



The Corporation of the District of Saanich

Report

To: Mayor and Council

From: Lindsay Chase, Director of Planning

Date: January 30, 2025

Subject: 3277 Douglas Street - The Ukrainian-Canadian Cultural Society of Vancouver Island - Liquor-Primary Licence Application

File: LIQ00031

RECOMMENDATIONS

1. That the application to the BC Liquor and Cannabis Regulation Branch for a new Liquor Primary Liquor Licence for The Ukrainian-Canadian Cultural Society of Vancouver Island be supported.
2. That a copy of the Report and Council 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 (LCRB) for The Ukrainian-Canadian Cultural Society of Vancouver Island. The proposed licence would allow liquor-focused service at cultural events throughout the existing establishment. The applicant is Andriy Fabrikov.

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 Primary liquor licence 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 by Council at a Public Hearing using the same procedures as those used for rezoning applications. The Notice of Public Hearing will be advertised in accordance with the statutory requirements used for rezoning applications.

DISCUSSION

Proposed Liquor Licence Endorsement

The applicant explained the LCRB recommended they apply for the Liquor Primary licence as they were previously utilizing a temporary licence type which increases the administrative workload and results in an excess of documentation for the applicant and the LCRB. With a Liquor Primary licence, the applicant will no longer need to apply to the LCRB each time they host an event with liquor service. The facility would continue to operate as a cultural centre hosting different Ukrainian cultural and informational events. These gatherings offer an immersive experience into Ukrainian culture, including but not limited to workshops on traditional crafts, culinary delights, and music.

The proposed licence would permit the sale of liquor on the ground floor of the main hall. No changes to the interior or exterior are proposed.

Neighbourhood Context

The 1,009 m² subject site is located at the corner of Douglas Street and Roderick Street (see Figure 1), directly north of Tim Hortons and across the street from the Wille Dodge Car Dealership. The parcel is zoned C-6UD (Uptown Douglas Highway Commercial) Zone. The property is a typical rectangular-shaped lot with a two-storey commercial building. Surrounding land use is entirely commercial with some industrial parcels to the southwest.

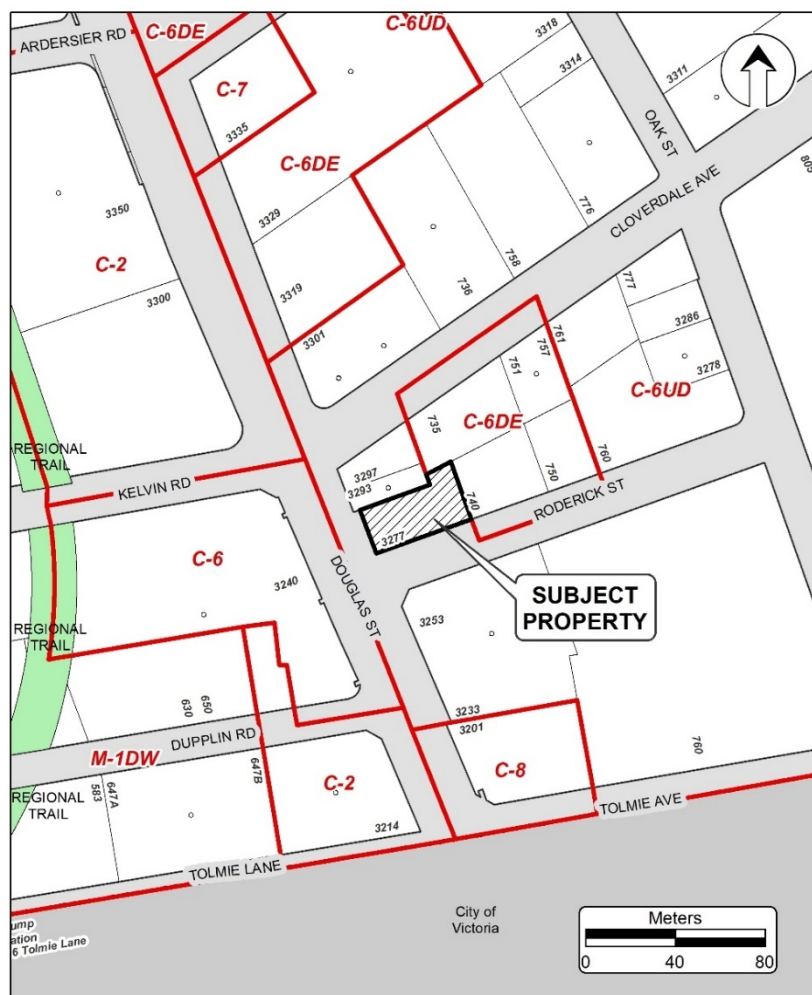


Figure 1: Neighbourhood Context Map

Noise and Community Impact

Noise and community impacts for the proposed liquor licence are anticipated to be minimal. The site is identified as Institutional Land surrounded by the Uptown Core 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. Institutional uses and lands play an important role in community life. In addition to supporting key centres of learning, research and innovation, healthcare delivery, and places of worship, they also often contribute important social gathering space, community services, and public natural areas. The subject site is located within a Primary Growth Area which is intended to be a more vibrant living environment where residents can anticipate noise and activities typical of an urban centre/downtown.

Likelihood of Inappropriate Operation

This factor is related to the likelihood of an approved liquor licence resulting in the operation of the business in a manner that does not meet the intent of the licence. The requested liquor licence is not anticipated to alter the business operation.

At the time of writing this Report, no response had been received from either Saanich Police or Saanich Fire Department.

The request for a new Liquor Primary 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 Council meeting.

In accordance with Council Policy (04/105), early notice of the application was mailed to the Mount 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, three letters were received to the Planning Department indicating no objection to the proposed liquor licence. A copy of all the correspondence received has been included in the agenda package.

MVCCA stated they had no position on the application.

Location of the Establishment

As noted above, the location of the establishment lends itself to the proposed liquor licence endorsement. Limited impacts are expected as a result of the liquor licence endorsement, especially in light of the fact that no residential buildings are located within close proximity to the business.

Capacity and Hours

No change to capacity is proposed by the applicant, nor are there any proposed changes to the business hours. The liquor service area will be in operation during community events or rentals by third parties. The applicant has suggested they will operate from 11:00am until 2:00am during these events or rentals.

CONCLUSION

The applicant has applied to the LCRB for a Liquor Primary licence as they were previously operating with a temporary licence type which created an increased administrative workload for the applicant and LCRB. It is recommended that the application to operate with the Liquor Primary licence be supported as there would be no significant change to the business operations, no change in capacity or business hours, and impacts to the surrounding neighbours are expected to be minimal.

Prepared by: Caitlin Yancoff, Senior Planning Technician

Reviewed by: Carl Purvis, Manager of Current Planning

Approved by: Lindsay Chase, Director of Planning

CY/kb

Attachments: Council Policy 04-105 – Liquor Licensing Public Consultation Process for Liquor-Primary and Food-Primary Licences

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

Brent Reems, Chief Administrative Officer