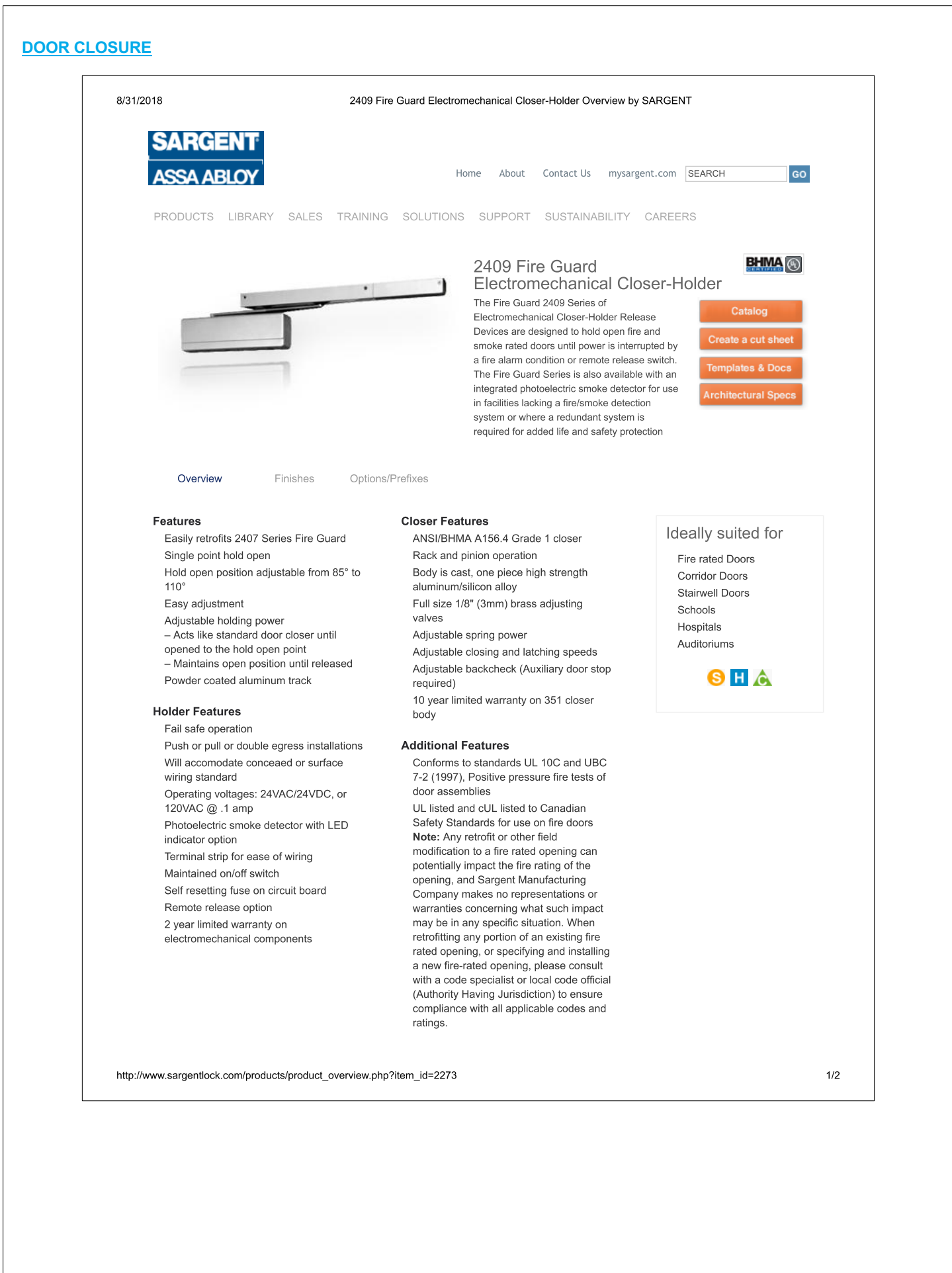
SUPPORTING REGISTERED PROFESSIONALS REQUIRED TO PROVIDE THE REGISTERED PROFESSIONAL OF RECORD FOR THAT DISCIPLINE WITH SEALED DESIGN DOCUMENTS, FIELD REVIEW REPORTS OR OTHER APPROPRIATE DOCUMENTATION SUCH AS SCHEDULES S-B AND S-C SHOWING THAT THEY HAVE REVIEWED THE WORK RELATED TO THEIR DESIGN AND HAVE DETERMINED THAT IT SUBSTANTIALLY COMPLIES WITH APPLICABLE CODE REQUIREMENTS AND THEIR DESIGN.

SCHEDULES S-B AND S-C HAVE BEEN DEVELOPED COOPERATIVELY BY THE AIBC AND THE APEGBC FOR USE BY SUPPORTING REGISTERED PROFESSIONALS, AND THEIR USE IS STRONGLY ENCOURAGED.

S-B - ASSURANCE OF PROFESSIONAL DESIGN & COMMITMENT FOR FIELD REVIEW BY SUPPORTING REGISTERED PROFESSIONAL

S-C - ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE BY SUPPORTING REGISTERED PROFESSIONAL

<input type="checkbox"/>	STRUCTURAL DESIGN FOR GUARDRAILS AND HANDRAILS
<input type="checkbox"/>	WALL CLADDING SYSTEMS
<input type="checkbox"/>	EXTERIOR GLAZING
<input type="checkbox"/>	STRUCTURAL DESIGN FOR CURTAIN WALL SYSTEM (WIND LOAD/SEISMIC)
<input checked="" type="checkbox"/>	SEISMIC RESTRAINT OF CEILINGS
<input checked="" type="checkbox"/>	SEISMIC RESTRAINT OF LIGHTING
<input checked="" type="checkbox"/>	STRUCTURAL CAPACITY OF ARCHITECTURAL COMPONENTS FOR ANCHORAGE AND SEISMIC RESTRAINT
<input type="checkbox"/>	SOUND CONTROL
<input type="checkbox"/>	PROPRIETARY ROOFING AND FLASHING SYSTEMS
<input type="checkbox"/>	ENERGY MODELING
<input type="checkbox"/>	TESTING COMPLIANCE WITH PART 10- ENERGY EFFICIENCY



EXISTING BUILDING - MAIN LEVEL (RETAIL SPACES):	18,906 SF (APPROX.)
TENANT IMPROVEMENT: UNIT #15165 (GALAXIE SWING)	2,823.59SF (262.32 sq.m.)
DINING/LOUNGE OFFICE COMMON AREA (WASHROOMS, HALLWAYS, JANITOR) COOLER	1,757.36SF (163.26sq.m.) 143.43SF(13.33sq.m.) 797.76SF(74.11sq.m.) 125.64SF(11.62sq.m.)
TOTAL UNIT AREA	2,823.59SF(262.32 sq.m.)
OUTDOOR PATIO	
OFF- SITE PARKING REQUIREMENTS FOR THIS T.I. COMMERCIAL-LICENSED ESTABLISHMENT	1 PER EVERY 8 SEATS AVAILABLE FOR CUSTOMER USE: 106 SEAT INTERIOR PATRONS 10 SEATS EXTERIOR PATRONS 119 SEATS / 8 = 14.8 OR (15) SPACES REQUIRED 15 SPACES WILL BE ASSIGNED
BICYCLE PARKING	0.75sq.m. SPACES PER 200 sq.m. OF G.F.A. 262.32/200=1.31 x 0.75sq.m. = 0.98 OR 1 SPACE

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PROFESSIONAL SEAL

B	2023-01-17	RESUBMITTED FOR BP
A	2023-01-12	SUBMITTED FOR BUILDING PERMIT
NO.	DATE	DESCRIPTION
ISSUES		

SURF
ARCHITECTURE

#304 -FOSTER STREET.
WHITE ROCK, BC V4B 0C4
TEL: 604.616.0646
email: mark@surfarchitecture.com
www.surfarchitecture.com

PROJECT

DRAWING TITLE:
GENERAL NOTES

PROJECT NO.

2022-2

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CHECKED BY: MK

DATE: _____

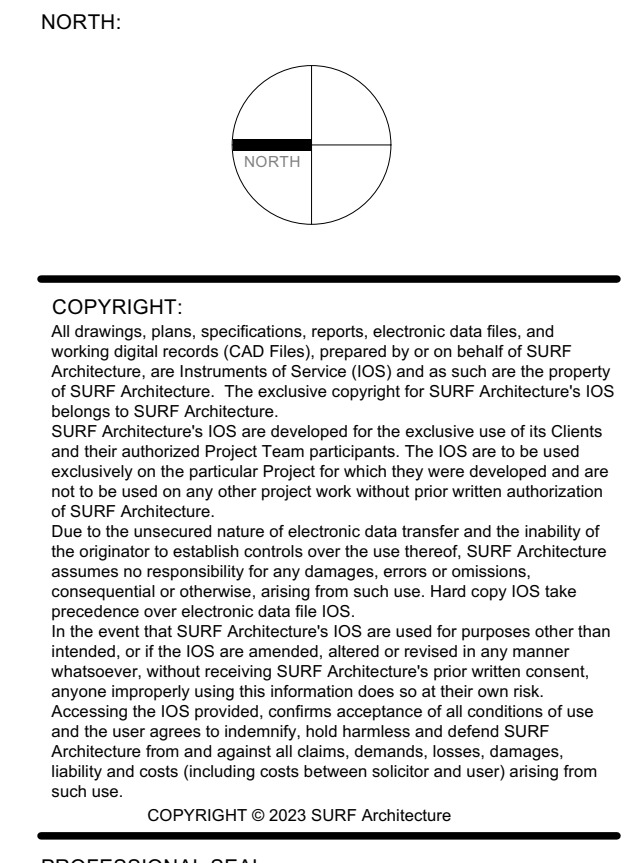
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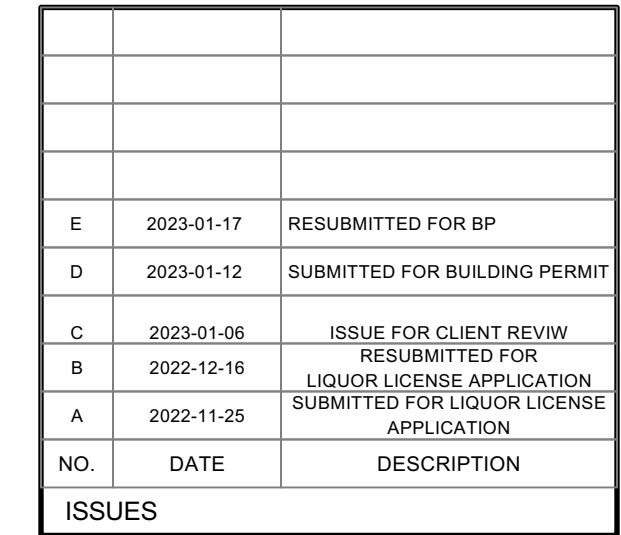
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PROPOSED OCCUPANCY LOAD	
INTERIOR OCCUPANCY	109
EXTERIOR OCCUPANCY	10
STAFF OCCUPANCY	4
TOTAL OCCUPANCY LOAD	123



SURF
ARCHITECTURE

#304 - 1493 FOSTER STREET
WHITE ROCK, BC V4B 3W7
TEL: 604.616.0646
email: mark@surfarchitecture.com
www.surfarchitecture.com

CLIENT
GALAXIE CRAFT BREWHOUSE

PROJECT:
GALAXI BREWING
UPTOWN LOUNGE

PROJECT ADDRESS:
15165 RUSSEL AVE
WHITE ROCK B.C. V4B 2P4

DRAWING TITLE:

PROPOSED FLOOR PLAN

PROJECT NO:
2022 21

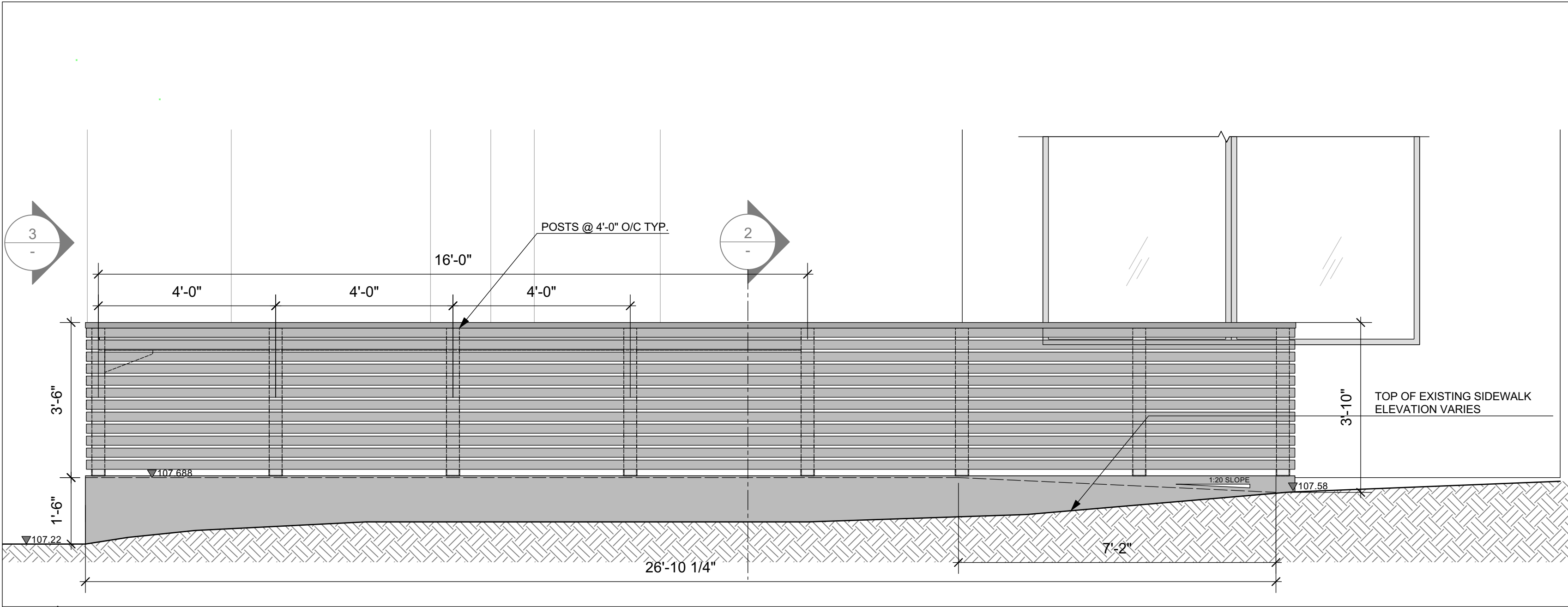
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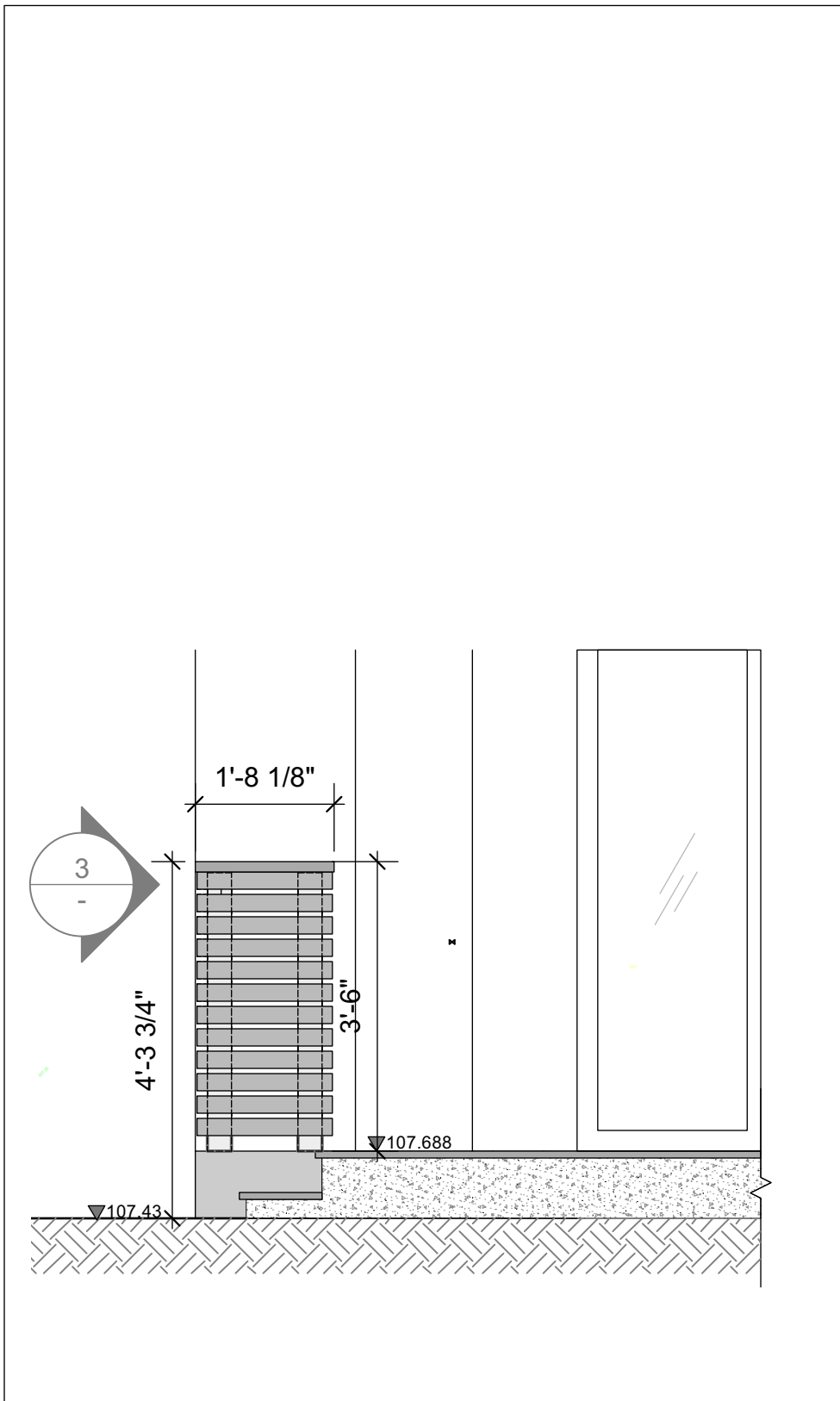
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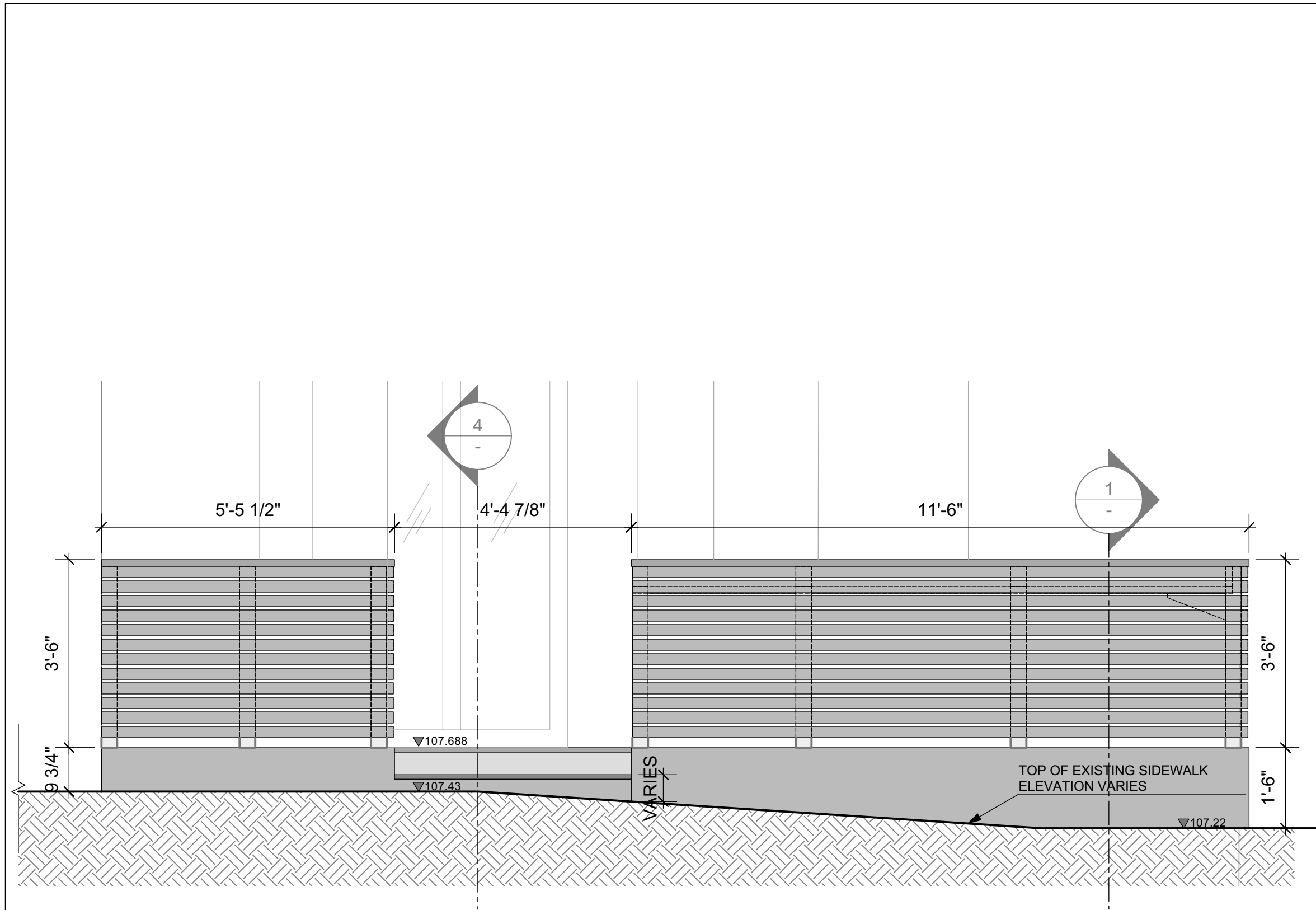
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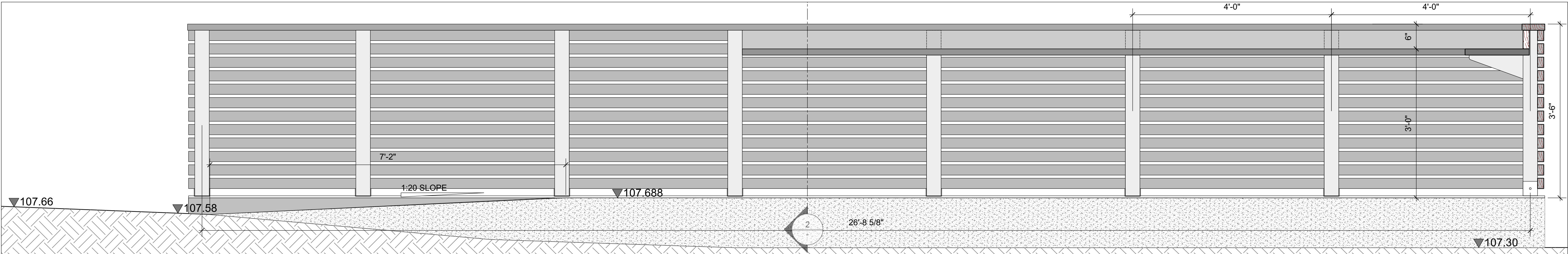
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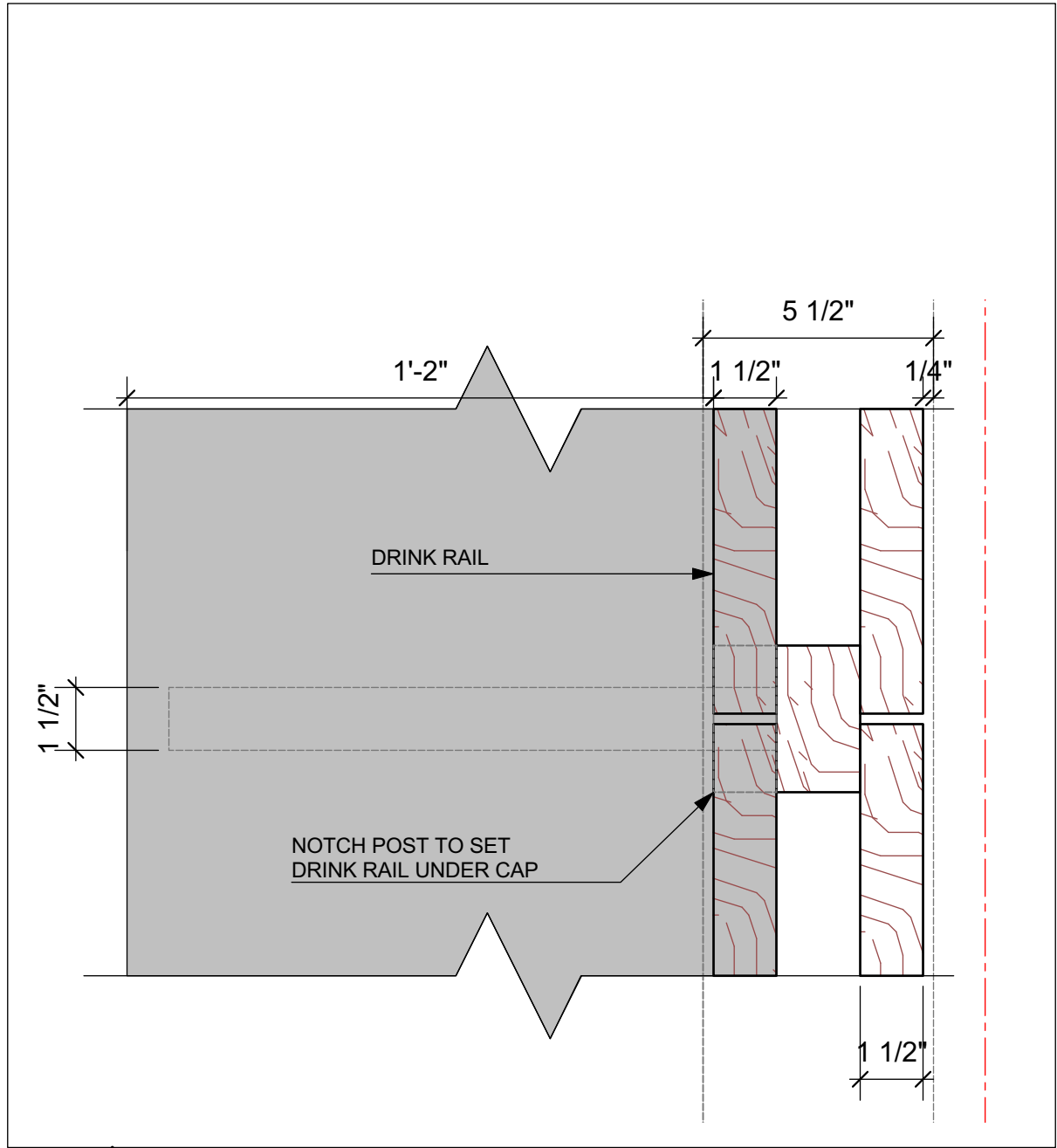
4 SECTION THRU STAIR
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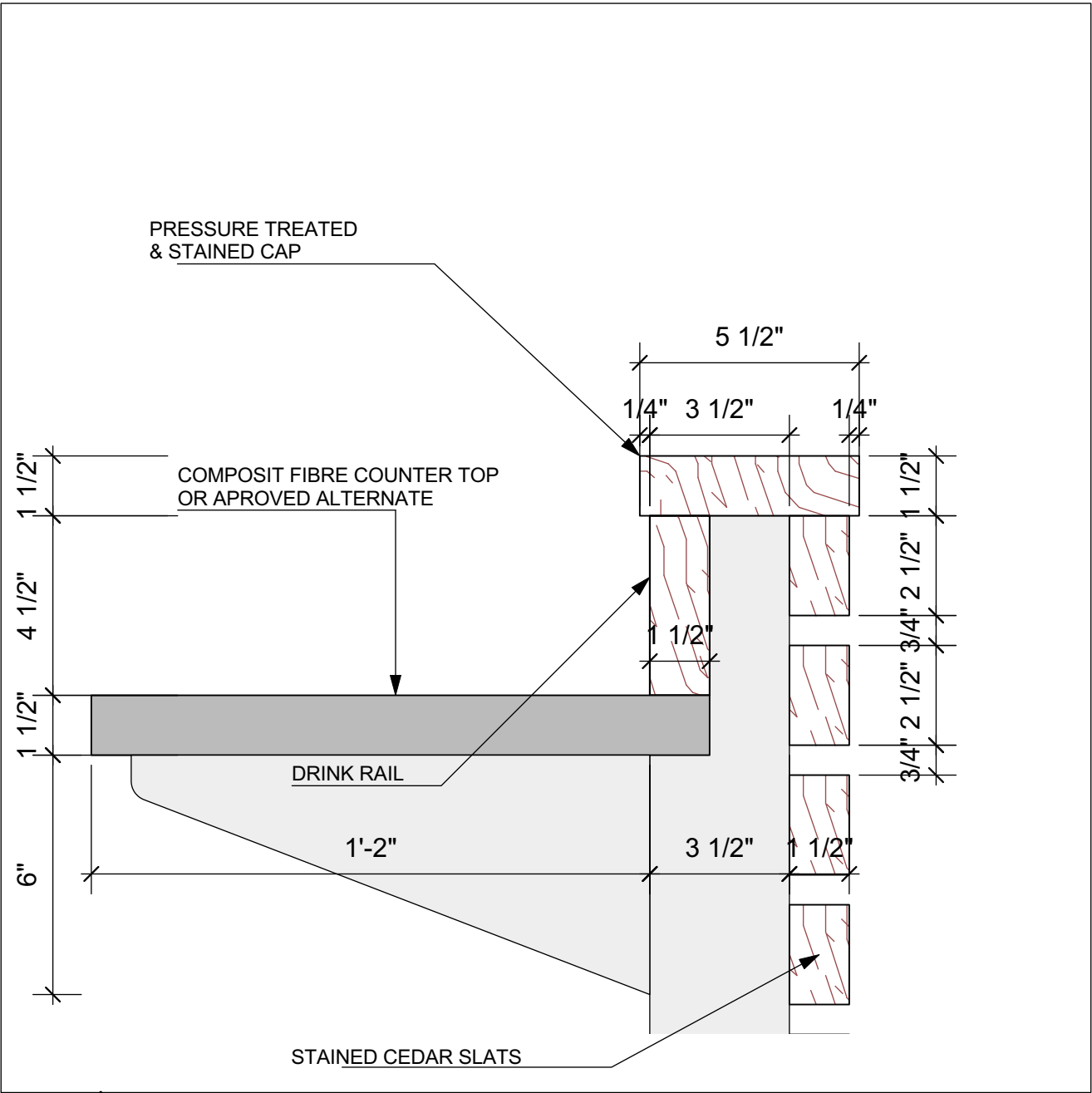
3 WEST ELEVATION
A2.0 SCALE: 1/2" = 1'-0"



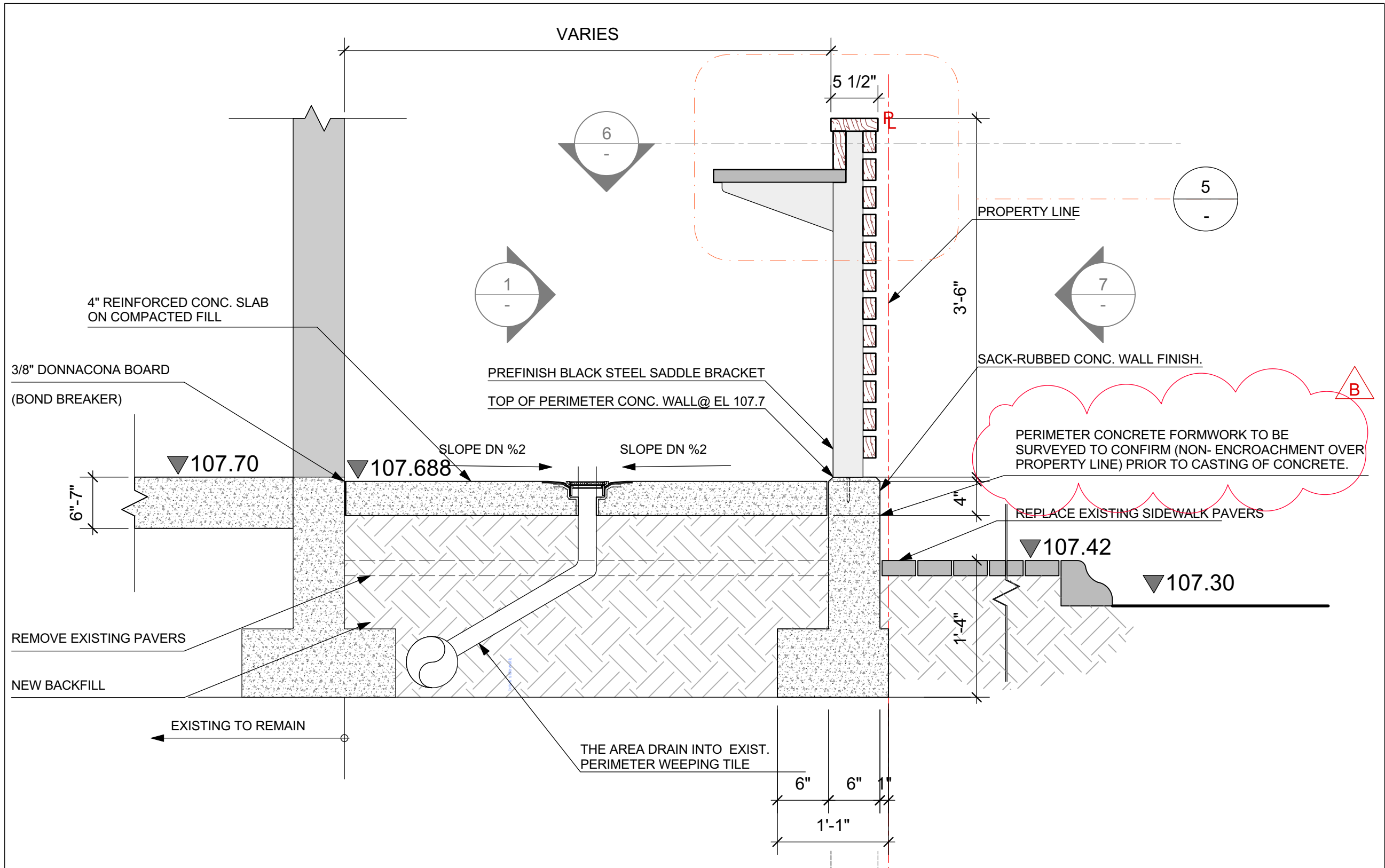
1 LONGITUDINAL SECTION
A2.0 SCALE: 1" = 1'-0"



6 DETAILS
- SCALE: 3" = 1'-0"



5 SECTION DETAILS
- SCALE: 3" = 1'-0"



2 CROSS SECTION
A2.0 SCALE: 1" = 1'-0"

NORTH:

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PROFESSIONAL SEAL:

B	2023-01-17	RESUBMITTED FOR BP	
A	2023-01-12	SUBMITTED FOR BUILDING PERMIT	
NO.	DATE	DESCRIPTION	
ISSUES			

SURF
ARCHITECTURE

#304 -FOSTER STREET,
WHITE ROCK, BC V4B 0C4
TEL: 604.616.0646
email: mark@surfarchitecture.com
www.surfarchitecture.com

CLIENT

**GALAXIE CRAFT
BREWHOUSE**

PROJECT:

**GALAXIE BREWING
UPTOWN LOUNGE**

PROJECT ADDRESS:
15165 RUSSEL AVE
WHITE ROCK B.C. V4B 2P4

DRAWING TITLE:
**PATIO SECTION, ELEVATION
& DETAILS**

PROJECT NO:
2022-21

DRAWN BY:
NA

CHECKED BY:
MK

DATE:
DEC 16, 2022

SCALE:
AS SHOWN

REVISION NO:

DRAWING NO:

A3.0

From: [Doug Card](#)
To: [Neethu Syam](#)
Subject: Hours and Entertainment
Date: Monday, March 20, 2023 2:04:47 PM

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.

Hello Neethu, we agree to the hours proposed by City Staff shown in the table including patio hours suggested by staff in an earlier email. Regarding entertainment, we plan to have live musicians only.

We are requesting the City to help us endorse longer hours with LCRB simply to accommodate 3 events per year that may run past 11:00PM on Friday or Saturday. Thank you kindly.

Doug

Table: Proposed Hours of Public Operation							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12:00 PM	12:00 PM	12:00 PM	12:00 PM	10:00 AM	10:00 AM	10:00 AM
Closed	10:00 PM	10:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	9:00 PM

Table: Proposed Hours of Patio Operation							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12:00 PM	12:00 PM	12:00 PM	12:00 PM	10:00 AM	10:00 AM	10:00 AM
Closed	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	7:00 PM

January 12th, 2023

Anne Berry, Director Planning and Development
City of White Rock
15322 Buena Vista Ave.
White Rock, BC, V4B1Y6



Dear Anne Berry:

REGARDING: GALAXIE CRAFT BREWHOUSE LTD. LICENSE APPLICATION, 15165 Russell Street WHITE ROCK

Please consider this Letter of Intent as part of our BC Liquor and Cannabis Regulation Branch (LCRB) application for a liquor primary license at the proposed location, 15165 Russell 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 (22 years). Doug and Lisa's children went to Bayridge Elementary then graduated from Semiahmoo High school.

Our plan is to open a second location in the uptown White Rock and help White Rock become a craft beer destination to attract locals and visitors from outside the area. Our vision is to create an inviting and friendly environment where locals and visitors alike can come and enjoy the company of family and friends. We feel our proposed business is in keeping with White Rock's OCP vision of uptown to promote and develop a destination that is distinctive, lively, in a pedestrian focused growth area. In addition, our proposal will help promote the city as a "full day destination" uptown. Our business plans to be a respectful operation and will be hiring several people from the local community. We have been running our family-owned brewery at the beach for 16 months and have created a space that is family friendly, inclusive, and community oriented.

Operations

The public house will adhere to all the rules and regulations as prescribed by the LCRB and will be continually monitored by Galaxie Public House staff. Signage will identify hours of operation as well as LCRB required signage for the proper and safe enjoyment of beverages. Galaxie Public House 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 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 Public House will follow all Work Safe, and Food Safety guidelines. We will also post all applicable

licenses in the lounge area as required by permit. Galaxie Public House will not serve minors and will be actively checking patrons for identification. Galaxie Craft Brewhouse has been in operation for 16 months and we have not had a single RCMP incident during that time.

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

Entertainment

The Galaxie Craft Brewhouse uptown would have live indoor music performances, live comedy shows, and other special nights like trivia etc. We would also have board games at the site.

Proposed Hours of Operation

Day	Opening	Closing
Monday	12:00 PM	11:00 PM
Tuesday	12:00 PM	11:00 PM
Wednesday	12:00 PM	11:00 PM
Thursday	12:00 PM	11:00 PM
Friday	10:00 AM	2:00 AM
Saturday	10:00 AM	2:00 AM
Sunday	10:00 AM	9:00 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.



PUBLIC NOTIFICATION OF APPLICATION

Proposed New Liquor Primary Licence – Galaxie Craft Brewhouse Ltd. Development Application File No. LL 22-035

RE: 15165 Russell Avenue (civic address 1513 Johnston Road)

Legal Description: LOT 34, PLAN NWP32979, PART NE1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND
DISTRICT, EXCEPT PLAN E 7'
PID: 006-760-481

NOTICE is hereby given that a new Liquor Primary Licence application has been submitted to the Province's Liquor and Cannabis Regulation Branch (LCRB) by Galaxie Craft Brewhouse Ltd. for the property located at 15165 Russell Avenue (civic address 1513 Johnston Road); notice of the application was received by the City of White Rock on December 2, 2022.

PROPOSAL:

A new liquor primary licence for the property at 15165 Russell Avenue is proposed, including liquor service in the 262.32 square metres (2823.6 square feet) on the main floor, as well as a proposed outdoor patio being roughly 26.2 square metres (282 square feet) in area. The establishment is proposing to also serve light snacks, alcoholic beverages purchased from an authorized liquor store and non-alcoholic beverages. Entertainment in the form of live indoor music performances, live comedy shows, and other special nights like trivia etc are also proposed. The proposed occupancy load is for 109 seats for patrons inside the establishment, 10 seats on the outdoor patio and 4 additional person occupancy spaces for staff.

The proposed hours of liquor service are as follows:

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12.00	12.00	12.00	12.00	10.00	10.00	10.00
Closed	23.00	23.00	23.00	23.00	02.00	02.00	21.00

OPPORTUNITY FOR COMMENT:

In accordance with the *Liquor Control and Licensing Act*, the *Liquor Control and Licensing Regulation*, and the *White Rock Planning Procedures Bylaw, 2017, No. 2234*, input from those within the immediate vicinity of the property subject to the application is to be gathered. Comments regarding noise and the general impact of the proposal on the community are of particular interest. If you wish to provide comments regarding this application please do so by **Friday, March 3rd, 2023**. 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 the Planning Division at planning@whiterockcity.ca with "15165 Russell Avenue – Liquor Licence" typed in the subject line.

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 from the public prior to seeking a resolution from Council regarding the application (i.e., to recommend that the Province approve or reject the application).

Planning and Development Services

P: 604.541.2136 | F: 604.541.2153

City of White Rock

15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6



www.whiterockcity.ca

From: Gina Lego [REDACTED]
Sent: Saturday, February 18, 2023 10:31 AM
To: Planning
Subject: 15165 Russell Avenue - 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.

My name is Gina Lego, and I reside at 15152 Russell Avenue, located across the street from the subject property.

I am concerned that yet another establishment that serves liquor is being considered by The City. Within 500m, there are three such establishments, plus a restaurant that serves liquor.

I, along with all the residents in this neighbourhood are already subjected to noise, both during the day, and into the evening hours. This has an enormous impact on my quality of life. Noise comes from music, very loud conversations, plus, and especially when an establishment closes, and patrons spill onto the streets, and into their cars and motorcycles.

In reviewing the proposed hours of operation, it is alarming to see closing times that range between 9pm and 2am - seven days a week. This is especially concerning given the proposal includes providing live music for entertainment. I expect that the Friday and Saturday 2am closing times will come with its share of noise - at 2am, and beyond!

As well, there is already a significant amount of car traffic, especially along Russell Avenue. Drivers will drive on Russell looking for parking, and pull u-turns in the middle of the street seeking that coveted street parking.

And lastly, the proposed location of this establishment is 20m from a daycare. That in and of itself should be very alarming to The City. Children with their parents come and go from there throughout the day, until the daycare closes at 6pm.

With this, it should be pretty clear that I am opposed to this proposal, and it is my hope that concerns expressed by residents who will be impacted by this establishment will be heard.

Respectfully,

Gina Lego
[REDACTED] -15152 Russell Avenue
[REDACTED]

From: lois fulton [REDACTED]
Sent: Sunday, February 19, 2023 3:18 PM
To: Planning
Subject: 15165Russell Avenue ere- 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.

Dear Sirs: While I would like to see a more lively White Rock I do not think it is necessary to keep any business open until 02:00. Therefore I would set this proposed establishment to close at 12:00 on Fridays and Saturdays. Thanks for this opportunity, Lois Fulton, White Rock.

From: Felipe Reyes [REDACTED]
Sent: Monday, February 20, 2023 5:20 PM
To: Planning
Subject: 15156 Russell Avenue - Liquor License

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.

Hello,

I have reviewed the notification sent by mail, dated February 9, 2023, and I would like to OPPOSE to granting a patio license or to the EXTENDED HOURS. The proposed location is directly on front on my building, which is already under siege by noise from White Rock Brewery during the summer months. This increase in the level of nuisance from the business and patrons is unacceptable for our community.

I would not oppose granting the license provided limited hours (not to exceed 11pm any day) and all activities enclosed within the business, with no noise directly on the street level like the one generated by a patio.

Please take our feedback seriously, as this impacts severely our quality of life and property values.

Sincerely,

Felipe Reyes
Resident of 15152 Russell Ave

From: Younan Bai [REDACTED]
Sent: Monday, February 20, 2023 11:59 PM
To: Planning
Subject: 15165 RUSSELL AVENUE-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.

Hello White Rock City Council,

I moved to White Rock from South Surrey 3 years ago and live in Miramar Village. I love the beautiful calm and safe community environment here. But I watched what used to be a grocery store on the corner of 152 st. and Russell ave. become 3 dogs Brewing, and then last year they moved to the central square inside our neighborhood. Last summer, many people drank in and out of the store, causing noise and unsafe factors. Even if we passed by, the strong smell of alcohol polluted the environment. To have another over 100-seat liquor store in such close proximity would greatly increase the insecurity of our neighborhood and disrupt our peaceful life. People who drink alcohol tend to get emotional and make loud noises. Drunk people are more likely to trigger safety factors. My own children are underage, and there are many underage children in my neighborhood, and such facilities have no any positive effect on their development and only negative effects.

Therefore, I firmly oppose the establishment of the project and ask the White Rock Municipal government do not to approve the application. If it would be approved, as a nearby resident, I'll be very disappointed. For the sake of the healthy growth of my child and the safety of my family, I may move out of here.

Best regrad

Scarlett Bai

From: Margaret Long [REDACTED]
Sent: Tuesday, February 14, 2023 6:07 PM
To: Planning
Subject: Fwd: File no. LL22-035

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.

Sent from my iPad

Begin forwarded message:

From: Margaret Long [REDACTED]
Date: February 14, 2023 at 6:05:08 PM PST
To: planning@whiterockcity.cs
Subject: File no. LL22-035

I have no objection to a pub, brew house per se but open until 2:00 in the morning Friday and Saturday??? If it is confined to the indoors by a reasonable time say 20:00 That would be reasonable. As we see now at that site maybe there's seating for 10 out side but they're often standing and often on the outside of the railing just visiting. There have often been birthday parties which tend to get louder. You realize with all the apartments you have approved this is hundreds of people that are kept up at night. Please, please limit the late opening hours and have the patio closed at reasonable time. They say it's only 10 seats so I don't see it as an unreasonable request.
Sincerely,
Margaret Long

Sent from my iPad

From: Peter Rose [REDACTED]
Sent: February 19, 2023 9:37 PM
To: Elaine Cheung <echeung@whiterockcity.ca>; Megan Knight <mknight@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Michele Partridge <mpartridge@whiterockcity.ca>; Bill Lawrence <blawrence@whiterockcity.ca>; Ernie Klassen <eklassen@whiterockcity.ca>
Subject: Fwd: PUBLIC NOTIFICATION OF APPLICATION

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.

----- Forwarded message -----

From: Peter Rose [REDACTED]
Date: Sun, Feb 19, 2023 at 8:48 PM
Subject: Re: PUBLIC NOTIFICATION OF APPLICATION
To: <editorial@peacearchnews.com>

**HOMELESS PEOPLE THIS EVENING SLEEPING AT THE REAR OF THE
PROPOSED PUB..... ATTACHED PHOTOS TAKEN THIS EVENING /
SUNDAY 8.30PM
NO STREET LIGHTING
NO RCMP
NO STREET CLEANING
NO PARKING**

----- Forwarded message -----

From: Peter Rose [REDACTED]
Date: Sun, Feb 19, 2023 at 1:25 PM
Subject: PUBLIC NOTIFICATION OF APPLICATION
To: <editorial@peacearchnews.com>

REQUEST LETTER TO THE EDITOR

**REF. 15165 RUSSELL AVENUE, LOT 34, PLAN NW32979. PART NE 1/4 SECTION 10
.....PIN 006 760-481**

Another new Pub application /OPENING TO 2AM WEEKENDS?}

.... **shall bring the number of Pubs to 4.** within a one block radius.....three on Russell Ave.,
between Johnston and Foster

TOTAL PATRON SEATING IN 4 PUBS OVER 325 ...PLUS AT LEAST THREE WITH
PATIOS..

this shall effect street parking as far west as Oxford and east to Peace Arch Hospital

**

WRITER'S FULL CONTACT DETAILS

15111 RUSSELL AVE.
WHITE ROCK BC

WHITE ROCK!

PUBS, PUBS, PUBS, AND NOW.....YET ANOTHER PUB!

We would like to share with readers the view from our home. A very large empty lot , full of rubbish, discarded furniture, overflowing garbage bins which have the daily attention of scavengers including unfortunately humans who along with screaming seagulls and the occasional rats, quickly remind the few visitors or even locals to avoid the area in the future! The few who still dare walk through the area are confronted almost daily from 5 pm with “Sex Workers” both male and female offering their wares to the continual circling vehicles {commences at noon on the weekend and mixes in with the Farmers Market!}

The existing noise factor is unacceptable garbage and delivery trucks from 6am, vehicle noise from existing Pubs{3} Clients including the nightly bikersWe hear loud music continually from all local pubs including the one located in South Surrey on Johnston *and now to the point of my letter!*

This week, from the City of White Rock we received a “**Notification of Application**” for a permit for yet another Pub in the 1500 block Russell Avenue. This shall be the third pub within 150 feet area and let’s not forget the fourth pub just south in the public square.

The attraction of the new Pub is noted to be live music until 2AM on weekends with a patio! Just what the majority of local residents being seniors need? So they can do a daily Pub crawl almost without leaving home!

The actual entrance of the proposed Pub location stands thirty feet from a Kindergarten/Nursery and approximately fifty feet from our Residential Building where I shall have a ringside seat to view the activities and dance on my balcony until 2am as sleeping shall be impossible.

City planners shall have a busy time ahead upgrading the area to accommodate the required parking for the possible over three hundred patrons? Which is the total local seating capacity if the proposal is approved and the four pubs are open? Patrons shall be forced to park as far west as Oxford Street. The area has little or no lighting and particularly the side street beside the proposed Pub and the Kindergarten has none! The area only now gets cleaned by the City after a few emailed requests by local residents. The only Councillor to help is Mr Chesney.

And finally some good news within three days, two groups of local residents have gathered over a thousand signatures on a petition against any "new liquor license" and vow to ensure that should our concerns go unaddressed? Then we shall work to ensure the the new members of White Council shall serve only one term!

An alternative to another pub?.... **A shelter fo "White Rock' Homeless Community" complete with hot water /showers!**

note

I do ask the City of White Rock Council Members who ruled out removing hight restrictions required to enable development of the empty lot, to disclose to the Citizens of White Rock where they reside? Hopefully at least with the City boundaries?

RECEIVED

FEB 22 2023

15152 Russell Avenue,
PLANNING & DEVELOPMENT
CITY OF WHITE ROCK
White Rock, B.C.

V4B 0A3

February 21, 2023

re: Application for a new Primary Liquor Licence @ 15165 Russell Avenue

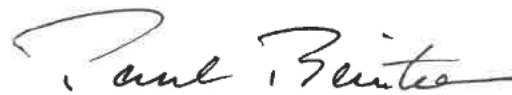
This application must be rejected.

If it is approved there would be 4 bars (one serving hard liquor) and 2 marijuana stores, all within a couple minutes walk from each other and one right next door to a children's Day Care Centre.

Effectively, intentionally or by accident, the City would be creating a 'red' zone in the middle of the new City Centre.

This is not wise. This is not safe. This is not attractive. This is not family oriented. And this is not appropriate.

Is this really the vision the City of White Rock has for its City Centre?



Paul Brinton



From: john burridge [REDACTED]
Sent: Thursday, February 23, 2023 10:19 AM
To: Planning
Subject: 15165 Russell-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.

My wife and I are senior citizens living at 15152 Russell Ave White Rock.
Our apartment faces Russell Ave.
Currently The White Rock Beach Beer Company operates on Russell Avenue,
With Business hours as follows:

Monday 12-8
Tuesday 12-8
Wednesday 12-8
Thursday 12-8
Friday 12-9
Saturday 12-8
Sunday 12-5

At times there is significant noise disturbance coming from this brewery.
This is especially true in the summer when the outdoor patio is occupied.
At closing time there are very often loud conversations as the patrons leave, often lasting well past the closing time.
Russell Ave is a residential street with several hundred residences affected by the above mentioned noise.
That being said, the hours of operation seem to us to be a reasonable compromise.

The proposed hours of operation for Galaxie Craft Brewhouse would be a real problem. Hundreds of residents would be disturbed late into the night every night save Sunday.
The proposed hours would deprive us of our legal right to the quiet enjoyment of our residence.

We would support the proposed Brewhouse only if its hours of operation are the same as the White Rock Beer Company.
The proposed hours for Galaxie are in our view outrageous.
We are vigorously opposed to the application unless the hours are restricted to those of The White Rock Beach Beer Company.
Thank You
John Burridge and
Christiane Tessier
[REDACTED]-15152 Russell Ave

* 15165 Russell Ave - liquor Licence

1441 Johnston Road, [REDACTED]
White Rock, B.C., V4B 3Y2,
19 February, 2023.

Planning and Development Services Department,
White Rock City Hall,
15322 Buena Vista Ave., White Rock, B.C.

Dear Sir/Madam;

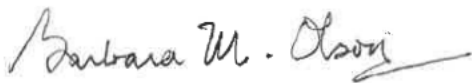
Last August I moved, as an owner, to building C of the Miramar Development. I expected that this would be a fairly quiet residential neighbourhood, as so far it just that. I had heard of previous problems with the establishment directly across the street (adjacent to Saltair), but that the noise issue had been resolved.

So now, on a warm summer evening, 120 patrons plus staff, plus those on the sidewalk visiting friends, will be able to "live it up" until 0200 hours on Friday and Saturday nights. And enjoy live music. Windows and doors open, of course. Closing at 2300 hours on other nights seems to me to be the very latest time if anyone wants a night's rest. Not for anything would I want to live in the building directly across the street. And likely my building will receive more noise as well.

"Quiet hours" in my building and in previous strata buildings where I've lived have commenced at 2300 hours. Really, if I wanted to live in an "entertainment district", I would have picked a different location. Such as down by the beach.

Once this train leaves the station it will be hard to stop other establishments from applying for the same type of licence. Such as the Three Dogs. I disapprove of this application in its current form.

Sincerely,



Barbara M Olson. [REDACTED]

RECEIVED

FEB 24 2023

**PLANNING & DEVELOPMENT
CITY OF WHITE ROCK**

* 15165 Russell Ave. - liquor licence

1441 Johnston Road, [REDACTED]
White Rock, B.C., V4B 3Y2,
20 February, 2023.

Planning and Development Services Department,
White Rock City Hall,
15322 Buena Vista Ave., White Rock, B.C.

To whom it may concern;

I disapprove of the Liquor Licence application for the 15165 Russell Ave. premises. Although I live in the C building there will still be noise that will bounce off other buildings. Residents in the building at the corner of Johnston Road and Russell will get to "experience" the noise from over 100 patrons and live entertainment until 0200 hours on Friday and Saturday nights, and until 2300 hours on many other nights. What a nightmare.

This is a residential community not "Party Central". Partygoers can be accommodated in other areas of White Rock where such noise is considered part of the scene.

This application is just the thin edge of the wedge and must be rejected in its present form.

Sincerely,

Joseph H. Reiner

Joseph Reiner [REDACTED]

RECEIVED

FEB 24 2023

PLANNING & DEVELOPMENT
CITY OF WHITE ROCK

From: Mark and Brenda [REDACTED]
Sent: Friday, February 24, 2023 12:29 PM
To: Planning
Subject: "15165 Russell Avenue - 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.

Subject- "15165 Russell Avenue- Liquor Licence "

I'm opposed to the request for a liquor licence, for the following reasons:

1/ I live directly beside the proposed location. We currently have three pubs in the immediate area already (The Beer Shack)(White Rock Beach Beer Company) and(3 Dogs Brewing). Two of the pubs are in the same building as the proposed unit. The noise from persons leaving the facilities is annoying and has woken myself and my wife on numerous occasions and at many different times at night.

2/ Pub attendees park directly in front of my Condo building. They continue to socialize during and long after the pubs close. The loud conversations and laughter can be very obnoxious after midnight. Engines running for long lengths of time can be very unhealthy. Some pub goers have cars with loud music and loud engines and exhaust units. The cigarette and marijuana smoke wafting up into our unit is offensive not to mention the debris left behind once they have left. We have found items from sickness, discarded cigarette butts and even underwear left on the sidewalk.

3/ The police obviously have many things to deal with, with an always tight budget. I have yet to see any patrol of the area for the intoxicated drivers that are leaving the pubs getting in their cars and driving away. This is because of tight budget.


4/ Are you aware of a Day Care that would share the same laneway? The units would be beside one another. This is just ethically wrong. Is anyone paying attention to what is happening?

5/ The proposal for an outdoor patio is a mistake unless it is to the backside of the building (parking lot). Currently the existing restaurant (The Wooden Spoon) and pub(White Rock Beach Beer Company) make use of the public sidewalk for their patios which leaves little to no room for pedestrians and certainly no room for a scooter. Many occasions the patrons congregate onto the sidewalk and block the sidewalk completely. I've had to walk on the roadway on many occasions to get to my home.

6/ This proposal is just another money making proposal that does nothing for the community. This is my home area and I do not want to see it continue to be destroyed by poor planning.

Concerned Citizen,

Mark Hammer

 15111 Russell Avenue

White Rock BC



From: Lynn Westwood [REDACTED]
Sent: Friday, February 17, 2023 12:44 PM
To: Planning
Subject: 15165 Russell Avenue -Liquor Licence Galaxie Craft Brewhouse Ltd. File no. PID 006'760-481

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.

This e mail is to inform you that I vote "NO" to the request for a new liquor primary licence for Galaxie Craft Brewhouse Ltd.

I am totally against it!!

These are my reasons:

A)we already have multiple existing bars within a 2 block radius of my home. These establishments all serve liquor and food. I feel that the building housing Galxxie Brewhouse is too small to house a live band and 109 drinking patrons without noise spilling out to the neighbouring residents. Also, patrons park their vehicles in the large parking lot adjacent to my home and frequently yell and cause disturbance when they leave the bars going to their cars. The approval of the new license will only add to the noise.

B) There is already a problem of noise pollution because of the Summer Sunday market. Aside from the noise created by vendors setting up at 7 am and people walking through the market, we are forced to contend with music. Quite often, we have had to close windows and doors during the hottest period of the day in summer to lessen the sound of "off key singing" and music blaring from loud speakers. If the Galaxie Craft Brewhouse closes at 2 am on Saturday and the Sunday Market starts setting up at 7 am It will create further disturbance.

c) we are frequently awakened and disturbed by the homeless population going through Bryant Park at all hours of day and night.and certainly don't need to be subjected to added late night and early morning noise from Galaxie Craft Brewhouse Ltd.

I moved to White Rock to enjoy the quiet seaside retirement community. The thought of late night live music and unruly patrons leaving at 2 am is very upsetting and distressing.

Please consider the older established seniors of White Rock who have paid taxes for a long time when you make this decision.

Thanks.

Lynn Westwood
[REDACTED] 1511 Russell Avenue
White Rock, BC
[REDACTED]

From: Chelsea Kozakevich [REDACTED]
Sent: Friday, February 17, 2023 3:36 PM
To: Planning
Subject: Residents of Miramar- 15152 Russell Avenue

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.

Me and my family do NOT approve of another liquor license being approved on Russell avenue. There are already 3 pubs within a one block radius. What type of area are you trying to crest for the families here??

I have to kids 4 and 5 and we are directly across from the proposed location on the second floor. My kids will be disrupted every Friday and Saturday night with liquor hours set for 2am!? It will ruin there sleep!!!

There is not any other business' with that type of liquor license in the area and will ruin the area for people living here and increase the vagrancy of drunken individuals roaming around this area late at night!!

Please put a stop to this

From: Cairine Slattery [REDACTED]
Sent: Tuesday, February 21, 2023 12:01 AM
To: Planning
Subject: For Your Consideration

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.

A valuable young man died alone sitting on the toilet in his bathroom on the floor above me in one of the newest (prestigious) buildings in White Rock.

His body was not discovered for several days. He possibly was found because the neighbour beside me and directly below the man's unit had a massive leak in her bathroom. She was unknowingly cleaning up his decomposing bodily fluids. (I learned that the body expels everything as it dies in the decomposing process.)

This man was an alcoholic being supplied his alcohol from our community. There was no amount of money his family could pay to help him as he rushed to the toilet not knowing he was dying. The family, neighbours, the restoration man and we cried. I cried for almost a year when I was in the bathroom of this unit thinking of what happened to him.

Remember how serious your decisions are regarding alcohol and that one day you will give account before God who will judge you righteously.

From: C Vernon [REDACTED]
Sent: Tuesday, February 21, 2023 11:15 AM
To: Planning
Subject: 15165 Russell Avenue - 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.

Hello,

I am writing regarding the proposed liquor licence at 15165 Russell Avenue.

I live directly across the street on the north side of the building at 15152 Russell Avenue. I am very concerned with the noise that a brewhouse will bring to this location. There are other restaurants on the same block, however they are not open as late and any noise from the patio patrons is usually gone by the evening. This proposal states that brewhouse will be open until 11pm during most weekdays and 2am Friday/Saturday. This seems unreasonably late for this relatively quiet residential area.

I am also worried about the inevitable pollution and disruptive odours from smokers that waft in through any open windows. When people go outside to smoke, it's usually not too far from the establishment they are visiting. As it is, there is already an unwelcome amount of smokers milling around my building. In the warmer months it's nice to have windows open for fresh air, but when that air carries cigarette and pot smoke with it, it's impossible to keep any windows open.

I have heard from various neighbours in my building who live on the south side facing the new location of 3 Dogs Brewing. They are quite frustrated by the noise pollution from the patio patrons and music at 3 Dogs.

I live in the heart of the city. I am not expecting the peace and quiet of a rural setting, but I am asking that you consider the extra noise and air (smoke) pollution that this Brewhouse will bring, and the late hours of that noise, to an otherwise pleasant street.

Sincerely,

Cathy Vernon

From: [REDACTED]
Sent: Tuesday, February 21, 2023 1:59 PM
To: Planning
Subject: 15165 Russell Avenue - 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.

To whom it may concern,

In response to your request for comments regarding the subject, we offer the following:

The proposed hours of liquor service for the property located at 15165 Russell Avenue are disrespectful of a residential neighborhood. Particularly, the requested hours of 02.00 on Friday and Saturday are outright offensive! This section of Russell Avenue is a dense residential area and already has a high number of drinking establishments. Noise and rowdiness are not uncommon.

A few doors down, White Rock Beach Beer Co., located at 15181 Russell Ave., has the following advertised hours of operation:

Monday	12-8
Tuesday	12-8
Wednesday	12-8
Thursday	12-8
Friday	12-9
Saturday	12-8
Sunday	12-5

To allow an additional establishment with even longer hours will be very disturbing.

Should you have questions or concerns, please let us know,

Respectfully,

John Sas
[REDACTED] -15111 Russell Ave.,
White Rock [REDACTED]
[REDACTED]

R\Sent from [Mail](#) for Windows

From: Caroline Wallis [REDACTED]
Sent: Sunday, February 26, 2023 2:03 PM
To: Planning
Subject: 15165 Russell Avenue-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.

The proposed Galaxie Craft Brewhouse sounds fun, but I have a few concerns:

The closing hours are far too late on Friday and Saturday (11pm is late enough).

Who will be around to deal with noise complaints when Bylaws don't work until 2am or in the evenings?

Will noise complaints be acted on at the time of the call and by whom?

I'm concerned about increased car traffic on Foster Street and through Miramar village late at night as patrons leave.

I'm concerned about increased noise, pot smoking and cigarettes in Bryant Park when patrons leave for a smoke between drinks and after the brewhouse closes (walking through the park after leaving the brewhouse, talking loudly and disturbing condo owners).

The park is supposed to be closed after dark and there isn't supposed to be smoking in the park, but it's an ongoing problem with Bryant Park.

If there will be Bylaw officers available to attend to noise, cigarettes and pot smoke in the park and people hanging out in Bryant Park until after 2am and if they are able to attend at the time of the disturbances, especially late in the evening until 2am, then I would enjoy a brewhouse so close to where I live.

Caroline Wallis
[REDACTED] 1442 Foster Street
White Rock, BC

From: Clerk's Office
Sent: Monday, February 27, 2023 12:03 PM
To: Neethu Syam
Subject: FW: Pub Application at 15165 Russell Ave

From: Ken Maycock [REDACTED]
Sent: February 27, 2023 10:14 AM
To: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: Pub Application at 15165 Russell Ave

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There are many reasons why this request to open another pub in this area has to be turned down..

1. There is already 3 pubs within a 2 minute walk of each other.
2. This new pub is only 10 yards from a day care. If the pub has sidewalk tables who would send their child to this day care with a number of drinking adults watching their children. This is the best way to kill off a day care business.
3. Opening times, 2 am is ridiculous. As the other pubs close at 11 pm, all the drunks will then go to this pub on closing.
4. Live music, my god living on Russell St, we can hear Starbucks live music at midnight at the weekends and Starbucks is ½ a kilometre away. Please think of Residents in the Bosa Towers and Pacific Terrace looking down on this party place.

PLEASE PLEASE TURN THIS APPLICATION DOWN.

Kenneth Maycock
White Rock Resident

Sent from [Mail](#) for Windows

From: Debbie Gedak [REDACTED]
Sent: Monday, February 27, 2023 5:32 PM
To: Planning
Subject: 15165 Russell Avenue - Liquor Licence

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Two whom it concerns,
White Rock Planning Procedures Bylaw 2017 No.2234

The application for proposed hours of liquor service for Galaxie Craft Brewhouse are totally unacceptable.
Monday to Thursday 23.00 & Friday & Saturday 02.00 & Sundays 21.00.
This is a residential area in a small community, not downtown Vancouver.

My home, which is the Miramar Bosa building at 15152 Russell Ave. is almost right across the street from the proposed application location.
We have a lot of firefighters, & nurses, people who work shift work, weekends & holidays included.
This is still a family building with some younger children, who have to be up for school, as well as a lot of retirees who go to bed early.
Having to hear loud noise & voices from patrons coming out at 11pm on school days & 2am on weekends just isn't acceptable for our small community.
Don't forget most of the patrons will have been drinking for several hours & aren't always aware of how loud they are, nor do they care.

I am all for the Galaxie Craft Brewhouse having live bands, & live comedy shows etc.
I think it's wonderful.
This community needs more places to do things, but lets keep it within reasonable hours.

This proposal is not reasonable hours for this small family community.

Thank you for listening.
Debbie Gedak

From: Finance
Sent: Tuesday, February 28, 2023 9:35 AM
To: Planning; Wayne Berg
Subject: FW: Opportunity for comment

From: garry mcquatt [REDACTED]
Sent: Tuesday, February 28, 2023 9:30 AM
To: Finance <Finance@whiterockcity.ca>
Subject: Fwd: Opportunity for comment

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Sent from my iPad

Begin forwarded message:

From: garry mcquatt [REDACTED]
Date: February 27, 2023 at 3:38:03 PM PST
To: planning@whitrockcity.ca
Subject: Opportunity for comment

To begin, I am really surprised that we actually have a planning committee in our city. I've lived in White Rock now for 12 years I reside at 1442 Foster St., directly behind Miramar Village.

The amount of noise that will come from the proposed hours of liquor service wouldn't amount to a hill of beans compared to the noise that we have to put up with as residents of neighbours to Miramar Village.

So I support the new hours requested by 15165 Russell ave.

Maybe at this time someone could please tell me why Miramar village was allowed to create an area on city property to accommodate their waste management for all four condos. Ever since Miramar condo West was completed 15165 Thrift Ave. Waste management collection and sorting of garbage is done on city property. It should also be noted that this garbage sorting and dumping is not one day or two days a week. It's five days a week. Most important it should be noted that the garbage sorting and moving garbage dumpsters can start as early as 6 AM and finally end the day after 7 PM. The noise created by toting these dumpsters is extreme. Bylaw has been contacted on numerous occasions in regards to in fractions, created by Miramar waste management. My concern is why did city bylaw or the engineering department allow Miramar to pool there waste management collection in one area of their condos with absolutely no conscience or respect for their neighbours.

Respectfully submitted

Garry McQuatt
[REDACTED] 1442 Foster Street
White Rock B.C.
Sent from my iPad

From: Tracylynn Olson [REDACTED]
Sent: Tuesday, February 28, 2023 10:14 AM
To: Planning
Subject: 15165 Russell Avenue - 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.

Hi again Jordan!

God Bless you & yours praying you are all so Blessed healthy wealthy & joyous in Jesus name amen!

I received the proposal notice in the mail for the liquor primary license for 15165 Russell Ave. I am fully against the proposal of it in full.

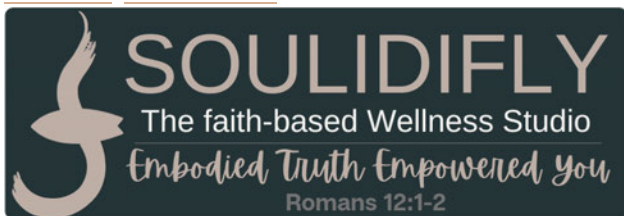
Do you need details on why?

Thanks Enjoy the day the LORD has made!

**God Bless you in Jesus name.
Love, Light, & Laughter!**

Tracylynn Olson
Founder | Wellness Coach

[WEBSITE](#) [INSTAGRAM](#)



From: Sherry Dockstader [REDACTED]
Sent: Tuesday, February 28, 2023 3:05 PM
To: Planning
Subject: 15165 russell ave-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.

Good afternoon,

1. Are you aware there is a daycare with outside play area for small children right next door to proposed brew pub and open patio? This is not a friendly community location with the patio facing the daycare. Also noise level and language choices from patrons with alcohol would have a negative impact on small children.

2. Hours of operation should not exceed(2200)10:00pm on week nights and not exceed midnight on weekends. As with the other pubs/restos in this area. Any later I believe the noise impact will have a negative effect in this residential area. People in this neighbourhood work at many different hours of day/night.

Thankyou for your time and consideration
Concerned citizen at Pacific Terrace,
15111 Russell Avenue
Regards

Sherry Dockstader
[REDACTED]

PUBLIC NOTIFICATION OF APPLICATION

Proposed New Liquor Primary Licence – Galaxie Craft Brewhouse Ltd.
Development Application File No. LL 22-035

RE: 15165 Russell Avenue (civic address 1513 Johnston Road)
Legal Description: LOT 34, PLAN NWP32979, PART NE1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND
DISTRICT, EXCEPT PLAN E 7
PID: 006-760-481

NOTICE is hereby given that a new Liquor Primary Licence application has been submitted to the Province's Liquor and Cannabis Regulation Branch (LCRB) by Galaxie Craft Brewhouse Ltd. for the property located at 15165 Russell Avenue (civic address 1513 Johnston Road); notice of the application was received by the City of White Rock on December 2, 2022.

PROPOSAL:

A new liquor primary licence for the property at 15165 Russell Avenue is proposed, including liquor service in the 262.32 square metres (2823.6 square feet) on the main floor, as well as a proposed outdoor patio being roughly 26.2 square metres (282 square feet) in area. The establishment is proposing to also serve light snacks, alcoholic beverages purchased from an authorized liquor store and non-alcoholic beverages. Entertainment in the form of live indoor music performances, live comedy shows, and other special nights like trivia etc are also proposed. The proposed occupancy load is for 109 seats for patrons inside the establishment, 10 seats on the outdoor patio and 4 additional person occupancy spaces for staff.

The proposed hours of liquor service are as follows:

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12.00	12.00	12.00	12.00	10.00	10.00	10.00
Closed	23.00	23.00	23.00	23.00	02.00	02.00	21.00

OPPORTUNITY FOR COMMENT:

In accordance with the *Liquor Control and Licensing Act*, the *Liquor Control and Licensing Regulation*, and the *White Rock Planning Procedures Bylaw, 2017, No. 2234*, input from those within the immediate vicinity of the property subject to the application is to be gathered. Comments regarding noise and the general impact of the proposal on the community are of particular interest. If you wish to provide comments regarding this application please do so by Friday, March 3rd, 2023. 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 the Planning Division at planning@whiterockcity.ca with "15165 Russell Avenue – Liquor Licence" typed in the subject line.

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 from the public prior to seeking a resolution from Council regarding the application (i.e., to recommend that the Province approve or reject the application).

Planning and Development Services
P: 604.541.2136 | F: 604.541.2153

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
My City by the Sea!
www.whiterockcity.ca

Sent from my iPhone

From: Sidney Freedman [REDACTED]
Sent: Wednesday, March 1, 2023 4:26 PM
To: Planning
Subject: 15165 Russell Ave. - 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.

I have some concerns about the proposed Galaxie Craft Brewhouse Ltd. development application File # LL22-035. The closing time of 2:00 a.m. on Fridays and Saturdays is later than most other pubs in White Rock and South Surrey. Nearby residents (myself included) do not want to be subjected to the noise emanating from the business, people leaving at that hour after drinking alcohol, music (either from the business or an outdoor patio), or possible fights. Also, parking spaces will likely be taken up by patrons for many hours on those nights. There are at least three or four other pubs nearby; why do we need another one? Finally, there's a daycare right across the road and during weekdays, patrons will be frequenting the business from noon on Monday to Thursday and 10:00 am on Fridays. Loud noise and possible swearing or fights are not conducive to a daycare.

Sidney Freedman
[REDACTED] -15111 Russell Ave.
[REDACTED]

From: George Auld [REDACTED]
Sent: Wednesday, March 1, 2023 10:42 AM
To: Planning

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.

15165 Russell avenue - Liquor Licence

Dear Planning division:

I am opposed to the proposal for Friday and Saturday closing hours of 2 am at this location. This late closing will result in increased traffic and pedestrian noise as patrons leave as well as attracting unruly customers. There will be an increased need for attention from the RCMP. We do not need a Vancouver Granville St. problem with late closing in White Rock. I suggest that a midnight closing on Friday and Saturday would be more appropriate for this location.

Yours truly,
George Auld

[REDACTED] -1442 Foster St., White Rock [REDACTED]

From: Toinette [REDACTED]
Sent: Wednesday, March 1, 2023 5:02 PM
To: Planning
Subject: *Possible Spam or Phishing Message* 15165 Russell Ave -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.

Hello,

Thank you for drawing my attention to the application for new extended hours requested by Craft Brew House.

My bedroom is on Russell St right across the street from this bar.

For a few evenings it happened that I was kept awake until after their closing time of 11:00 pm.

A group of about 6-8 adults continued their chatting, laughing loudly in front of the now closed bar, standing outdoors for about a half hour longer to socialize.

I was in bed and got up to shut my sliders but that did not entirely shut out their noise making.

Almost all summer I do not use the air conditioning but instead open my windows for good earth keeping.

I like doing my little bit to help diminish the detrimental effects of climate change.

To me it's unacceptable to keep the bar open till 2:00 am on any day.

I would need to keep my sliding doors closed, and have my air conditioner on to at least 2:30, perhaps longer as people would be given extra hours to add to their inebriation, for their outdoor continued socializing.

I trust that you would have empathy with my position.

Thank you for your consideration.

Antoinette Stassen
[REDACTED] Johnston Rd
White Rock

Click every single day to feed the hungry.

<https://thehungersite.greatergood.com/clicktogive/thh/home>

March 2, 2023

Planning and Development Services Department,
City of White Rock
15322 Buena Vista Avenue, White Rock BC

Re: Application for a New Liquor Primary Licence at 15165 Russell Avenue by Galaxy Craft Brewhouse Ltd.

We are writing to express our opposition to the above referenced application for a new Liquor Primary Licence with hours of operation to 2:00 am Fridays and Saturdays.

This is a proposal for what is effectively a “downtown nightclub”. It is not an appropriate use in a densely populated residential neighbourhood, which this area is. The resultant noise and disturbance will negatively impact the life of many people living in the area, especially the seniors like us. A closing time of 2am on Fridays and Saturdays will mean that patrons will be leaving the area until 3am in the morning on those days and there is almost always noise associated with that activity.

Furthermore, the establishment of a new facility such as the one proposed, in combination with the existing Three Dogs Brewing Company, the Beer Shack, and the White Rock Beach Beer Company, is creating an “entertainment precinct” in this area. This goes far beyond the scale of having an occasional neighbourhood pub.

While we acknowledge that the three existing businesses, all with much earlier closing times than proposed, have behaved in a responsible manner and do not seem to have generated many complaints, we have no reason to assume that a new licensee will do the same. In addition, the granting of the proposed hours of operation to a new facility will mean that the same hours cannot likely be denied to the existing businesses.

In summary, we are opposed to the granting of any new Liquor Primary Licences in this area and we are certainly opposed to the proposed hours of operation.

Doug and Karon Oliver
[REDACTED] 1473 Johnston Rd.
White Rock BC
[REDACTED]

From: Will Benavides [REDACTED]
Sent: Thursday, March 2, 2023 8:35 PM
To: Planning
Subject: 15165 Russell Avenue - 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.

Hi,

As a resident of the Miramar tower A, I am just concerned that closing the establishment that late at night on the weekends may create a noise disturbance - as it has in the past - to those of us who are sleeping in the building. The noise obviously coming from people being very loud and "drunk" leaving at those hours to get to their cars or motorcycles that are usually parked right in front of our building.

Thanks,

Will Benavides

From: Barbara Mallard [REDACTED]
Sent: Friday, March 3, 2023 9:19 AM
To: Planning
Subject: PUBLIC NOTIFICATION OF APPLICATION ~ FILE NO. LL 22-035: BY GALAXIE BREWHOUSE LTD. @ 15165 RUSSELL AVE. [Civic address: 1513 Johnston Rd.]

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.

TO WHOM IT MAY CONCERN:

As a RESIDENT/OWNER @ MIRAMAR VILLAGE - [REDACTED] 1473 Johnston Rd., W.ROCK, B.C. [REDACTED], For 7 yrs., we have seen 3 Beer Brewing Establishments OPEN within barely a 2 block radius of each other, known as:

1.
White Rock Beach Beer Company @ 15181 Russell Ave.,
2.
Original ~ 3 Dogs Brewery, Corner of Russell @ 1515 Johnston Rd.,
3.
2nd Location ~ 3 Dogs Brewery in Miramar Village Square, below our Condo @ #107 -15181 Thrift Ave.

We know that the "late evening noise" emanating from & rising up, as sounds tend to do, has been a problem for **OWNERS & TENANTS alike, of MIRAMAR - BLDG. A & BLDG. B.....** over the last few Years !! A "1:00 A.M. & 2 A.M." **CLOSING TIME !! 🤯** with patrons enjoying &/or leaving these premises, who are talking & laughing with loud voices, which carry upward extremely well, when all else is quiet & still, creates a problem. We, as residents, many of which have JOBS to go to & rise between 5:30 - 7 a.m. daily, need their quiet time from 9 P.M.-11:00 P.M. & onward; this is a very important ISSUE !! White Rock as you know, is a very QUIET COMMUNITY come 9 p.m. ?>?<>??? Our streets are "rolled-up for the nite" - We've lived in White Rock for some 26 yrs.; I am not speaking "thru my HAT" !!?>?>?

It is due to the foregoing reasons, that **I STRONGLY DISAGREE/REJECT** this APPLICATION [FILE NO. LL 22-035] FOR A PROPOSED NEW LIQUOR PRIMARY LICENCE TO GALAXIE CRAFT BREWHOUSE LTD.

I sincerely hope that the City of White Rock Planning & Development Services, as well as our Mayor & City Councillors, will conduct their "**due diligence**" & "**consider the impact of NOISE & TRAFFIC, to this very small area**".

Yours truly,

Barbara J. Mallard
OWNER
[REDACTED] -1473 Johnston Rd.
White Rock, BC
[REDACTED]

PH: [REDACTED]

From: Lia Bowling [REDACTED]
Sent: Friday, March 3, 2023 11:14 AM
To: Planning
Cc: Lia Bowling
Subject: 15165 Russell Avenue - 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.

First off, we do not need another Liquor primary establishment in the city center area. We already have six within a three minute walk of this proposal - this should meet the foreseeable needs of the area residents. Adding another liquor primary establishment to the subject area will not add to the livability of the area; on the contrary it will serve to move the White Rock Marine Drive restaurant/bar scene from that purpose built area to the residential/ business area.

The indicated development plan for Russell Avenue/Semiahmoo Centre area will likely mean a rash of this type of application will be coming. We have to put some sort of restriction on liquor primary licenses.

Secondly, the hours of operations requested for this particular business is beyond reason. The closing hours granted to 3 Dogs is already showing to be problematic with regard to late night noise complaints from neighbouring residents about 3 Dogs customers. White Rock Beach Beer Co. hours, however, reflect what these establishments should be allowed. A reasonable time-frame for business success and consideration for neighbours - a win-win success story.

Respectfully,
O.A. Bowling & J. A. Stoughton
Resident Owners @ 15152 Russell Avenue, [REDACTED] White Rock, BC
2023.03.03 11:11

From: Arnie [REDACTED]
Sent: Friday, March 3, 2023 11:28 AM
To: Planning
Subject: 15165 Russell Avenue - 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.

Hello,

I'd like to make some comments about the proposed Liquor license at 15165 Russell ave.

I live directly across the street in Miramar building A facing the proposed property. I'm 100% against another bar going in on that block, especially with hours as late as 2:00am.

I walk my dog late at night and I've already had to stop walking her behind our building because of all the obnoxious drunks leaving Three Dogs at night. Now we won't even be able to go out our front door without being accosted by drunks.

I can't understand why they would even consider putting a night club that opens as early as 10:00am right next door to a Children's day care. Now the little kids will have to deal with people who have been drinking.

The noise level between 11:00pm and 2:00am is going to be ridiculous. It's already bad with three licensed properties within a block of us, this is just too much.

Thank you for considering my thoughts on this matter.

Regards,
Arnie Gauthier
[REDACTED]

From: Scott Keddy [REDACTED]
Sent: Friday, March 3, 2023 2:49 PM
To: Planning; Doug Card; deepdive
Subject: 15165 Russell Avenue - Liquor License

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.

Attention - Planning Division - City of White Rock Re Proposed Liquor Primary Licence - Galaxie Craft Brewhouse - 15165 Russel Ave White Rock.

I am writing in full support for the proposed liquor primary licence for Galaxie Craft Brewhouse to be located at 15165 Russel Ave., White Rock.

The addition of Galaxie Craft Brewhouse to the uptown area will provide additional employment in the area, solidify a growing "Brewery District" atmosphere in the uptown area which will bring additional visitors and tourists to the City of White Rock. One has only to consider areas such as Port Moody, East Vancouver, North Vancouver, Lower Lonsdale area to see the positive effects that a vibrant craft beer scene produces.

Furthermore I support the proposed hours for the liquor licence including the 2:00 am hours for Friday and Saturday. The liquor primary licence being applied for needs these hours in order to accommodate special events such as New Years Eve, St Paddy's Day etc. These hours are also crucial for private events. A Liquor Primary holder cannot simply apply for a temporary or one time extension to the legal liquor service hours. They must apply well in advance, get city and RCMP approval, and suspend their current licence and then reinstate the licence when going back to regular licence hours. This takes additional time, money and in the interim the Liquor Primary holder can't commit to a potential private reservation for anything like a corporate event or Christmas party that might wish to book. It is very different than a private citizen obtaining a special event licence.

I hold the Liquor Primary licence for the Beer Shack at 1515 Johnston and also the Manufacturing Brewery and Lounge Endorsement for 3 Dogs Brewing and I speak from personal experience and knowledge.

I have spoken to the licence applicants and their intention is NOT to have 2:00 am as a regular business closing time, and they will be taking proactive measures to control late night noise for occasional private, closed to the public, special events. I am aware of a lot of deliberate misinformation and inflammatory rhetoric from local residents who are opposed to a "2 am nightclub" in the area. This is not the plan or intent of a 2am service hour approval. The simple

fact is if the City of White Rock wishes to have an uptown area that has any character and vibrancy this business and the hours they are requesting must be fully supported.

Businesses such as ours in the uptown area are not indifferent to the local residents and their concerns. In this case the applicants are already known and respected business owners in the city and are responsible and caring in the operation of their business and are themselves residents of uptown White Rock. They have proved that they are able to operate in a commercial/residential area. Local residents must recognize that in order for the City of White Rock to prosper, businesses such as the applicant need the hours to operate in order to maximize the significant investment the operators are making in the business and the City of White Rock.

Opening soon will be Thrifty's, Tacofina, Trees and Banh Mi TRes Bon, all less than 100 meters from the proposed liquor primary. These businesses will be a welcome addition to the uptown area and they too will further positively change the neighborhood. Already operating within the same area are 3 Dogs Brewing, White Rock Beach Beer Company, Beer Shack, Ojas Blend and The Wooden Spoon and I am confident that the general assesment of these businesses in the uptown area is overwhelmingly positive.

The uptown area is changing and with increasing population densities business such as craft brew houses, restaurants and live music venues are primary drivers of a local "Place to Go". Consider Yaletown or Commercial Drive in Vancouver. The mere mention of those neighborhoods evokes a positive response.

The principal drivers of those areas are restaurants, bars and live music venues.

In my view the City can either support businesses and their operational requirements and in turn promote a healthy urban uptown location or allow a few local naysayers to dictate the future of the uptown area. Quite frankly it is a commercial AND residential area and local resident who will not support growth and positive changes are simply "NIMBY's" that who are doing the city and ultimately themselves a disservice. Look at property values in the Yaletown or Commercial Drive areas and consider what factors contribute to those values.

The City has mechanisms under the business licences to monitor operating hours. They further have mechanisms under the bylaws to enforce noise issues. The City of White Rock should not exercise prior restraint by denying the application or limiting the service hours (not operating hour) because a vocal minority of local residents anticipate a problem.

Scott Keddy
15917 Cliff Ave. White Rock
3 Dogs Brewing Ltd
Beer Shack Ltd.

From: Esmail R [REDACTED]
Sent: Tuesday, March 7, 2023 10:44 PM
To: Planning
Subject: 15165 Russell Avenue - Liquor License

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.

Hi there,

I live at 15165 Russell Avenue and I am very concerned about the noise and about being deprived of my peaceful residence like many other neighbours.

I hope the application for this license will be rejected.

Regards,
Esmail Roudsari
[REDACTED]-15165 Thrift Avenue,
White Rock, BC, [REDACTED]

From: Marcia [REDACTED]
Sent: Thursday, March 2, 2023 3:37 PM
To: Planning
Subject: 15165 Russell Avenue-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.

I would like to express my opinion regarding the hours of operation proposed for the Galaxie Craft Brewhouse. This building is directly opposite the building I live in and my bedroom is facing this building. I attended a city meeting regarding the hours of operation when 3 Dogs Brewery was applying for longer opening hours. Three Dogs has now moved into the Miramar complex and is functioning with limited hours. I would like to suggest that this new operation should have the same operating hours as 3 Dogs. I am strongly opposed to the hours of opening on Friday Saturday and Sunday especially. I DO NOT WANT TO HAVE A CLOSING OF 2am to ever happen. AND why should a liquor establishment be opening at 10am??? Please consider all the residents that would be affected by this type of activity. Consider how you would feel if this was opening across from your home.

M. Kawaguchi
[REDACTED]-1473 Johnston Rd.
White Rock BC

Sent from [Mail](#) for Windows

3:25

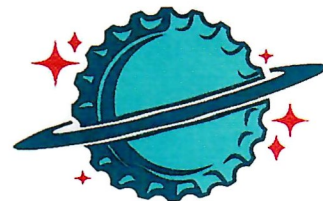


GALAXIE PUBLIC HOUSE ENDORSEMENT

I am in favor of Galaxie opening a Public House in uptown White Rock

PRINTED NAME IN FAVOR (yes) WHITE ROCK ADDRESS (no postal code)

Alex Lagasse	YES ✓	1243 BEST STREET
Lee Sullivan	YES ✓	15233 Marine Drive
Greg Gallagher	Yes ✓	14846 Beachview ave
Wendy Gallagher	Yes ✓	14846 Beachview ave
Emma Gallagher	Yes ✓	14846 Beachview ave
Mira Gallagher	Yes ✓	14846 Beachview ave
JAMES Brandon Yee	YES	15459 17th Ave
Heath Cutler	Yes	21-16323 15th Ave, Surrey, BC
Spencer Thorne	Yes	21-16323 15th Ave Surrey BC
Krystin Burgess	Yes	14605 McDougall Drive, Surrey
Tristan Sanyal	yes	" " " "
Steph Sanyal	Yes	2352 Harbourgreen Dr, Surrey
Tyler Train	Yes	16335 14 Ave
John Tannone	Yes	409 1420 Johnston Road
Liam Wilson	Yes	173 Ash St
Gillian Forstbauer	Yes	973 Ash St
R. Horn	Yes	1350 VIDAL W.R.
Steve Hornack	Yes	15533 Marine Drive
SEAN O'BRIEN	YES	15188 19th AVE #310
RYAN JOANES	YES	1480 MARTIN ST.
MATTHEW PEREIRA	YES	# 318 15188 19th AVE
Graig Johnston	Yes	919 Kent St White Rock
Scott Yip	Yes	7025 Maureen Cres. Rby
Chris Correia	Yes	7278 194th Surrey
Jacqueline Veto	YES	919 KENT ST. WHITE ROCK
Dawson Card	YES	1473 Johnston Rd
NOEL HARNETT	YES	12955 15A Ave.
Tyler LeBeau	Yes	14186 Malabar Ave
Frank Vella	Yes	17915 MARINE DR



GALAXIE PUBLIC HOUSE ENDORSEMENT

I am in favor of Galaxie opening a Public House in uptown White Rock

GALAXIE
CRAFT BREWHOUSE

PRINTED NAME

IN FAVOR (yes)

WHITE ROCK ADDRESS (no postal code)

Ashley Rowan	yes	Unit 614 1575 McCallum Rd, Abbotsford
SAM RAHMAN	yes	36-6299 144th St, Surrey
Kevin Ye	yes	13321 102nd Ave Unit 320, Surrey
Stefan Virtanen	yes	17740 58A Ave #307, Surrey
SEAN LABONTE	yes	#305 15298 20th Ave Surrey B.C.
DAVIN BIRD	YES	2092 152 ST. SURREY BC
NEAL WILCOX	YES	12696 24A AVE SURREY BC
Zeenat Khan	yes	14028 109A Ave Surrey BC
Zain El Masri	yes	205-1270 Foster St, White Rock BC
Mike Van Horn	yes	3020 64th St
Samantha Andersen	yes	3020 64th St.
Penny Van Horn	yes	5286 7th Ave
Paul Kurwood	yes	5286 7th Ave
Sue Van Horn	yes	5286 7th Ave
Kerry Van Horn	yes	5286 7th Ave
Bailey Sampsonius	Yes!!	3090 139 St
Stephen Jackman	Yes	3090 139 St
Joshua Grossman	Yes	3090 139 St
Rahil Robinson	Yes	15233 Pacific ave V6 1P7, W/R
Gabriel Bonyer	YES	#86-17171 28 Ave, V3S 9R1
MARCUS MEHREZ	YES	1967, Flynn Crescent. V3E 1W7
Oscar Flores Recinos	yes	20686 Eastleigh Cres, # V3A 4C4
Carly Lajeunesse	Yes	20696 Eastleigh Cres V3A 0M3
Ashley Kline	Yes	6746 137th Ave, BC V3W 7M1
Aaron Lucier	Yes	13148 15th Ave
Talia Tverghak	YES	1967 Flynn Cres W/R
GURPREET RAHI	YES	2092 152 ST
MAKTHAN RAHI	YES	20-18152 61 Ave
RAHIL RAHI	YES	18152 61 Ave

GALAXIE PUBLIC HOUSE ENDORSEMENT

I am in favor of Galaxie opening a Public House in uptown White Rock

PRINTED NAME IN FAVOR (yes) WHITE ROCK ADDRESS (no postal code)

Hugh Stewart	✓	15227 Columbia Ave.
Tom Haworth	✓	15227 Columbia Ave
Noel Harroff	✓	12951 15A Ave.
Tonya Granderson	Yes	1751 141A St. Surrey BC
Charlene Stanford	yes	1456 Nichol Rd White Rock
Leszek Kozica	yes	1456 Nichol Rd White Rock
MIKE LECIATE	YES	15074 ROYAL AVE WHITE ROCK
KATELA LECIATE	YES	15074 ROYAL AVE WHITE ROCK
ARON LEE	YES	13911 16th AVE
MAURICE LEE	YES	✓
ANDY JAHANSHER	yes	2348 164A Street
TOM MASSEY	YES	2348 164A STREET.
PETER PUGGANN	YES	27818 Junction Ave.
NATHAN SCHWARTZ	YES	5122 WESTMINSTER COVE, DELTA
CAROLYN ROWELL	YES	21677 93AVE LANGLEY, BC.
CRYSTAL SMITH.	YES.	17178 26A Ave.
Dani Gray	YES	1155 Martin St. WR
SHELLA MACINNES	YES	10528 JACKSON RD MARLBOROUGH.
COLIN COTTELL	YES	2812-2005T - LANGLEY.
Melissa Jenne	Yes	15233 34 Ave Surrey, BC V3Z 2T7
Wendy Derricks	Yes	17344 61A Ave.
Cuph Rosmussen	Yes	"
Dan Anderson	Yes	6801 Westmain Dr. Kelowna
Catherine Derricks	Yes	
Joanna Chik	✓	15961 Alder Place, Surrey
Shane Clements	✓	#107, 1480 Vidal St.
Karen Hammersley	✓	15423 Buena Vista Ave.
PHAMMERLEY	✓	15423 Buena Vista Ave.
Helen Pank	✓	15368 16 Ave Surrey

GALAXIE PUBLIC HOUSE ENDORSEMENT

I am in favor of Galaxie opening a Public House in uptown White Rock



PRINTED NAME

IN FAVOR (yes)

WHITE ROCK ADDRESS (no postal code)

JAVICE HANSON	YES	2738 158 ST SURREY
Heather Peagram	YES	91607 155 Street, Surrey
Craig Bauder	YES	9667 155 ST Surrey
JOHN HARMAN	YES	1460-MARITIM ST W. ROCK.
Aaron Scofield	yes	15611 Marine dr
JEFF BOSS	YES	897 PREMIER ST. NV
GARY BOZE	yes.	3746 156 B Surrey
Josh Sudge	yes	16759 17A Ave
Phillip Hughes	YES	260-1840-160 st Surrey.
Anthony Manning	yes	320-1561 Vidal St. WR
Shakyna Peeling	Yes	15857 Alder place
Ami Too-	Hell Ya	17854-61a Ave Surrey B
Amanda G.	YES	Parker Street
Becky Weber	YES!!	15585 Goggs Avenue.
Tom Weber	YES	15585 Goggs Ave
Jude Evans	yes!	14816 Roper Ave
Neil Morrison	yes	14816 Roper Ave
Justin Cooper	yes	Whitnack
Holly Nielsen	yes	939 Halapood
Colin Jones	YES	BQMT-15777 Boena Vista
Cecilia Rodriguez-Lopez	Yes!	15873 Vine Ave.
HOMER SMITH	YES	21763 913A AVE
Allen Robert Stoltz	yes	2450 Thrift Ave
Kevin Hoffer	Yes	14029 Marine Drive.
Pamela Burke	Yes	14029 Marine Drive.
Mike Burke	y	14027 Marine Drive
Kathy Burke	y	14027 Marine Drive.
Georgina	y	14489 Sunset

GALAXIE PUBLIC HOUSE ENDORSEMENT

I am in favor of Galaxie opening a Public House in uptown White Rock

PRINTED NAME IN FAVOR (yes) WHITE ROCK ADDRESS (no postal code)

Alex Stewart	✓	19712 20 th ave
Soera Smith	✓	19712 20 th ave
Heather Jones	✓	15664 North Bluff
Tim Hamming	✓	" "
SERGE GAKRSDO	✓	159TH MARIN DRIVE
Otto Mocksen	✓	1743 Port Street
Lennard Hui	✓	4209 152
MIKE HARKAK	✓	1540 LANCASTER ST
Richard Kgh/C	yes	18611 Marine dr
Jeanne Stevenson	✓	Thrift Ave.
Ron Skarson	✓	Thrift Ave
Mike Gilmartin	✓	15425 COLUMBIA AVE
Adam Jantunen	✓	1967 127A St. Surrey
Jim DAVIDSON	✓	14911 BEACHVIEW
Kenn Focin	✓	14834 North Bluff St
John Gadda	✓	16155 104 Ave
John Butch	✓	1550 Blackwood S.
DAVE HONEY	✓	928 HAbgood ST. WHITE ROCK
Shakeel Lal	✓	Shakeel Lal
Reinier Mark	✓	Reinier Mark
Diana Lee	✓	Diana Lee
David Weininger	✓	15777 Marine DR
Tahmya van Zanten	✓	16036 28 Ave
JOSE Monieam	✓	12163 68 ave
Gabe Cumming	✓	6570 193A St
Adam Rubin	✓	2678 King George St
ALEX ANGEZ	✓	836 12 th St New West
Kyle Angel	✓	19420 Magdalen Ave
ADELE MURMEN	✓	2678 King George Blvd



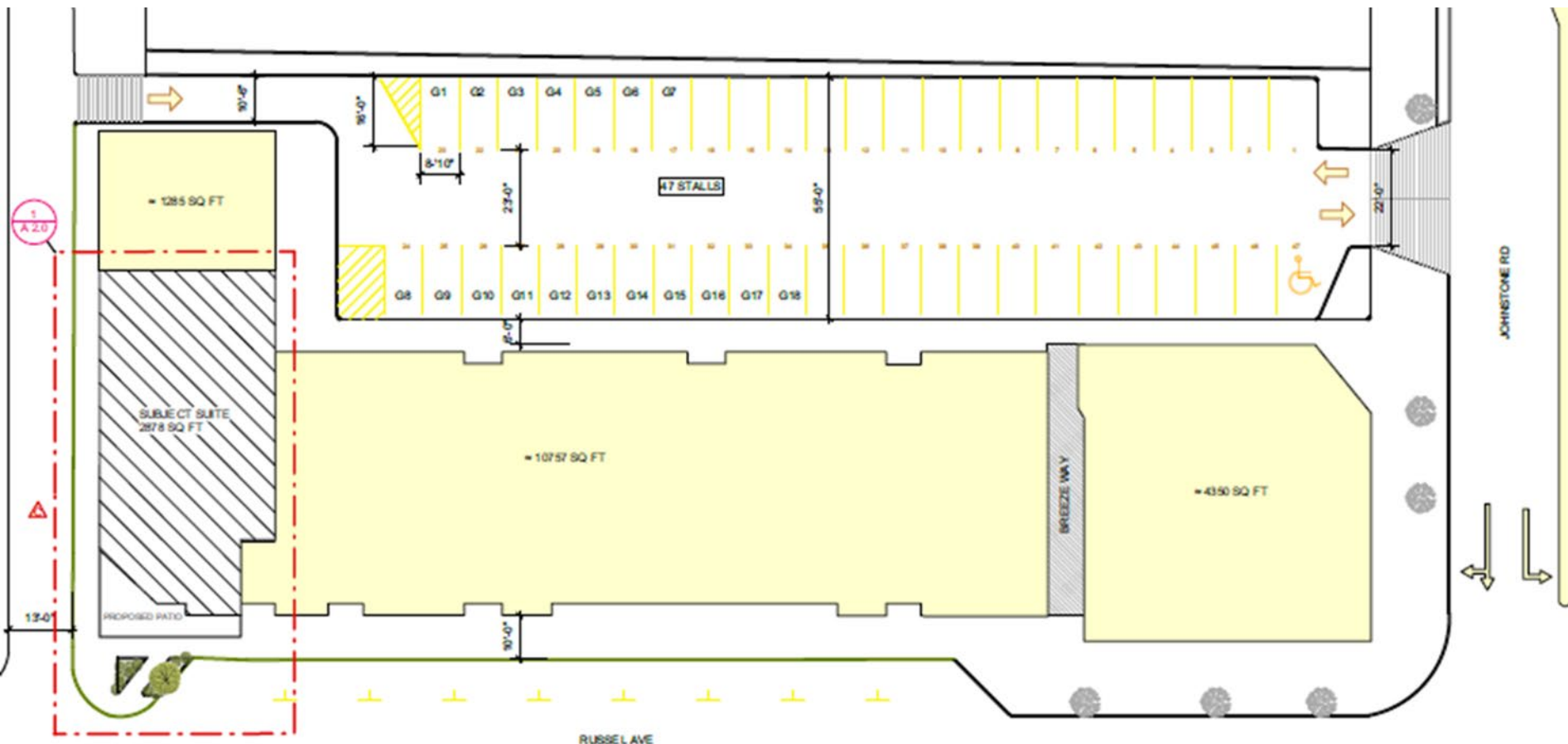
March 27, 2023

Regular Council Meeting
Liquor Licence Referral Application
15165 Russell Avenue (LL 22-035)

Proposal & Site Plan

Application for liquor licence referral (Council resolution) to permit:

- Creation of a public house/taphouse with a license to sell and serve liquor in approved areas (including outdoor patio) with a total occupant load is 123 persons.
- Live entertainment permitted indoors.
- Permanent Addition of an outdoor Patio (approximately 26.2 m² or 282 ft² in size) entirely on private property.



Site Context & Planning Analysis

- Property designated “Town Centre” in OCP and is zoned CR-1 Town Centre Commercial / Residential.
- OCP contemplates a mix of commercial, residential and civics uses.
- No change to CR-1 zone requirements.



Planning Analysis

Consideration given to factors outlined in the *Liquor Control and Licensing Act* and *Liquor Control and Licensing Regulation*, including:

1. Location of Establishment

- Galaxie Public House is proposed to be located on the northwest corner of Johnston Road and Russell Avenue. The establishment is in the Town Centre.

2. Person Capacity and Hours of Liquor Service

- The proposed total occupant load for both the indoor area and the outdoor patio (on private property) is 123 persons.
- The Building Department has confirmed that the proposed occupant load is appropriate based on-site conditions.
- The establishment's proposed liquor service hours are not in contravention of the White Rock Business Bylaw. The bylaw does not regulate the hours of operation for licensed establishments in White Rock.

3. Impact of Noise on nearby residents

- Due to the increasingly residential character of the surrounding Town Centre area, Staff recommend that the **hours of patio operation be limited to 7:00 p.m. on Sunday, and 9:00 p.m. on Monday through Saturday**, to contain the noise that may otherwise impact surrounding residents.
- The city does not have the authority to limit noise coming from an establishment beyond the provisions of the Noise Control Bylaw. Therefore, staff recommend that **any live music be required to cease at least one (1) hour before the end of liquor service.**

Planning Analysis

4. Impact on the Community if the Application is approved

- The proposal is supported by the goals, objectives, and policies outlined in the OCP's Economic Development and the Town Centre sections.
- The Applicant is also requesting to set the following hours of liquor service & operation for the establishment:

Table One: Proposed Hours of Liquor Service							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12:00 PM	12:00 PM	12:00 PM	12:00 PM	10:00 AM	10:00 AM	10:00 AM
Closed	11:00 PM	11:00 PM	11:00 PM	11:00 PM	2:00 AM (Saturday)	2:00 AM (Sunday)	9:00 PM

Table Two: Proposed Hours of Public Operation							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12:00 PM	12:00 PM	12:00 PM	12:00 PM	10:00 AM	10:00 AM	10:00 AM
Closed	10:00 PM	10:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	9:00 PM

- Hours of liquor service to extend past hours of public operation **only** to accommodate private groups and special events (e.g. New Years eve etc.). Otherwise, the establishment will be 'closed' after public operation hours.

5. View of Residents and description of method used to gather views

- 1,451 public notification letters sent to property owners within 100 metres of subject property on February 13, 2023; initial feedback was requested by March 3, 2023.
- Thirty-four (34) written responses were received by staff during this period; two (2) in support and thirty-two (32) opposed.
- The contents of received public feedback ultimately informed the comments and recommendations put forward in the staff report.

Application Process

- Council Meeting – March 27th, 2023
- Public Hearing for Liquor Licence Referral Request
- Council Decision

Recommendations

Recommend that Council:

1. Receive for information the corporate report dated March 27, 2023, from the Director of Planning and Development Services titled, "Application for a Liquor Primary Licence at 15165 Russell Avenue (LL 22-035)";
2. Direct staff to schedule the required public hearing for the proposed Liquor Primary Licence at 15165 Russell Avenue; and
3. Authorize staff, pending the results of the public hearing, to forward a copy of the March 27, 2023 report and results of the Public Hearing to the Liquor and Cannabis Regulation Branch along with a resolution to advise that Council has considered the potential impact for noise and the impact on the community, and is in support of the application for at 15165 Russell Avenue, with the following conditions:
 - that the operating hours for the outdoor patio area be limited to no later than 9:00 p.m. on Monday through Saturday and 7:00 p.m. on Sunday; and
 - that live entertainment ceases not less than one (1) hour before the end of liquor service.