

REPORT TO COUNCIL

LIQUOR LICENSE



Date: August 15th, 2023
To: Council
From: City Manager
Address: 220-2544 Enterprise Way
File No.: LL23-0013

	Existing	Proposed
OCP Future Land Use:	IND – Industrial	IND – Industrial
Zone:	C2 – Vehicle Oriented Commercial	C2 – Vehicle Oriented 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 '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 Golf Evolution Inc. for a Liquor Primary License for Lot 2 District Lot 125 ODYD Plan KAP69740, located at 220-2544 Enterprise Way, Kelowna, BC for the following reasons:
 - a. Council Policy No. 359 recommends supporting alternative entertainment options, and/or establishments which are less focused on alcohol consumption;
2. Council's comments of LCLB's prescribed considerations are as following:
 - a. The location of the establishment:
 The proposed location is suitable for a small establishment liquor primary license as it's located in a commercial area.
 - b. The proximity of the establishment to other social or recreational facilities and public buildings:
 The location is not in close proximity to other Liquor Primary Establishments and borders the Rail Trail to the North.
 - c. The person capacity and hours of liquor service of the establishment:
 The hours are consistent with similar businesses in the City and has a max capacity of 40 persons.
 - d. The number and market focus or clientele of liquor-primary establishments within a reasonable distance of the proposed location:
 The location is not in close proximity to other liquor primary establishments.
 - e. The impact of noise on the community in the immediate vicinity of the establishment:

The potential impact for noise is minimal due to the location of the unit and it would be compatible with surrounding land uses.

f. The impact on the community if the application is approved:

The impact for negative impacts is minimal.

3. Council’s comments on the view 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 seek Council’s support for a new Liquor Primary License with an occupant load of 40 persons.

3.0 Development Planning

Staff support the request for a new liquor primary license for the commercial business known as Golf Evolution Inc. The proposed location for an establishment of this size is appropriate given the unit location and the business model. The proposed business is looking to install golf simulators and the primary use isn’t focused on alcohol consumption. The impact on the surrounding community will be minimal and noise not anticipated to be an issue due to a combination of factors including:

- Indoor occupancy of 40 persons; and
- Compatible with surrounding land uses.

Council Policy No. 359 recommends supporting liquor primary license applications for establishments supporting alternative entertainment options and/or establishments which are less focused on alcohol consumption.

4.0 Project Details

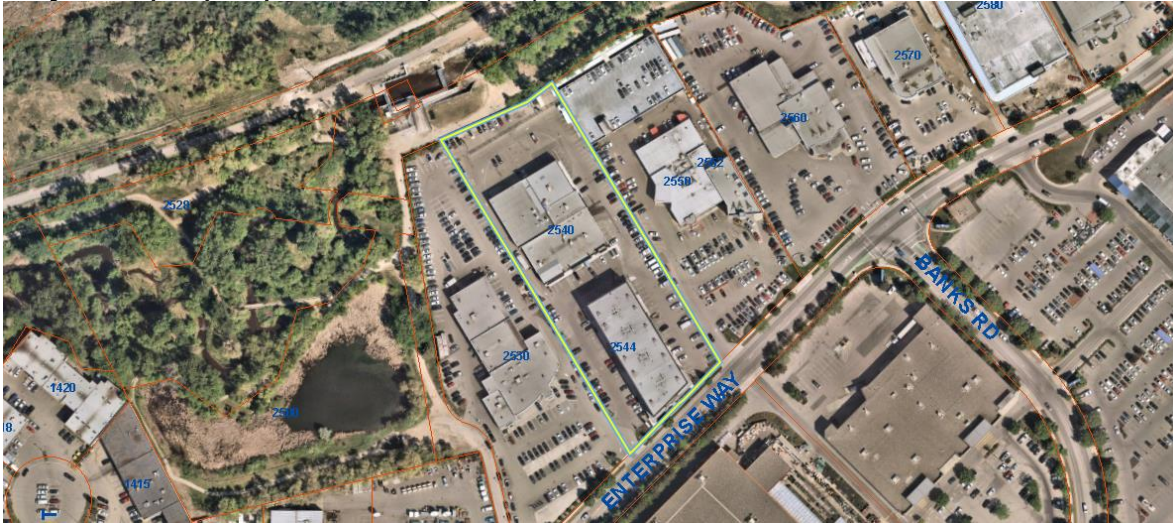
Proposed Hours of Sale:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Rail Trail
East	C2 – Vehicle Orientated Commercial	Automotive & Equipment
South	C2 – Vehicle Orientated Commercial	Retail
West	C2 – Vehicle Orientated Commercial	Automotive & Equipment

Subject Property Map: 2544 Enterprise Way



The subject property has the Future Land Use of Industrial and is surrounded by areas designated as Industrial to the East and West and Regional Commercial to the South. The property is accessed off Enterprise Way, near the intersection with Banks Road. The surrounding area is primary retail, general industrial and automotive businesses.

6.0 Current Development Policies

6.1 Council Policy #359 – Liquor Licensing Policy and Procedures

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

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

7.0 Technical Comments

7.1 R.C.M.P.

- 7.1.1 Based on the provided information, the RCMP has no concerns with respect to the application.

8.0 Application Chronology

Application Accepted: May 23rd, 2023
Neighbourhood Notification: July 13th, 2023

Report prepared by: Tyler Caswell, 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: Floor Plan/Site Plan/Occupant Load
Attachment B: Letter of Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.