

REPORT TO COUNCIL



Date: August 27, 2019

RIM No. 0930-50

To: Council

From: City Manager

Application: LL19-0005

Owner: Acoma Holdings Ltd

Address: 727 Baillie Avenue

Applicant: Jackknife Brewing Inc.

Subject: Liquor License

Existing OCP Designation: IND - Industrial

Existing Zone: I4 – Central Industrial

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor & Cannabis Regulation Branch (LCRB):

In accordance with Section 71 of the *Liquor Control and Licensing Regulation* and Council Policy #359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Jackknife Brewing Inc. for Lot 38 Section 30 Township 26 ODYD Plan 1014, located at 727 Baillie Avenue, Kelowna, BC for a manufacturer lounge license from:
 - a) "10:00 AM to Midnight Sunday to Saturday" for the indoor service areas; and
 - b) "10:00 AM to 11:00 PM Sunday to Saturday" for the patio service areas.
2. Council's comments on LCLB's prescribed considerations are as follows:
 - a) The location of the brewery lounge establishment: The brewery is located in an industrial area north of the downtown City Centre Urban Centre;
 - b) The proximity of the establishment to other social or recreational facilities and public buildings: The proposed brewery is located next door to an existing brewery (Kettle River Brewing). The north end industrial area has a number of small-scale breweries and wineries within the immediate area.

The site is walking distance to multiple recreation facilities which includes the Kelowna Badminton Club, The Curling Club and Elks Stadium ballpark. The site is within walking distance of the downtown City Centre Urban Centre.

- c) The person capacity of the establishment: The person capacity of the brewery is 70 persons for the indoor service area and 21 persons for the patio service area.
 - d) Traffic, noise, parking and zoning: The brewery is located in an industrial area to the north of the City Centre Urban Centre and will have minimal negative impact on traffic, noise and parking. The property is zoned appropriately for this type of use (brewery and distilleries, minor). There are no residential dwellings in the immediate vicinity and the noise from the lounge and patio should not be a nuisance.
 - e) The impact on the community if the application is approved: The potential for negative impact is considered minimal. The addition of this business will aid in the redevelopment and activation of the industrial neighbourhood beyond the standard work day hours.
3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To consider a new manufacturer lounge liquor license with an outdoor patio for Jackknife Brewing Inc to allow patrons to purchase and consume liquor products between the hours of 10:00 am to midnight for the indoor service area with a capacity of 70 people and 10:00 am to 11:00 pm for the patio service area with a capacity of 21 people.

3.0 Community Planning

Staff generally support manufacturer lounge requests in order to permit customers to consume the manufacturer's products on-site. This is a new brewery with lounge and outdoor patio in the north end industrial area. Over the last few years, the area has been redeveloping and evolving to become a destination for both locals and visitors to the City. Staff do not foresee negative land use impacts of permitting this type of license in this location.

Staff are recommending that Council endorses the applicant's proposed hours of operation for both the indoor and outdoor service areas. The requested hours of operation are consistent with all new manufacturer lounges with patios both within and outside of the downtown City Centre. The applicant has agreed that limiting the hours of operation for the patio to 11:00 pm is reasonable for the purposes of limiting noise and being a good neighbor.

The Official Community Plan (OCP) encourages complete communities and complete suburbs, which includes evening entertainment. While the immediate neighbourhood has limited existing residential development, it is a short walk to the north end residential area along with many proposed higher density residential developments in the surrounding area. The establishment will provide the local residents with a walkable neighbourhood pub setting they can frequent without the necessity of driving a vehicle or taking a taxi or public transit. The addition of another local manufacturer lounge will aid in rebranding and activating the area beyond the standard industrial business workday.

4.0 Proposal

4.1 Background

An application has been forwarded by the licensee to the Provincial Liquor and Cannabis Regulation Branch (LCRB) for their approval. Procedurally, this type of application requires Local Government comments prior to the LCRB making a final decision.

4.2 Project Description

Proposed Hours of Sale (Indoor Service Area)

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am
Close	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight

Proposed Hours of Sale (Outdoor Patio Service Area)

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am
Close	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm

Subject Property Map: 727 Baillie Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Council Policy #359 – Liquor Licensing Policy and Procedures

The following sections of Policy #359 are applicable to this application:

- New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

6.o Application Chronology

Date of Application Received: March 26, 2019

Prepared by: Lydia Korolchuk, Planner

Reviewed by: Laura Bentley, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Floorplan - Occupant Load