

REPORT TO COUNCIL



Date: August 24th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: LL21-0007 **Owner:** 0984342 BC Ltd., Inc.No.
BC0984342

Address: 3477-3499 Lakeshore Road **Applicant:** Lenny Cabrera Holguin (The Sweet Spot Beauty Bar Ltd.)

Subject: Liquor License Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: C4 – Urban Centre Commercial

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 10 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from The Sweet Spot Beauty Bar Ltd. for a liquor license application for Lot A District Lot 134 ODYD Plan EPP65105, located at 3477-3499 Lakeshore Road, Kelowna, BC for the following reasons:
 - a. Liquor Licensing Laws allow for barbershops, salons, and other establishments to apply for a liquor primary license;
 - b. Council Policy No. 359 recommends supporting alternative entertainment options and/or establishments which are less focused on alcohol consumption;
 - c. The maximum capacity is 50 persons which will have minimal impact on the community.
2. Council's comments on LCRB's prescribed considerations are as follows:
 - a. The location of the establishment:
The proposal of the establishment is suitable for a small establishment liquor primary license.
 - b. The person capacity and hours of liquor service of the establishment:

4.2 Site Context

The subject property is located within the South Pandosy Urban Centre and in the South Pandosy – OCP Sector. The surrounding area has a mix of zones and have the Future Land Use Designations of MXR – Mixed-Use (Residential/Commercial), PARK – Parks and Open Space (public), MRL – Multiple Unit Residential (Low Density), COMM – Commercial and S2RES – Single/Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial	Vacant (Active Application)
East	P4 – Utilities	FortisBC
South	RM3 – Low Density Multiple Housing	Townhouses
West	P3 – Parks and Open Space	Boyce-Gyro Beach

Subject Property Map: 3477-3499 Lakeshore Road



5.0 **Current Development Policies**

5.1 Council Policy No. 359

Small establishments (with person capacity less than 100 persons) should not be located beside another liquor primary establishment.

Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-drive establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc.)

6.0 Technical Comments

6.1 RCMP

6.1.1 No concerns

6.2 Fire Department

6.2.1 No objections.

7.0 Application Chronology

Date of Application Accepted: May 12th, 2021

Date Public Consultation Completed: July 27th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Letter of Rationale

Attachment B: Site Plan & Floor Plan / Occupant Load