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:

- 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:

The hours of liquor service is suitable given the low occupancy of 50 persons;

- c. The impact of noise on the community in the immediate vicinity of the establishment:
 - There is a minimal risk of an impact of noise to the community;
- d. The impact on the community if the application is approved:
 - The overall impact on the community will be minimal;
- 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 Liquor Primary License for a personal service establishment with an occupant load of 50 persons.

3.0 Development Planning

Staff supports the requested Liquor Primary License for the establishment known as The Sweet Spot Beauty Bar Ltd. There have been several establishments in Kelowna that have applied under the Provincial Liquor Licensing Regulations that allow other types of businesses to apply for liquor primary license including barbershops, salons, bookstores, galleries and a variety of other. The impacts on the community will be minimal due to the context of the subject property and noise is not anticipated to be an issue due to the low maximum occupancy of 50 persons including staff, based off washrooms. The establishment is located in The Shore building on Lakeshore Road, which was built in 2018. More commercial and mixed-use buildings are proposed to be built in the general vicinity within the South Pandosy Urban Centre. Council Policy no. 359 recommends supporting alternative entertainment options and establishments which are less focused on alcohol and provide a variety of other uses and services.

4.0 Proposal

4.1 Project Description

The applicant has applied for a Liquor Primary License under the new modern Provincial Liquor Licensing Regulations that allow a wider variety of businesses to apply for a liquor primary license. The proposal does not require any rezoning as the property is zoned C₄ – Urban Centre Commercial and allows for liquor primary minor applications.

The Sweet Spot Beauty Bar Ltd. is a full-service salon and plans to offer guests an alcoholic beverage while they wait for their services. There will also be food and non-alcoholic beverage options for guests.

Proposed Hours of Business & Liquor License Hours for The Sweet Spot Beauty Bar Ltd.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:ooam	9:ooam	9:ooam	9:ooam	9:ooam	9:ooam	9:00am
Close	8:oopm	9:oopm	9:oopm	9:oopm	9:00pm	9:oopm	9:00pm

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	P ₄ – Utilities	FortisBC
South	RM ₃ – Low Density Multiple Housing	Townhouses
West	P ₃ – Parks and Open Space	Boyce-Gyro Beach



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