

# REPORT TO COUNCIL

## LIQUOR LICENSE



**Date:** November 5, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 150 Gray Rd  
**File No.:** LL24-0019

	Existing	Proposed
<b>OCP Future Land Use:</b>	Urban Centre	Urban Centre
<b>Zone:</b>	UC <sub>4</sub> – Rutland Urban Centre	UC <sub>4</sub> – Rutland 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 Army, Navy, and Airforce Veterans Association #376 for a liquor primary license for Strata Lot 5 Section 23 Township 26 ODYD Strata Plan KAS2126 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, located at 150 Gray Rd, Kelowna, BC for the following reasons:
  - a. Council Policy 359 recommends supporting alternative entertainment options, and/or establishments which are less focused on alcohol consumption;
2. Council's comments on LCRB's prescribed considerations are as follows:
  - a. The location of the establishment:  
The proposed location is suitable for a small liquor primary license establishment as the property is within an Urban Centre making it walkable and located in a Transit Oriented Area.
  - b. The proximity of the establishment to other social or recreational facilities and public buildings:  
The location is in close proximity to several food primary establishments and retail shops.
  - c. The person capacity and hours of liquor service of the establishment:  
The hours are consistent with Council Policy 359. The occupancy is 42 persons.
  - d. The number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location:  
The clientele will be veterans for the purpose of having a place to gather.

- e. The impact of noise on the community in the immediate vicinity of the establishment:  
The potential impact for noise is minimal and would be compatible with surrounding land uses.
  - f. The impact on the community if the application is approved:  
The potential for negative impacts is minimal.
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 new Liquor Primary license with an occupant load of 42 persons.

**3.0 Development Planning**

Staff support the request for a new liquor primary license for the Army, Navy, and Airforce veterans. The Rutland Urban Centre is home to several food primary, apartment housing, and commercial retail units, which will complement the new proposed use. The proposed business is looking to bring a unique experience for veterans with the purpose of having a place to play games and socialize. The impact on the surrounding community will be minimal and noise is not an anticipated issue due to a combination of factors including:

- Indoor occupancy of 42 persons,
- Compatible with surrounding land uses,
- Hours consistent with Council Policy 359.

Council Policy 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
<b>Open</b>		12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM
<b>Close</b>	Indoor	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM

**Occupant Load:**

	Existing	Proposed
<b>Indoor</b>	na	42

**5.0 Site Context & Background**

Orientation	Zoning	Land Use
North	UC4 – Rutland Urban Centre	Vacant, Food Primary
East	UC4 – Rutland Urban Centre	Health Services
South	P1 – Major Institutional	Vacant
West	UC4 – Rutland Urban Centre	Retail

**Subject Property Map:** 150 Gray Rd



**6.0 Current Development Policies**

**6.1 Council Policy 359 – Liquor Licensing Policy and Procedures**

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

- New establishments with a capacity of less than 500 persons must close by 2:00am.

**Technical Comments**

**6.2 R.C.M.P.**

- No Concerns

**7.0 Application Chronology**

Application Accepted: September 3, 2024  
Public Notification Completed: August 9, 2024

**Report prepared by:** Jason Issler, Planner II  
**Reviewed by:** Trisa Atwood, Development 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).