

Lounges as an Accessory Use to Breweries and Distilleries

Public Hearing

July 9, 2013

Purpose

- Accommodate lounges as an accessory use to breweries and distilleries within Industrial zones
- Establish guidelines for accessory lounges re:
 - Hours of Operation
 - Parking
 - Building Code
 - Special Events



Liquor Manufacturing: Current Context

- **Breweries and Distilleries in Industrial Zones**
 - Existing: 9 breweries
 - Proposed: 3 breweries and 1 distillery
- **Existing Tasting Rooms**
 - Part of retail operation
 - Range from 40 m² to 75 m²
- **Sale of Samples (Provincial limit per patron/day)**
 - Breweries: 375 ml (12.7 oz)
 - Distilleries: 45 ml (1.5 oz)

Provincial Legislative Changes (as of March 1, 2013)

Breweries or distilleries can apply for a **lounge and/or special event area endorsement** where liquor produced on-site can be purchased and consumed:

- **Lounge** - a permanently-designated area
- **Special Event Area** - operational during special events (eg. weddings, gatherings)



Provincial Requirements

- All liquor offered for consumption is produced on-site
- Liquor consumption hours subject to municipal input
- A variety of hot and cold snacks and non-alcoholic beverages must be offered
- Entertainment may be provided (eg. television, live music)

City's Key Objectives

- Accommodate lounge and/or special event areas as part of brewery and distillery operations
- Protect industrial land base
- Respect Province's role as alcohol-regulating authority

Proposed Zoning and Development By-Law Amendments

- Permit lounge as accessory to brewing or distilling
- Restrict lounge size to 80 m²
- Require lounges to be contained wholly within an enclosed building

Hours of Operation

- Proposed Operating Hours: 9 am - 11 pm
- Early opening provides flexibility to match retail operating hours
- 11 pm closure minimizes impacts on surrounding non-industrial land uses



Parking

- No additional parking requirements for accessory lounges
- Peak lounge hours generally differ from regular manufacturing hours
- Parking around breweries and distilleries at edge of industrial zones are managed through time limits and resident parking permit programs.



Vancouver Building Code

All Building By-Law fire and life safety requirements must be met.



Special Event Area (SEA) Endorsement

- Currently, Special Occasion Licenses (SOL), issued through BC liquor stores and restricted to two/month, allow liquor manufacturers to sell and serve their product at occasional public/private tastings or special events.
- The new Special Event Area (SEA) endorsement would permit liquor manufacturers to do the same with no frequency restriction.
- Council recently approved a pilot program for arts and culture events in non-assembly spaces with a restriction of two/month.
- **Proposal:** To protect industrial land and be consistent with arts and culture events and SOL policy, Special Event Area (SEA) endorsements be restricted to two/month within an accessory lounge.

Consultation

- Two meetings with local brewery and distillery industry held April 2013 and May 2013:
 - Generally support proposed amendments
- Meeting with BIA representatives held May 2013:
 - Support proposed amendments and agree industrial land needs to be preserved

Thank you

