

# REPORT TO COUNCIL

## LIQUOR LICENSE



**Date:** March 12, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 500 Cook Rd  
**File No.:** LL24-0001

	Existing	Proposed
<b>OCP Future Land Use:</b>	NAT – Natural Areas VC – Village Centre	NAT – Natural Areas VC – Village Centre
<b>Zone:</b>	VC1 – Village Centre	VC1 – Village Centre

### 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 Rising Tide Consultants for a Patron Participation Entertainment Endorsement to an existing Food Primary licence for Lot 1 Sections 1 and 12 Township 25 and District Lots 134 and 5225 ODYD Plan KAP67232, located at 500 Cook Rd, Kelowna, BC for the following reasons:

- The Patron Participation Entertainment Endorsement is perceived to have minimal impact on the community and surrounding properties.

2. Council's comments on LCLB's prescribed considerations are as follows:

Criteria for new food primary with Patron Participation Entertainment Endorsement:

- The potential for noise if the application is approved:  
The potential impact for noise is minimal as hours of the Patron Participation Entertainment Endorsement would be limited to 11pm on the outdoor patio which is consistent with other licensed patioed areas in the City and compatible with adjacent land uses.
- The impact on the community if the application is approved:  
The potential for negative impact on the community is considered minimal as it is an existing establishment.
- If the amendment may result in the establishment being operated in a manner that is contrary to its primary Purpose:  
The operations would be consistent with the primary purpose of food primary establishment.

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 seek Council’s support for a Patron Participation Entertainment Endorsement to an existing Food Primary license.

**3.0 Development Planning**

The applicant is seeking to obtain a Patron Participation Entertainment Endorsement to an existing Food Primary License at the Hotel Eldorado. The endorsement area would be on the first and second floor and have a maximum capacity of 935 persons. The applicant is not seeking a change to the current capacity. The endorsement would permit patrons to dance and allow the operator to have bands and DJ’s. Patrons would be able to participate in karaoke and open microphone events.

The applicant has worked with staff in limiting the outdoor patio space that will help protect current and future neighbours from more intense use. For that reason, the hours on the patio will be consistent with other approved outdoor patios where any activity under the Patron Participation Entertainment Endorsement will conclude by 11:00pm.

**4.0 Project Details**

**Existing Hours of Food Primary Licence:**

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
<b>Open</b>		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
<b>Close</b>	Indoor	12:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM
	Patio	12:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM

**Proposed Hours of Patron Participation Entertainment Endorsement:**

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
<b>Open</b>		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
<b>Close</b>	Indoor	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM
	Patio	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	VC1 – Village Centre	Hotel / Motel
East	P1 – Major Institutional	Non – Accessory Parking
South	VC1 – Village Centre	Apartment Housing
West	W2 – Intensive Water Use	Okanagan Lake

**Subject Property Map: 500 Cook Rd**



The subject property is located on Cook Road in the Cook Truswell Village Centre adjacent to Okanagan Lake and north of Mission Creek. The Cook Road Boat Launch is immediately to the south and residential units are under construction. The surrounding land use designations are Village Centre and Natural Area along of the lake.

**6.0 Current Development Policies**

**6.1 Kelowna Official Community Plan (OCP)**

<b>Objective 5.1 Encourage Village Centres as Kelowna’s secondary hubs of activity.</b>	
Policy 5.1.4 Crook Truswell Village Centre	<p>Continue to support the evolution of the Cook Truswell Village Centre into a mixed-use tourist commercial destination by supporting development that contributes to the following vision for the area:</p> <ul style="list-style-type: none"> <li>• A mix of tourist accommodation, with supporting residential and commercial development;</li> <li>• Uses at grade, such as retail commercial or restaurants to contribute to a lively, pedestrian-oriented tourist environment;</li> </ul> <p><i>The application is in support of an existing restaurant which contributes to a lively, tourist environment within the Village Centre.</i></p>

**7.0 Technical Comments**

7.1 R.C.M.P.

Police have no concerns with this application.

**8.0 Application Chronology**

Application Accepted: January 3, 2024  
Date Public Consultation Completed: January 12, 2024

**Report prepared by:** Jason Issler, Planner I  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, 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](http://www.kelowna.ca/currentdevelopments).