

REPORT TO COUNCIL

LIQUOR LICENSE



Date: January 27, 2025
To: Council
From: City Manager
Address: 8999 Jim Bailey Rd
File No.: LL24-0014

	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 Britannia Brewing for a license amendment for Lot 1 Section 2 Township 20 ODYD PLAN EPP98124, located at 8999 Jim Bailey Rd, Kelowna, BC for the following reasons:
 - The proposed structural change is perceived to be minor in nature and the RCMP do not have any comments.
2. Council's comments on LCRB's prescribed considerations are as follows:
 - a) The potential for noise if the application is approved:
 The anticipated noise impact is minimal, given that the property is situated within an industrial zone. The outdoor patio and picnic areas are limited to 11:00 PM, which is consistent with other licensed patio areas in the City. The business is required to adhere to the City's Good Neighbour Bylaw.
 - b) The impact on the community if the application is approved:
 The impact on the community is anticipated to be minimal as the hours of operation will remain the same and the property is not in close proximity to residential uses.
3. The views of residents are summarized in the Staff report for the subject application. 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 increase the liquor area and capacity from 213 persons to 250 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 Britannia Brewing. The current establishment is located in an established industrial area surrounded by several other general industrial land uses. The application is seeking to add 37 persons to the site’s overall capacity by including the 2nd floor mezzanine area. The proposal aims to allow for flexible capacity adjustments between indoor and outdoor areas to accommodate seasonal variations. The applicant is not proposing any changes to their hours of operation.

4.0 Project Details

Existing 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 & Outdoor	213	250

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	IND - Industrial
East	I2 – General Industrial	IND - Industrial
South	I2 – General Industrial	IND - Industrial
West	FNR – First Nation Reserve	FNR – First Nation Reserve

Subject Property Map: 8999 Jim Bailey Rd



The subject property is accessed off Jim Bailey Road. The subject property has an Industrial Future Land Use Designation and the surrounding uses to the North, East, and South are industrial. The Okanagan Indian Band is located to the West of the subject property.

5.1 Background

Council recently considered a Text Amendment (TA24-0012) to increase the gross floor area for the serving, tasting, and consumption of alcohol within the existing building. The structural change considered utilizes the expansion area of the existing 2nd floor mezzanine area approved by Council in the Text Amendment.

6.0 **Public Input Received**

Neighbour notification was conducted in accordance with Council Policy #359:

- Notices were delivered to properties within a 50 m radius of the subject property by a combination of hand delivery or mail on October 1, 2024; and
- Signage was erected on the subject property on January 9, 2025.

Two letters of support were received from neighbouring businesses; see Attachment B for a summary of neighbourhood notification. No other comments or concerns were received.

7.0 **Council Policy #359 – Liquor Licensing Policy and Procedures**

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

- Outside of the Central Area, an outdoor patio at a licensed establishment may not operate later than 12:00 AM. If the property, or any adjacent or abutting property, is designated or zoned for residential uses the patio must not operate later than 11:00 PM.
- For a licensed establishment outside of the Central Area, liquor service may only be permitted between the hours of 9:00 AM and 12:00 AM.
- For a licensed establishment outside of the Central Area, the capacity may not exceed 250 persons.

8.0 **Technical Comments**

8.1 R.C.M.P.

No comment.

9.0 **Application Chronology**

Application Accepted: July 23, 2024
Neighbourhood Notification: October 1, 2024

Report prepared by: Sara Skabowski, Planner I
Reviewed by: Adam Cseke, 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: Neighbourhood Notification Summary

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.