

REPORT TO COUNCIL

LIQUOR LICENSE



Date: October 8, 2024
To: Council
From: City Manager
Address: 731 Baillie Ave
File No.: LL24-0015

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

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 Kettle River Brewing Co. Ltd for a lounge endorsement amendment for Lot 37 Section 30 Township 26 ODYD Plan 1014, located at 731 Baillie Ave, Kelowna, BC for the following reasons:
 - The proposed structural change is perceived to be minor in nature and the RCMP do not have any concerns.
2. Council’s comments on LCRB’s prescribed considerations are as follows:
 - a. The potential for noise if the application is approved:
 The potential impact for additional noise is minimal as the patio has been existing for several years in the present location on a temporary basis without issues.
 - b. The impact on the community if the application is approved:
 The potential for negative impacts is minimal as the area supports several similar land uses and peak hours of operations occur when several of the surrounding business are not operating.
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 structural change application to permanently increase the liquor area and capacity from 109 persons to 135 persons.

3.0 Development Planning

Staff support the request to increase the service area and the capacity of the existing Lounge Endorsement for the manufacturer known as Kettle River Brewing. The current establishment is located in an established industrial area surrounded by several similar land uses. The proposed patio is located on city boulevard and has been operating under the provincial Temporary Expanded Service Area (TESA) program since the COVID-19 pandemic.

Kettle River Brewing has been working in partnership with the City of Kelowna under a lease agreement to utilize this space. With the province’s recent announcement to end of the TESA program the applicant is seeking to operate the patio on a permanently basis between the months of May and September. The impact on the surrounding community is anticipated to be minimal due to a combination of factors including:

- No bylaw complaints have been received to date;
- The surrounding area contains similar land uses; and
- RCMP do not have concerns with the proposed expansion.

4.0 Project Details

Existing Hours of Operation:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM
Close	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

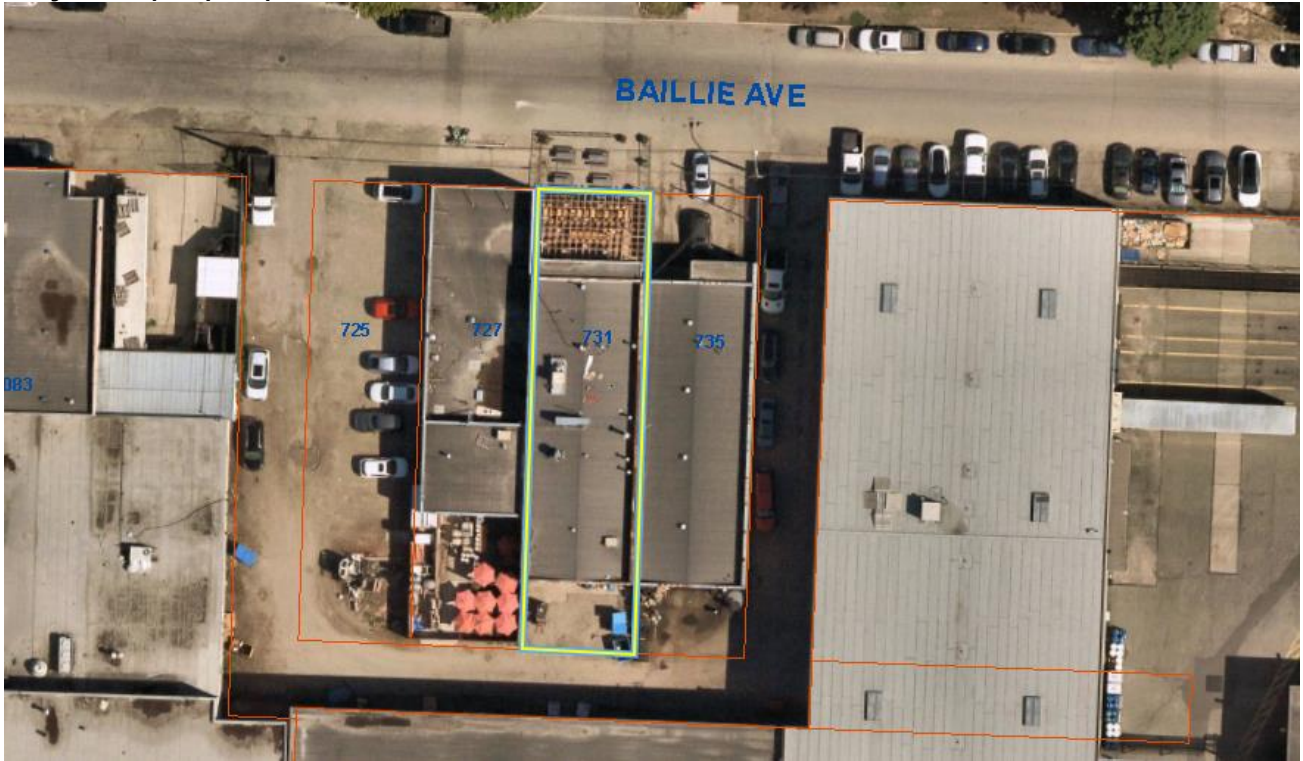
Occupant Load:

	Existing	Proposed
Indoor	91	91
Outdoor	18	44

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	Fleet Services
East	I2 – General Industrial	Automotive and Equipment
South	I2 – General Industrial	Alcohol Production Facility
West	I2 – General Industrial	Alcohol Production Facility

Subject Property Map: 731 Ballie Ave



The subject property is located on the south side of Baillie Ave, a short distance from Richter St. It is primarily an industrial area, and there are other existing breweries both adjacent to, and within close proximity to this property. There is public transit in close proximity along Richter St.

5.1 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

6.0 Technical Comments

6.1 R.C.M.P.

No concerns

7.0 Application Chronology

Application Accepted: July 31, 2024

Report prepared by: Jason Issler, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Dean Strachan, Community Planning & Development 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.