

# REPORT TO COUNCIL

## LIQUOR LICENSE



**Date:** March 3, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 908 Wilson Ave  
**File No.:** LL25-0002

	Existing	Proposed
<b>OCP Future Land Use:</b>	EDINST – Education / Institutional	EDINST – Education / Institutional
<b>Zone:</b>	P2 – Education and Minor Institutional	P2 – Education and Minor Institutional

### 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 Royal Canadian Legion, Branch No. 26 (209384) for a liquor primary licence for Lot A District Lot 138 ODYD Plan 34419 Except Plan EPP61996, located at 908 Wilson Ave, Kelowna, BC for the following reasons:
  - Council Policy 359 recommends supporting hours of operations no later than 2:00am within the Central Area when the capacity does not exceed 500 persons. The proposed hours, indoor and patio, as well as the increased capacity requests comply with this policy.
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 medium size liquor primary licence establishment as the property is located on two Active Transportation Corridors and has transit adjacent to the subject property with servicing two different bus routes.
  - b) The proximity of the establishment to other social or recreational facilities and public buildings:  
 The subject property is not located within close proximity to other social, recreational facilities or public buildings.
  - c) The person capacity and hours of liquor service of the establishment:  
 The person capacity is 213 persons and the hours are until 1:00 am. Both the capacity and hours are consistent with Council Policy 359.
  - d) The number and market focus or clientele of liquor-primary licence establishments within a reasonable distance of the proposed location:  
 The location of the subject property is located two blocks south of the Brewery District and other Liquor Primary establishments.

- e) The impact of noise on the community in the immediate vicinity of the establishment:  
The potential impact for noise is minimal as the applicant has provided a noise mitigation plan which includes building upgrades, event management, communicating member conduct expectation, and proactive community engagement.
  - f) The impact on the community if the application is approved:  
The potential for negative impacts is minimal as proposal is consistent with Council Policy 359 which was structured to minimize impact on the community.
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 support a relocation of licence with a structural change to increase the overall capacity to 213 persons.

**3.0 Development Planning**

Staff support the request to relocate the liquor licence and increase the capacity for the Royal Canadian Legion. The subject property is located in an established residential area surrounded by primarily townhomes or single detached housing. Council Policy 359 recommends supporting liquor primary licence applications for establishments supporting alternative entertainment options and/or establishments which are less focused on alcohol consumption.

The applicant is seeking to increase the overall capacity from 156 to 213. The proposed increase is consistent with Council Policy 359 for capacities located within the Central Area as the capacity does not exceed 500 persons. The applicant is not seeking to change the hours of their current licence. The proposed hours, indoor and on the proposed patio, are consistent with permissible operating hours highlighted in council Policy 359.

The applicant has provided a noise and disturbance mitigation plan. As the proposed establishment is located in a residential neighbourhood, several steps have been implemented to mitigate the impact on nearby residence. The buildings has been renovated, including sound-reducing windows. Events with loud music will end by a set time to follow local rules. Outdoor areas will have limited use, stopping late at night. Signage will guide respectful conduct, and there will be efforts to connect with nearby residents.

**4.0 Project Details**

**Existing Hours:**

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
<b>Open</b>		11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 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	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>	125	180
<b>Outdoor</b>	31	33

**5.0 Site Context & Background**

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF2 – Townhouse Housing	Apartment Housing

**Subject Property Map: 908 Wilson Ave**



The subject property is located on Wilson Avenue, fronting three streets: Ethel Street, Cawston Avenue, and Wilson Avenue. There is public transit on Cawston Avenue, adjacent to the subject property. Cawston Avenue and Ethel Street are both Active Transportation Corridors.

**6.0 Public Input Received**

Neighbour notification was conducted in accordance with Council Policy 359 Liquor Licensing Policy & Procedures:

- Notices were delivered to properties within a 50 meter radius of the subject property on February 11, 2025; and
- Signage was erected on the subject property on February 12, 2025.

Notification provided an opportunity for affected residents to comment on the proposal. One member of the public, who lives within the 50 meter radius, provided comments in support of the application.

**7.0 Current Development Policies**

7.1 Council Policy #359 – Liquor Licensing Policy and Procedures

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

- Liquor service for a licenced establishment within the Central Area may be permitted between the hours of 9:00 AM and 2:00 AM.
- Within the Central Area, an outdoor patio at a licenced establishment may not operate later than 11:00 PM.
- A licenced establishment within the Central Area that closes later than midnight, must limit capacity to 500 persons.
- Where liquor service is provided in conjunction with alternative entertainment options that are less focused on alcohol consumption, including cultural or event-driven establishments.

8.o **Application Chronology**

Application Accepted: January 29, 2025

**Report prepared by:** Jason Issler, Planner II  
**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: Letter of Rationale  
Attachment C: Summary of Neighbourhood Notification  
Attachment D: Noise Mitigation Plan

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).