

REPORT TO COUNCIL



Date: July 13, 2021

To: Council

From: City Manager

Department: Development Planning

Application: LL21-0004 **Owner:** Acoma Holdings Ltd., Inc.No. 132091

Address: 727 Baillie Ave **Applicant:** Jackknife Brewing Inc.

Subject: Liquor Licence Amendment Application

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 and 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 a license amendment for Lot 38 Section 30 Township 26 Osoyoos Division Yale District Plan 1014, located at 727 Baillie Avenue, Kelowna, BC for:
 - An increase in the total occupant load of an existing manufacturer lounge licence from 91 persons to 105 persons, to accommodate an expansion to the exterior patio service area.
2. Council's comments on LCLB's prescribed considerations are as follows:
 - a. The potential for noise if the application is approved: The brewery is located in an industrial area just outside of the City Centre Urban Centre and the increased occupant load for the expanded patio service area will have minimal negative impact on noise. 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 patio is not anticipated to be a nuisance.

Existing Hours of Sale (Exterior 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

4.3 Site Context

The subject property is located on the south side of Baillie Avenue, a short distance from Richter Street. It is primarily an industrial area, and there are other existing other breweries both adjacent to, and within close proximity to this property. The property is located just outside of the City Centre Urban Centre, and has a Walk Score of 46 indicating it is largely car-dependent.

Subject Property Map: 727 Baillie Avenue



5.0 Current Development Policies

5.1 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 Accepted: March 17, 2021

Date Neighbourhood Notification Completed: April 21, 2021

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Floorplan – Occupant Load