

# REPORT TO COUNCIL

## LIQUOR LICENSE



**Date:** May 14, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1630 Pandosy St  
**File No.:** LL24-0003

	Existing	Proposed
<b>OCP Future Land Use:</b>	UC – Urban Centre	UC – Urban Centre
<b>Zone:</b>	UC <sub>1</sub> – Downtown Urban Centre	UC <sub>1</sub> – Downtown Urban 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 Taylora Gramlich for a Liquor Primary License amendment for Strata Lot 1 District Lot 139 ODYD Strata Plan KAS3411 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V, located at 1630 Pandosy St, Kelowna, BC for the following reasons:
  - Proposed structural changes are compliant with Council Policy 359 and RCMP do not have concerns with the proposed changes.
2. Council's comments on Liquor Control and Licensing Branch's (LCLB) prescribed considerations are as follows:
  - a. The potential for noise if the application is approved:  
 The potential impact for noise is minimal as the outdoor patio hours will be consistent with Bernard Ave Patio Program.
  - b. The impact on the community if the application is approved:  
 The potential for negative impacts is minimal as the area is primarily commercial uses and there are no large occupancy liquor establishments in close proximity.
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 permanent change of hours to an existing Liquor Primary Licence.

### 3.0 Development Planning

Staff support the request for the change of hours to the existing Liquor Primary Licence for The Ricco Room. The current establishment is located in a mixed-use commercial / residential building with a patio at grade along Pandosy St. The business is looking to change the number of days they operate from 5 days to 7 days as well as extend the current business hours. The impact on the surrounding community is anticipated to be minimal and noise is not an anticipated issue due to a combination of factors including:

- No bylaw complaints have been received to date;
- The surrounding area is primarily commercial uses; and
- Occupancy is remaining unchanged at 77 persons (57 indoor and 20 outdoor).

Additionally, the hours of the outdoor patio will be consistent with other approved patios and the Bernard Ave Sidewalk program:

- Patio hours of operation: 9:00 am – 11:00 pm
- Last call for drinks: 10:30 pm
- Alcohol to be cleared from the patio area by 11:00 pm
- Patrons must exit the patio by 12:00 am.

**4.0 Project Details**

**Existing Hours of Sale:**

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
<b>Open</b>		1:00 PM	NA	NA	1:00 PM	1:00 PM	1:00 PM	1:00 PM
<b>Close</b>	Indoor	8:00 PM	NA	NA	10:00 PM	10:00 PM	12:00 AM	12:00 AM
	Patio	8:00 PM	NA	NA	10:00 PM	10:00 PM	11:00 PM	11:00 PM

**Proposed Hours of Sale:**

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
<b>Open</b>		11:00 AM	1:00 PM	1:00 PM	1:00 PM	1:00 PM	1:00 PM	1:00 PM
<b>Close</b>	Indoor	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM	2:00 AM
	Patio	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

**Occupant Load:**

	Existing	Proposed
<b>Indoor</b>	57	57
<b>Outdoor</b>	20	20

**5.0 Site Context & Background**

Orientation	Zoning	Land Use
North	UC1 – Downtown Urban Centre	Parkade, Food Primary Establishment, Liquor Primary Establishment
East	UC1 – Downtown Urban Centre	Retail
South	UC1rcs – Downtown Urban Centre w/ Retail Cannabis Sales	Health Services, Retail (Cannabis), Office, Retail
West	UC1 – Downtown Urban Centre	Professional Services

**Subject Property Map: 1630 Pandosy St**



The subject property is located on Pandosy St, between Leon Ave and Lawrence Ave. The surrounding area is predominantly commercial uses. The subject property is a mixed-use building with The Ricco Room located on the ground level with a patio on the Pandosy St.

5.1 R.C.M.P.

No concerns.

6.o **Application Chronology**

Application Accepted: February 22, 2024

Date Public Consultation Completed: April 5, 2024

**Report prepared by:** Jason Issler, Planner I  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & 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).