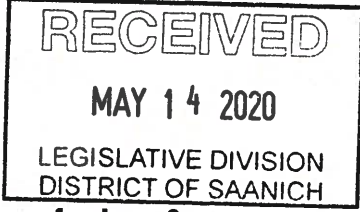




The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: May 14, 2020
Subject: Request for a Resolution of Council for a new liquor license for Iron & Wood Golf Simulators Ltd.
File: LIQ00025 • 3451 (3453) Saanich Rd



RECOMMENDATION

- 1. That the application to the BC Liquor and Cannabis Regulation Branch to approve liquor license LIQ00025 for Iron & Wood Golf Simulators Ltd. to allow an amusement & recreation service endorsement be supported.
2. That a copy of the Report and Committee of the Whole minutes be forwarded to the BC Liquor and Cannabis Regulation Branch.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is for a resolution of Council in support of an application to the BC Liquor and Cannabis Regulation Branch for a new liquor license for an existing business, Iron & Wood Golf Simulators Ltd. The proposed licence would allow for amusement and recreation patron participation. The applicant is Iron & Wood Golf Simulators Ltd (Gillian Orr).

PROCESS

The BC Liquor and Cannabis Regulation Branch process requires that a local government or their delegate, in respect to an amendment application, must include comments on:

- The impact of noise on the community in the immediate vicinity of the establishment;
• The impact on the community if the application is approved;
• Whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose;
• The location of the establishment; and
• The person capacity and hours of liquor service of the establishment.

For a new liquor license application, Council Policy (04/105) is to provide early notice to community associations, schools, businesses, and social facilities within a 180 m radius of the subject property. The application is then considered at a Committee of the Whole meeting following notification to owners and residents, also within a 90 m radius.

DISCUSSION

Neighbourhood Context

The 0.853 ha site is located between Douglas Street and Oak Street (see Figure 1). Surrounding land use is commercial on all four sides. To the North across Saanich Road is the Uptown shopping Centre, a McDonalds restaurant is located to the East, a Shell Gas Station to the West and to the South is Suburban Motors.

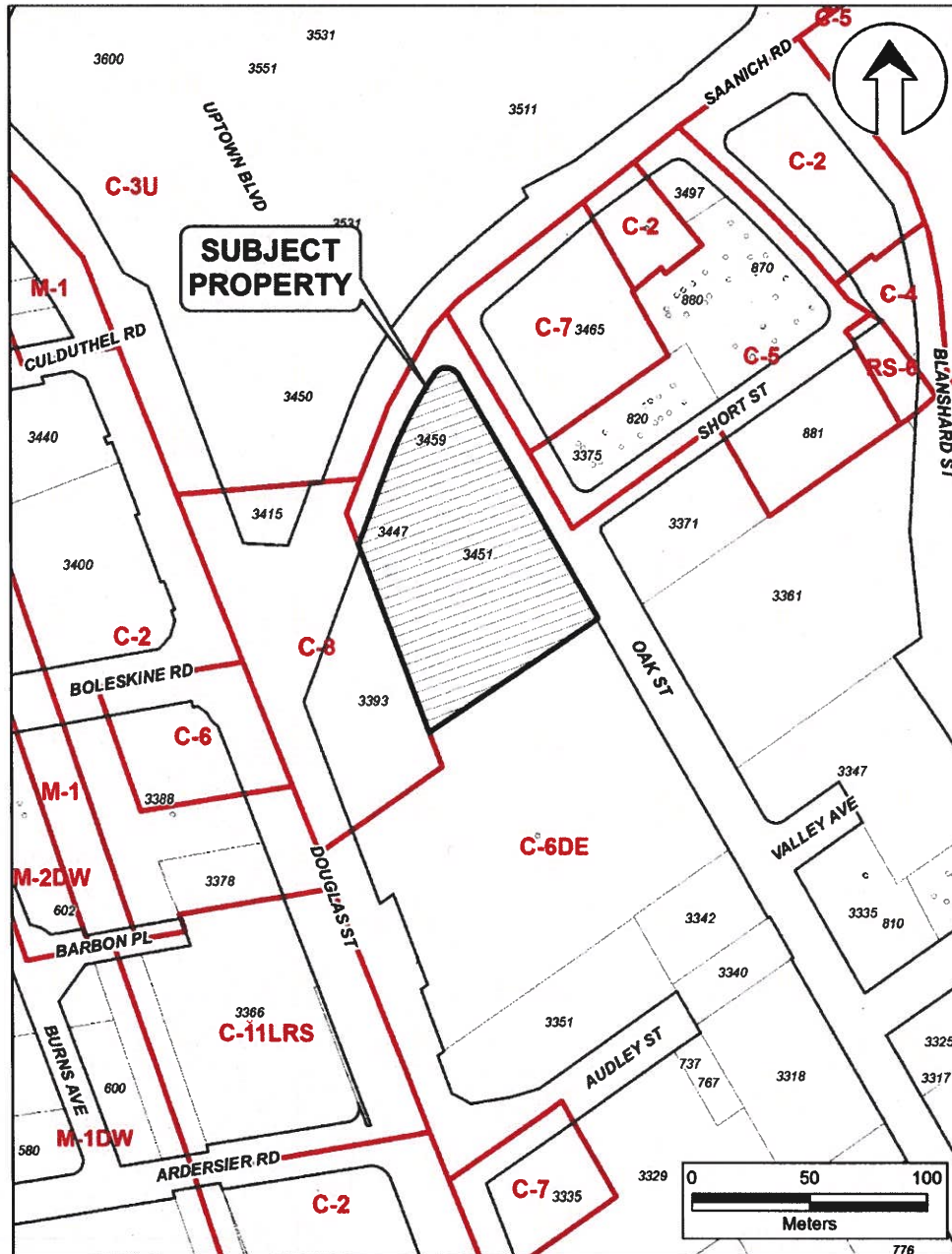


Figure 1: Neighbourhood Context Map

Noise and Community Impact

Noise and community impacts for the proposed liquor license are anticipated to be minimal. The site is located within the Uptown Major “Centre” and is designated in the Official Community

Plan (OCP) as an area that is anticipated for significant future growth and a broad cross section of land uses. A Major "Centre" is planned to be a more vibrant living environment and residents can anticipate noise and activities typical of an urban centre/downtown. The proposed license would permit the sale of liquor inside a golf and gaming simulation business and would provide a new virtual recreational opportunity and help to enliven the area.

Likelihood of Inappropriate Operation

This factor is related to the possibility of concern that the proposed liquor license could result in the operation of the business in a manner that does not meet the intent of the license. The facility would operate as a virtual golf and gaming recreation service and the proposed patron participation entertainment endorsement is not anticipated to alter the business operation.

Saanich Police advise they have no objection to the application. The Saanich Fire Department also indicated no objection to the application.

The request for a patron participation entertainment endorsement to the liquor licence would be considered by the BC Liquor and Cannabis Regulation Branch following receipt of a resolution from Council.

Views of Residents

For an application for a new liquor licence, Council Policy (04/105) is to notify community associations, schools, businesses, and social facilities within a 180 m radius of the subject property, and to consider the application at a Committee of the Whole meeting.

In accordance with Council Policy (04/105), early notice of the application was mailed to the Mt. View Colquitz Community Association ((MVCCA), School District 61, and also businesses and social facilities within a 180 m radius of the subject property.

As a result of the early notice, four letters were received to the Planning Department indicating no objection to the proposed liquor licence. A copy of all of the correspondence received has been included in the agenda package.

In addition, a response has been received from the Mt. View Colquitz Community Association indicating the following concerns:

- If the business is intending to generate primary revenue from liquor sales and/or from the game simulators, and seeking assurance that the business would continue to offer the recreational component as stated in the application;
- A preference for the hours of operation to be restricted to 11 PM as opposed to midnight; and
- The future of Oak Street envisions more residential uses and therefore the concern is that this application would set a precedent for other businesses.

Location of the Establishment

As noted above, the location of the establishment lends itself to the proposed entertainment endorsement. Limited impacts are expected as a result of the entertainment endorsement.

Capacity and Hours

No changes to capacity is proposed and the business would be open until midnight.


As identified above, the Community Association has noted a preference for the hours of operation to be restricted to 11 pm, however Saanich does not normally restrict the hours of businesses. For example, the nearby McDonald's restaurant, at 3465 Saanich Road, is open 24 hours per day, as is Walmart and Shoppers Drug Mart at the Uptown shopping Centre.

CONCLUSION


The applicant has applied to the BC Liquor and Cannabis Regulation Branch for a new liquor license for Iron & Wood Golf Simulators Ltd., to add liquor sales to an existing virtual golf and gaming recreation service business.

Noise and other impacts to the surrounding neighbours and/or inappropriate activity related to the operation of the facility are expected to be relatively minimal; and such land uses are in keeping with the designation of the area as a Major "Centre" in the Official Community Plan.


For the above-noted reasons, staff recommend that the proposed liquor licence be supported.

Prepared by: 

Kevin Kaiser
Planning Technician

Reviewed by: 

Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 

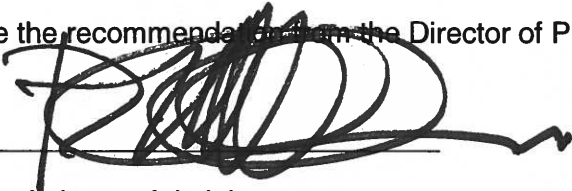
Sharon Hvozdzanski
Director of Planning

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Attachments

ADMINISTRATOR'S COMMENTS

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Administrator