

# REPORT TO COUNCIL



**Date:** August 9, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LL22-0010

**Owner:** 1568447 Alberta Ltd., Inc.No.  
A0093042

**Address:** 109 – 889 Vaughan Ave

**Applicant:** Thrive Liquor & Cannabis  
Advisors

**Subject:** Liquor License Application

**Existing Zone:** I4rcs – Central Industrial (Retail Cannabis Sales)

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## 1.0 Recommendation

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

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359,

BE IT RESOLVED THAT:

1. Council recommends support of an application from Thrive Liquor & Cannabis Advisors for a lounge endorsement for Strata Lot 9 Section 30 Township 26 ODYD Strata Plan EPS7283, located at 109-889 Vaughan Ave, Kelowna, BC for the following reasons:
  - Establishment will have a small occupancy and appropriate hours for its location.
2. Council's comments on LCLB's prescribed considerations are as follows:
  - a. The location of the winery/special event area:  
The proposed location is suitable for a manufacturer - lounge endorsement as the property is in close proximity to Downtown Urban Centre and in a medium density residential area.
  - b. The proximity of the winery/special event area to other social or recreational facilities and public buildings:  
The location is near other small social/recreational facilities and the RCMP building.
  - c. The person capacity of the winery lounge:  
Occupancy will be minimal at 30 persons.
  - d. Traffic, noise, parking and zoning:



3.3 Site Context

The subject property has a future land use of Industrial and is in close proximity to the Downtown Urban Centre. The property is a corner site fronting onto both Clement Avenue and Ethel Street. The area to the north is predominantly industrial with the south side of Clement Avenue being residential with a mix of single family and multi-family developments. Clement Avenue is designated as a Transit Supportive Corridor within the 2040 Official Community Plan.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 – Central Business Industrial	General Industrial Uses
East	I4 – Central Business Industrial	General Industrial Uses
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	I4 – Central Business Industrial	Retail Store, General

**Subject Property Map: 88g Vaughan Ave**



4.0 **Current Development Policies**

4.1 Council Policy #359 – Liquor Licensing Policy and Procedures

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

- New lounge endorsements should be located and designed to limit potential impacts on surrounding property owners.



**5.0 Application Chronology**

Date of Application Received: May 20, 2022

Date Public Consultation Completed: June 13, 2022

**Report prepared by:** Jason Issler, Planner I

**Reviewed by:** Lydia Korolchuk, Urban Planning 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/Occupant Load