

Liquor Licence Application

3778 Hilltown Drive

LL25-0009



Purpose

- To seek Council's support for a Lounge Endorsement to an existing Manufacturing Licence.

Development Process

Mar 17, 2025 Development Application Submitted



Staff Review & Circulation



May 12, 2025 Monday Council Meeting

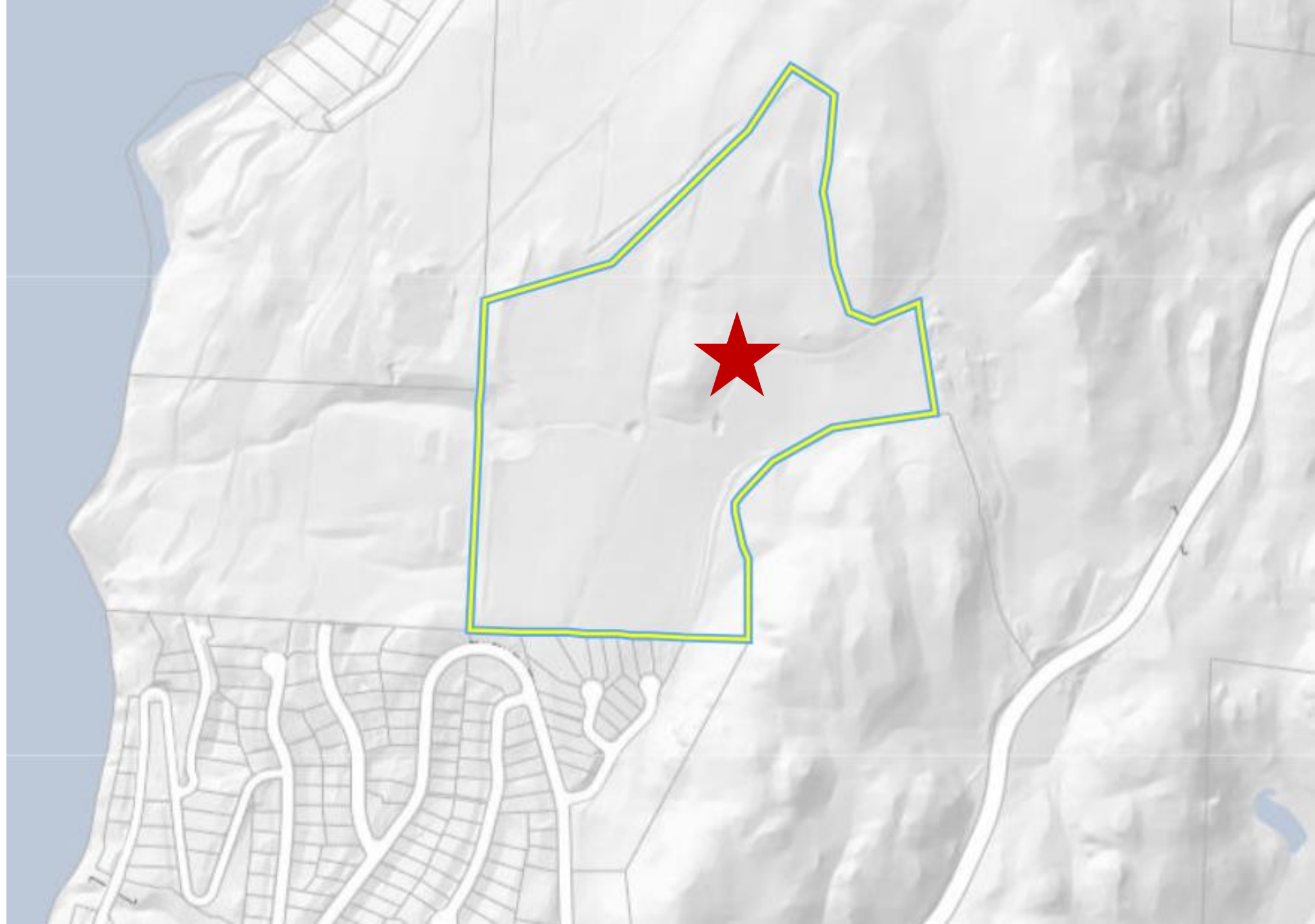
**Council
Approvals**



Recommendation forwarded to LCRB



Context Map





Subject Property Map



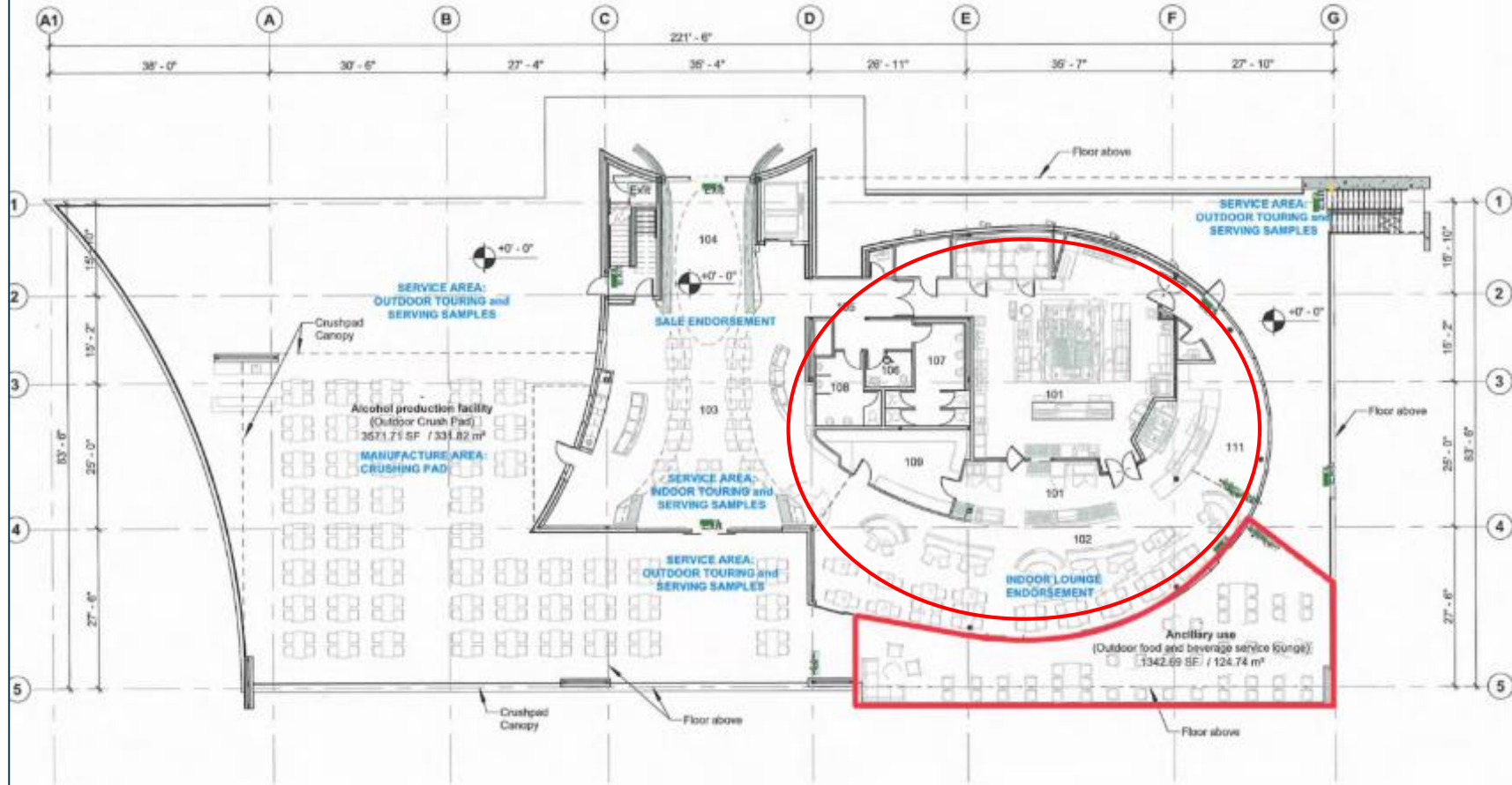
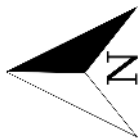
Hours of Operation

Proposed		Sun	Mon	Tue	Wed	Thu	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	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM
	Outdoor	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	N/A	68
Outdoor	N/A	68

Indoor Floor Plan Proposed



MAIN PLAN (at ± 0.00)

SC: 1" = 20'-0"

Level 1 Floor Plan:

-Total Indoor Area (Excluding Elevator and Staircase) : 6773 SF / 629 m²
(Outdoor food and beverage service lounge) : 1343 SF / 125 m²
(Outdoor Crush Pad) : 3572 SF / 332 m²

TOTAL CALCULATED OCCUPANT LOAD FOR THE FLOOR:

413 persons



Room Schedule-Main Level-Ledger			
Number	Name	Area	Area(Metric)
Level 1(00)			
-	Ancillary use (Outdoor food and beverage service lounge)	1342.69 SF	124.74 m ²
101	Ancillary use (Maintaining and Operation room)	1868.37 SF	173.58 m ²
102	Ancillary use (Indoor food and beverage service lounge)	1348.00 SF	125.23 m ²
103	Ancillary use (Retail sales and Tasting of an alcohol product)	1439.45 SF	133.73 m ²
104	Common area (Entrance Hall / Corridor)	528.13 SF	49.06 m ²
105	Common area (Corridor)	160.95 SF	14.95 m ²
106	WC (Unisex)	48.00 SF	4.46 m ²
107	WC (Ladies)	165.90 SF	15.28 m ²
108	WC (Gents)	100.44 SF	9.33 m ²
109	Ancillary use (Storage)	252.97 SF	23.50 m ²
111	Common area (Corridor)	365.78 SF	34.08 m ²
112	Common area (Staircase)	163.00 SF	15.15 m ²

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE DRAWING AND/OR THE SPECIFICATIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF CONDITIONS.
2. DIMENSIONS SHOWN ARE FROM FINISH FACE OF CONCRETE, GRID LINES, AND CENTER OF WALLS UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DIMENSIONS ON ANY ARCHITECTURAL DRAWINGS.
4. DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENTS CREATED BY CONSULTANTS ON SHEET A-3.1



MAIN LEVEL

Occupancy: 2025.01.20
UPDATED IFC: 2024.09.03
IFC: 2024.03.13
IFC: 2024.02.28
IFT: 2023.07.13
Updated IFT: 2023.07.06
IFT: 2023.01.21

WINERY BUILDING BP SUBMISSION -

ISSUED

REVISION 1:

ORIGINAL DATE: DECEMBER 2019

CLIENT:

AZHADI VINEYARDS

PREPARED BY:

[AZIZI ARCHITECT INC.]

#104 2430 Bellevue Ave. West Vancouver, BC V7V 1E1
TEL: (604) 240-6000
INFO@AZIZIARCHITECT.COM

PROJECT NAME:

AZHADI VINEYARDS
KELOWNA, BC.

SHEET TITLE: PRINCIPAL BUILDING

MAIN FLOOR- Occupancy

DRAWN BY: N.N. - B.A.

CHECKED BY: M.A.

SCALE: As indicated

FILE NAME:

JOB #: 20191202

PRINT DATE:

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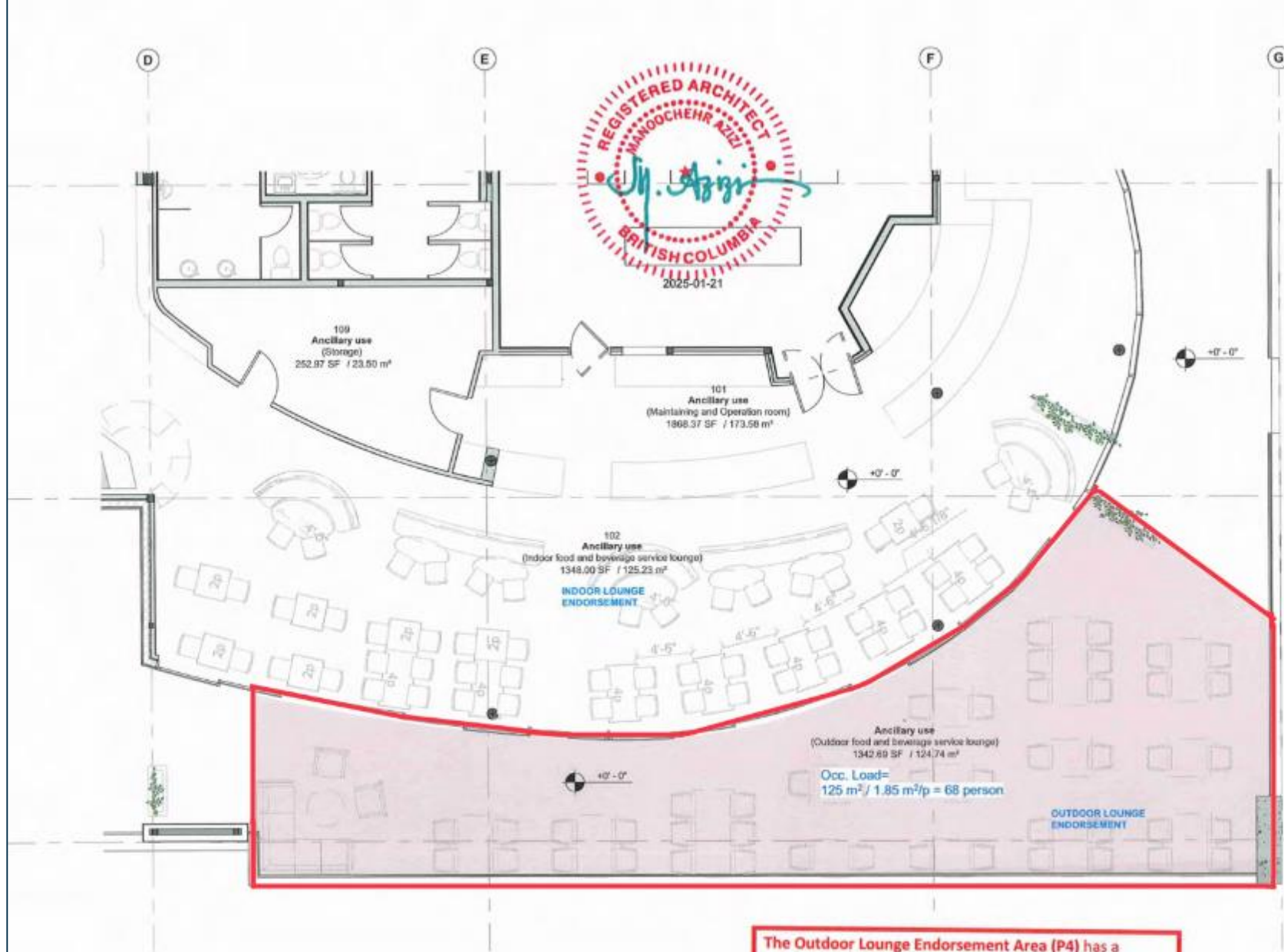
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WITHOUT THE ARCHITECT'S CONSENT

A-3.0.4

Outdoor Floor Plan Proposed



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WINERY BUILDING SP SUBMISSION -

ISSUED

REVISION 1:
ORIGINAL DATE: DECEMBER, 2019

CLIENT:

AZHADI VINEYARD

PREPARED BY:

[AZIZI ARCHITECT INC.]
#104 2435 Bellevue Ave. West Vancouver,
BC V7V 1E1
TEL: (604) 240-6993
INFO@AZIZIARCHITECT.COM

PROJECT NAME:

AZHADI VINEYARDS
KELOWNA, BC.

SHEET TITLE: PRINCIPAL BUILDING
MAIN FLOOR-P4-Dining -Outdoor Lounge

DRAWN BY: N.N. - B.A.

CHECKED BY: M.A.

SCALE:

FILE NAME:

JOB #: 20191202

PRINT DATE:
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A-3.0.4

The Outdoor Lounge Endorsement Area (P4) has a maximum occupant load of 68 persons (per architect)

Reviewed
by City of Kelowna
Inspection Services

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Public Input

- Signage was posted on the subject property
- Letters were used to notify the surrounding properties
- No neighbourhood responses were received

OCP Objectives & Policies

- Policy 8.1.1 - Protect Agricultural land
 - A winery, including a lounge, is a permitted farm use under the ALR, and may not be prohibited by local government
- Policy 8.1.5 – Agri-tourism, Alcohol Production Facilities, Farm Retail Sale
 - Permit alcohol production facilities and farm retail sales on ALR lands where consistent with ALC policies and regulations

ALC Policies

- Lounge adheres to maximum area of 125m² indoors and 125m² outdoors
- Alcohol production is a permitted farm use in the Agriculture Land Reserve

Council Policy #359

- Must follow regulations of the ALR
- Indoor & Outdoor hours no later than midnight
- Capacity does not exceed 250 persons

Staff Recommendation

- Staff recommend support for the proposed liquor licence as it is consistent with:
 - Council Policy #359
 - Official Community Plan
 - Agricultural Land Commission
- That Council directs Staff to forward a resolution of support to the LCRB.