

REPORT TO COUNCIL

LIQUOR LICENSE



Date: August 15th, 2023
To: Council
From: City Manager
Address: 8999 Jim Bailey Rd
File No.: LL23-0014

	Existing	Proposed
OCP Future Land Use:	IND – Industrial	IND – Industrial
Zone:	I2- General Industrial	I2- General Industrial

1.0 Recommendation

THAT Council direct 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 Britannia Brewing for a Lounge Endorsement for a Manufacturer's License for Lot 1 Section 2 Township 20 ODYD Plan EPP98124, located at 8999 Jim Bailey Road, Kelowna, BC for the following reasons:
 - The addition of a Lounge Endorsement to the Manufacturer's License is perceived to have a minimal impact on the community and surrounding properties as this is in an existing industrial building and there are limited residential properties in the area.
2. Council's comments on the LCRB's prescribed considerations are as follows:
 - a. The location of the manufacturer's lounge:
 The proposed location is suitable for a lounge endorsement for a manufacturer's license because it is located in an industrial building, not in close proximity to residential uses.
 - b. The proximity of the manufacturer's lounge other social or recreational facilities and public buildings:
 The location is close proximity to the Rail Trail and is in close proximity to one other social gathering establishment.
 - c. The person capacity of the manufacturer's lounge:
 The proposed capacity is 187 persons (97 inside and 90 on patio). The inside and patio areas will close at 10:00 PM or 11:00 PM depending on the day.
 - d. Traffic, noise, parking and zoning:
 The potential impact for noise is minimal and would be compatible with surrounding land uses. The business would be required to follow the City's Good Neighbour Bylaw.
 - e. The impact on the community if the application is approved:

The impact for negative impacts is minimal.

3. Council’s comments on the views of resident’s 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 lounge endorsement for a manufacturer with an occupancy of 187 persons.

3.0 Development Planning

Staff are supportive of the Manufacturer – lounge endorsement in order to allow customers to consume the manufacturer’s product on-site. The surrounding industrial area is home to other breweries and tasting rooms. The establishment is surrounded by industrial properties and there are limited residential uses in the vicinity. As a result, the impact on the surrounding community will be minimal and noise is not anticipated to be an issue due to a combination of factors including:

- The industrial nature of the surrounding area, making it compatible with surrounding land uses; and
- Hours of operation are in-line with similar businesses in the City.

Britannia Brewing would be subject to the City’s Good Neighbour bylaw. The patio will be consistent with other approved patios and the Bernard Avenue Sidewalk program:

- Patio hours of operation: 9:00 am – 11:00 pm
- Last call for drinks: 10:30 pm

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	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	11:00 PM	11:00 PM
	Patio	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	11:00 PM	11:00 PM

Occupant Load:

	Existing	Proposed
Indoor	n/a	97
Outdoor	n/a	90

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	General Industrial
East	I3 – Heavy Industrial	Vacant
South	I2 – General Industrial	General Industrial
West	FNR – First Nations Reserve	General Industrial

Subject Property Map: 8999 Jim Bailey Rd



The subject property has the Future Land Use of Industrial and is surrounded by areas designated as industrial to the North, East and South. FNR (First Nations Reserve) land is to the West. The property is accessed off Jim Bailey Road and the surrounding uses are primarily general industrial.

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:

- New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

7.0 Technical Comments

7.1 R.C.M.P.

- 7.1.1 Based on the provided information the Kelowna RCMP do not have any concerns with this application and proposed business especially consideration the proposed hours of operation.

8.0 Application Chronology

Application Accepted: June 2nd, 2023
Neighbourhood Notification: July 11th, 2023

Report prepared by: Tyler Caswell, Planner II
Julian Loutsik, Co-op Student
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