

g) Recommendation:

Council recommends that the application for a new liquor primary license for the Rutland Arena location at 645 Dodd Road be approved.

2.0 Purpose

This application seeks Council's support for a new liquor primary license for Rutland Arena.

3.0 Land Use Management

At the regular meeting of Council held on Tuesday September 4, 2012 Council recommended that a new liquor license be approved for the Rutland Arena. However, the information contained in the report cited that the person capacity would be 450 which was the original number that was contained in the application submitted to the Liquor Control and Licensing Branch (LCLB). Subsequently, the Application Summary from the LCLB indicated that the actual occupancy loads were a 717 person capacity for the Grandstands and 224 person capacity for the West Lobby for a total of 941. Therefore a revised resolution of Council is required to reflect consideration of the actual occupancy load numbers in accordance with the LCLB Application Summary.

The proposal is not entirely consistent with Council Policy #359 as it proposes a liquor primary license in excess of 100 persons and the subject property is not located in an Urban Centre. However, this policy was targeted at private liquor primary establishments and was intended to centralize larger establishments that are open late throughout the week within the City's Urban Centres. While the proposal does contemplate a 941 (717-grandstands, 224-west lobby) person capacity license, all alcohol will be served inside the building and alcohol service will be terminated 20 minutes before the end of each Junior "B" game. Alcohol sales will be restricted to beer, wine and coolers. Based on the above, the Land Use Management Department recommends that the application be supported.

4.0 Summary

4.1 Background

An application has been forwarded by the City to the Provincial Liquor Control and Licensing Branch (LCLB) for their approval. Procedurally, all new Liquor Primary License requests require Local Government Approval.

4.2 Proposal

This application is for a new Liquor Primary license for the Rutland Arena. The purpose of the application is to provide spectators the opportunity to consume an alcoholic beverage in the grandstands while watching Junior "B", Okanagan College or adult hockey game (tournaments only). The proposed establishment is in an area where there are currently no other licensed establishments. The proposed liquor service will cater to the local community and support the local Junior "B" hockey team. By also allowing liquor service during adult hockey tournaments, it is anticipated that it will help curb unauthorized drinking in the dressing rooms and parking lot.

Proposed Structural Change Summary:

Person Capacity:

Licensed Area	Capacity
Existing Indoor Capacity	0
Existing Outdoor Patio	0
Total Existing Licensed Capacity	0
Proposed Indoor Capacity: Grandstands	717
West Lobby	224
Proposed Outdoor Patio	0
Total Proposed Licensed Capacity	941

Proposed Hours of Sale:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	12:00 noon	12:00 noon
Close	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	12:00 midnight	12:00 midnight

Note: the Liquor Service will be events driven in accordance with the LCLB and can only occur between the range of hours noted above and, as noted under the Recommendations section above, the closing hours will be 20 minutes before the end of each Junior "B" game.

4.3 Site Context

The subject property is surrounded by a mix of institutional and residential uses. There are no other licensed establishments in the immediate area. The proposed liquor primary location is in a moderately populated residential area. See attached map for existing community services and liquor primary locations.

Subject Property Map: 645 Dodd Road



5.0 Existing Policies

5.1 Council Policy #359 - Liquor Licensing Policy & Procedures

The proposal compares to Council Policy #359 as follows:

B. 1. b) Large establishments (with person capacity greater than 249 persons):

- i. Should only be located within an Urban Centre.
The subject property is not located within an Urban Centre.
- ii. Should be located a minimum of 250m from another Large establishment.
Satisfied
- iii. Should be located a minimum of 100m from a Medium establishment.
Satisfied
- iv. Should not be located beside a Small establishment.
Satisfied

4.0 Circulation Comments

No concerns were raised through file circulation.

Report prepared by:


Paul McVey, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

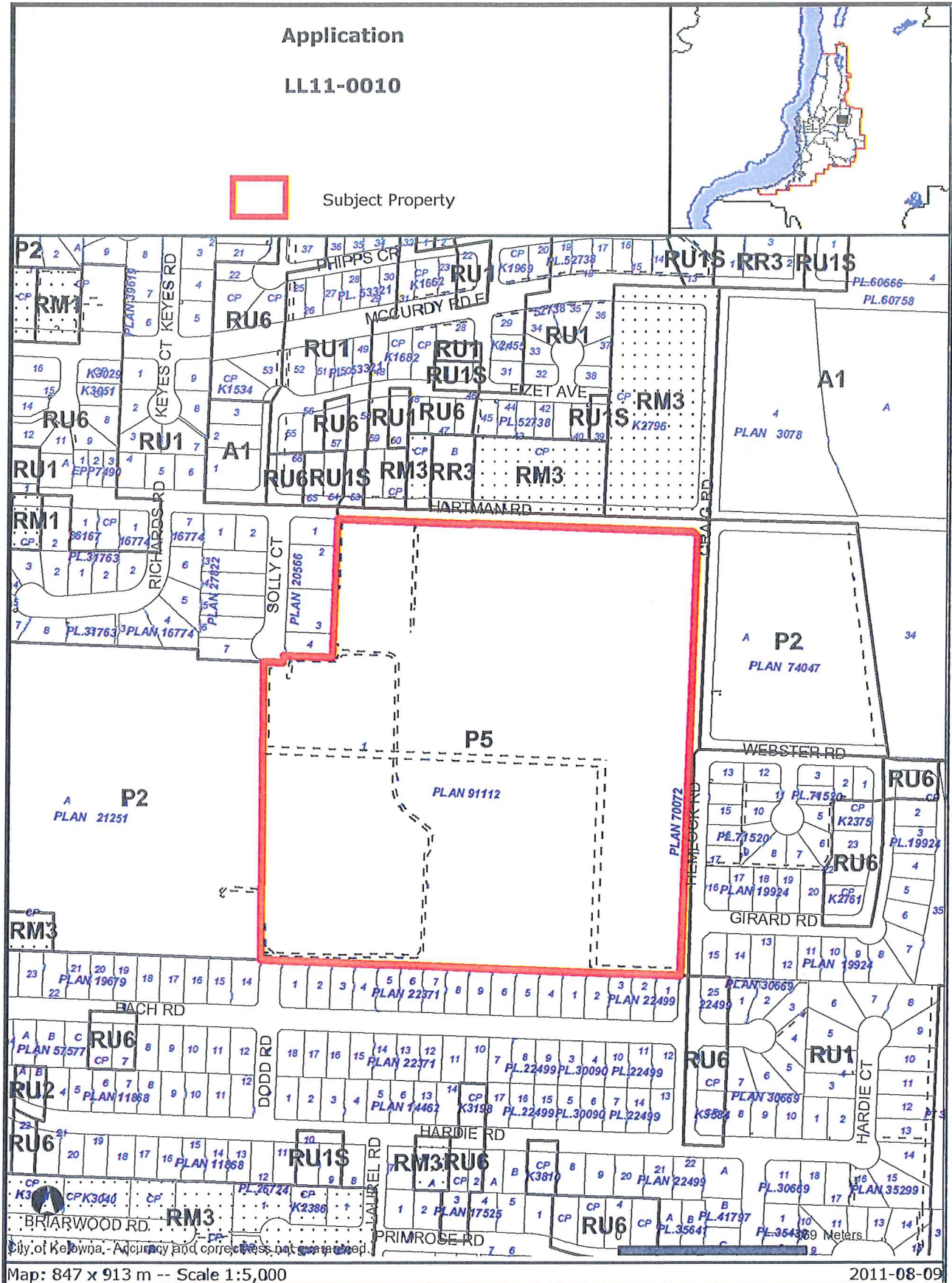
Approved for Inclusion:



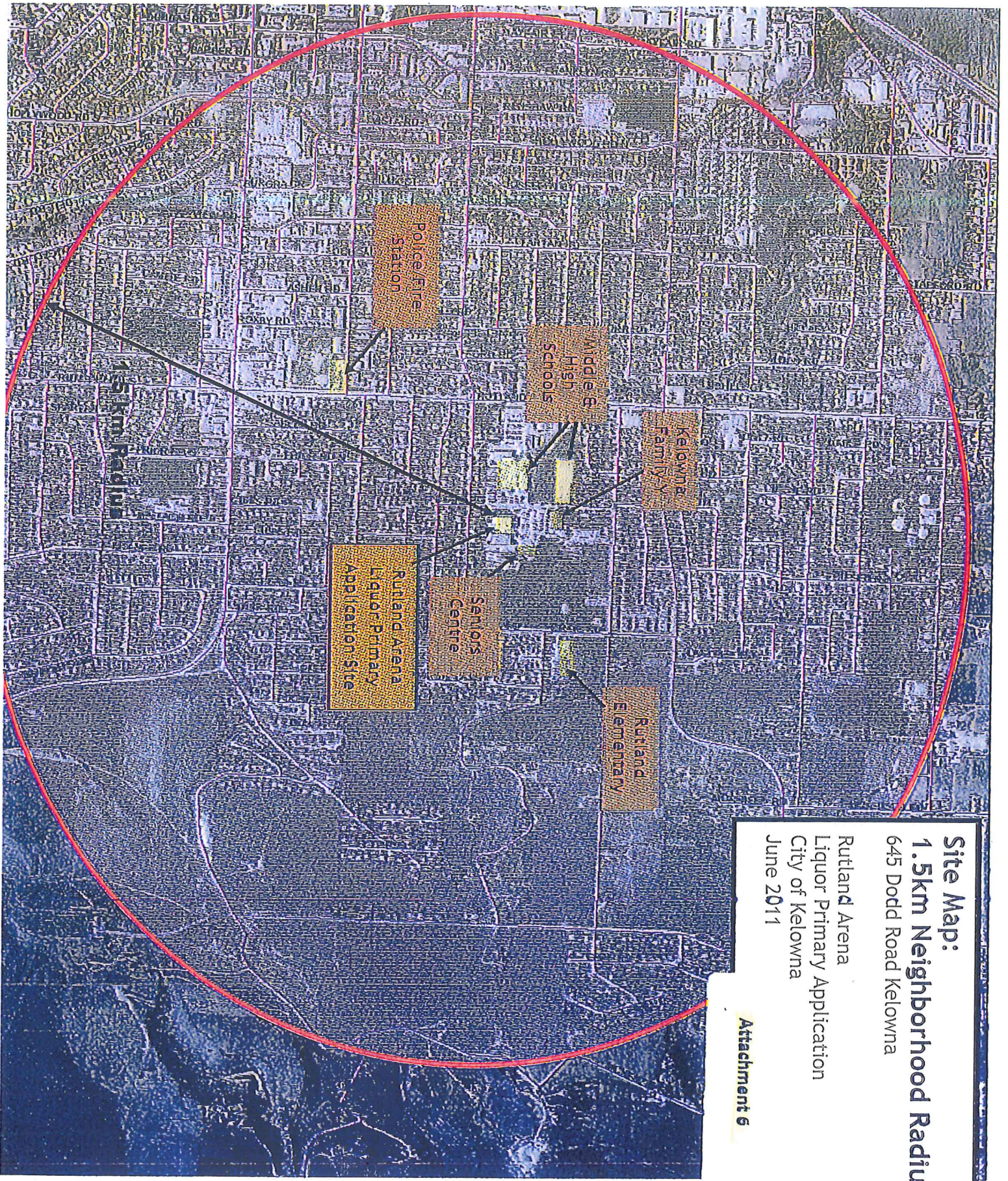
Shelley Gambacort, Director of Land Use Management

Attachments:

Subject Property Map
Neighbourhood Map
Site Map
Floor Plan
Photographs

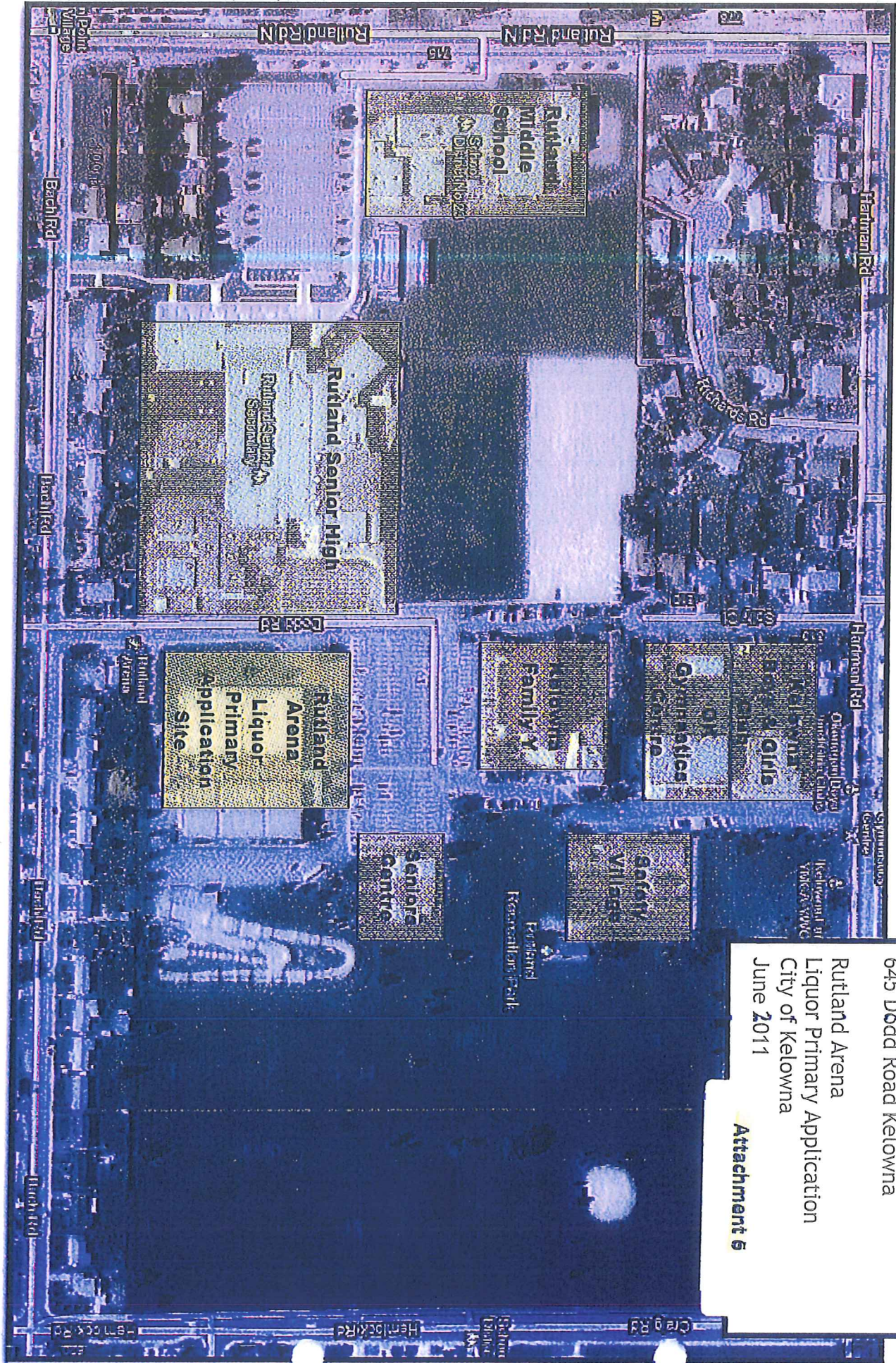


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



Site Map:
1.5km Neighborhood Radius
 645 Dodd Road Kelowna
 Rutland Arena
 Liquor Primary Application
 City of Kelowna
 June 2011

Attachment 6



Site Map:
Rutland Recreation Park
645 Dodd Road Kelowna
Rutland Arena
Liquor Primary Application
City of Kelowna
June 2011
Attachment 5

PREPARED FOR:
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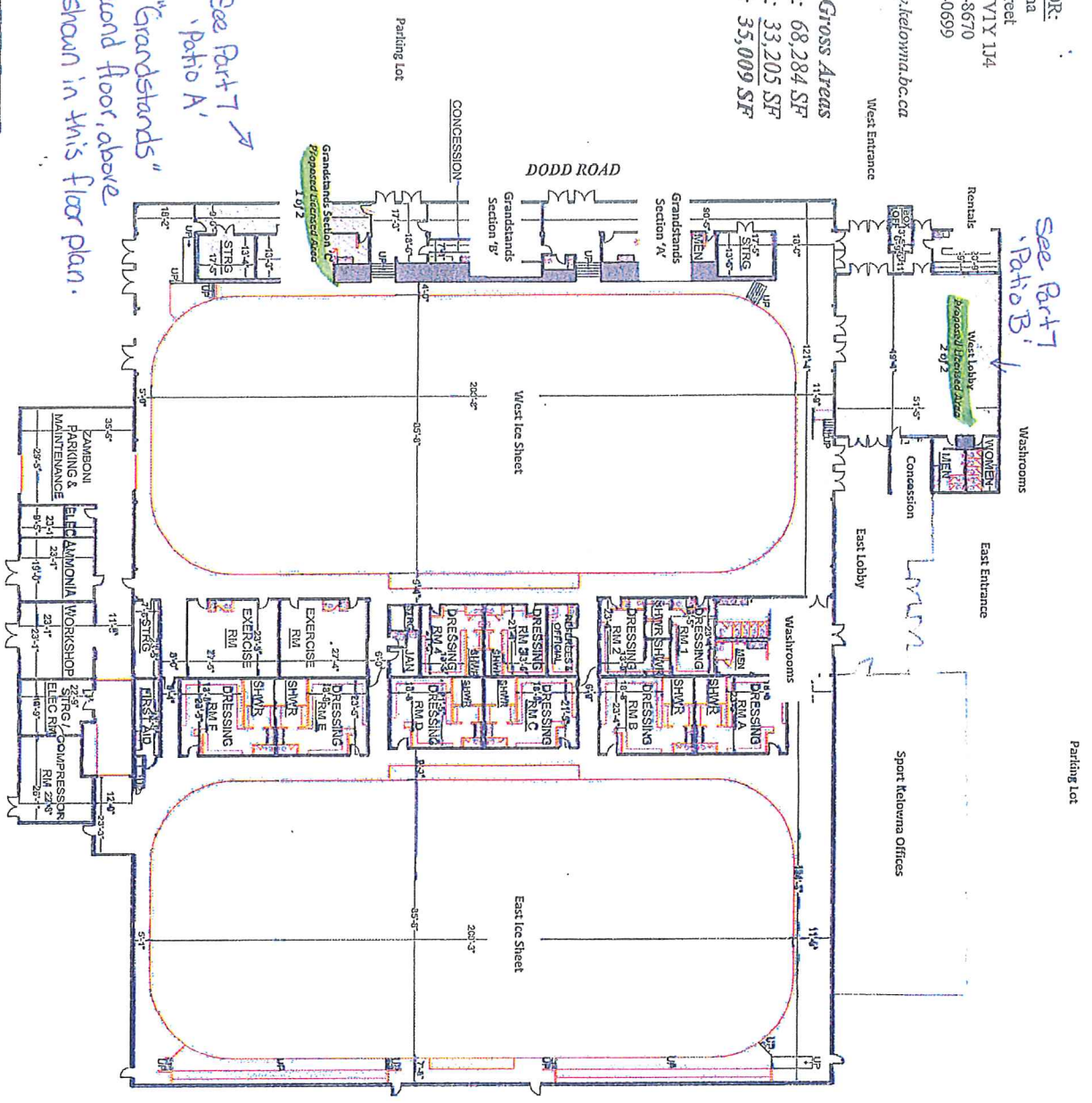
<http://www.city.kelowna.bc.ca>

Gross Areas
 Building: 68,284 SF
 Less Ice area: 33,205 SF
 Measured: 35,009 SF

Note: "Grandstands" are second floor, above rooms shown in this floor plan.

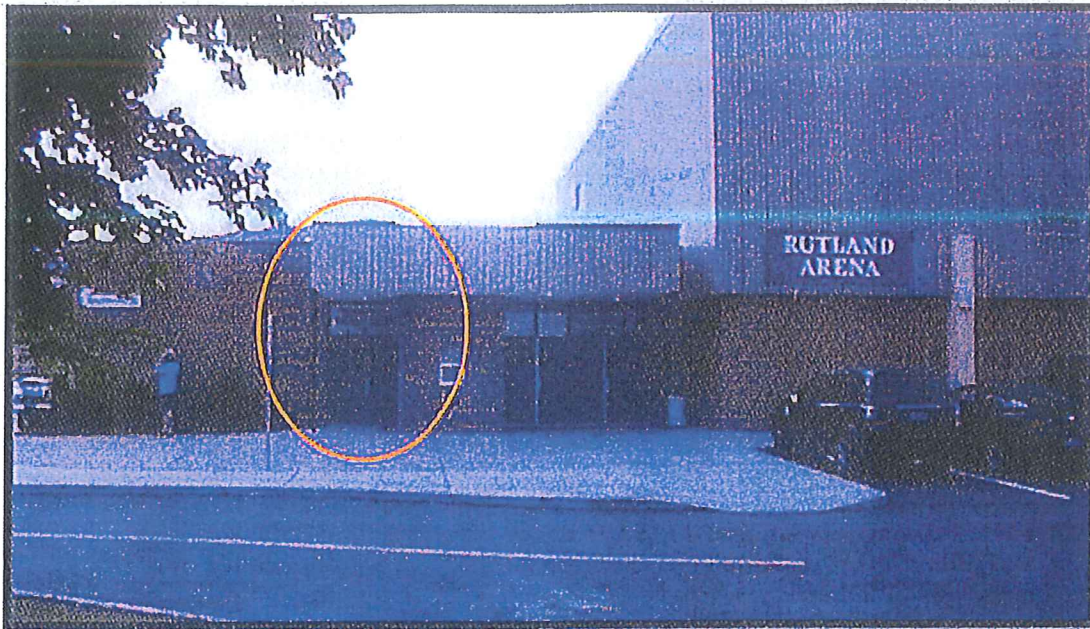
See Part 7 →
 'Patio A',
 'Patio B',

Survey Accuracy: +/- 0.12%

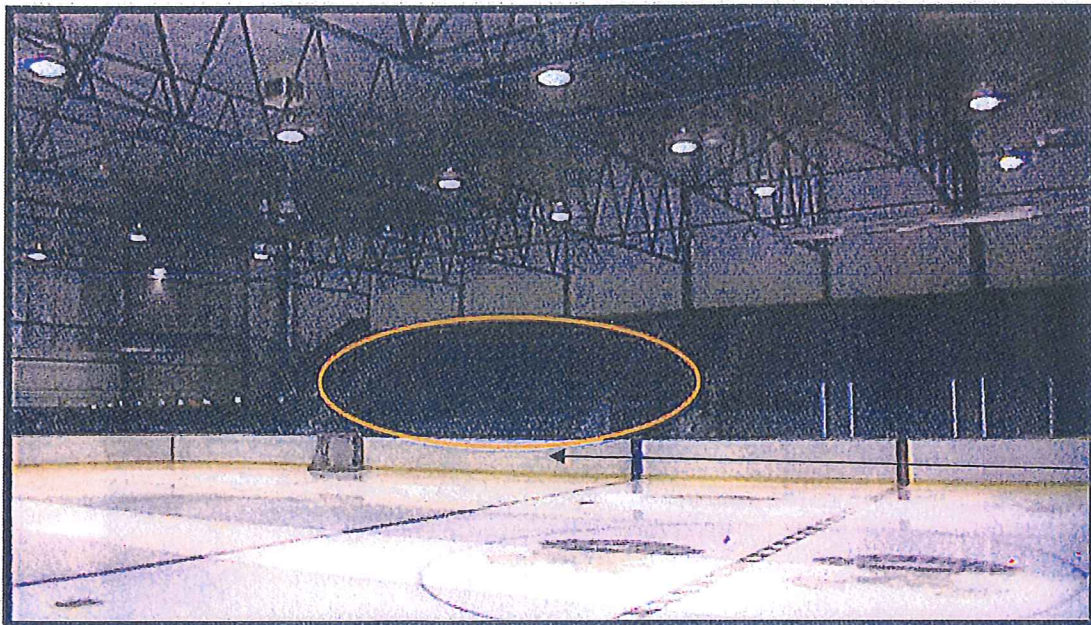


RUTLAND ARENA
 655 DODD ROAD
 KELOWNA, BC
 FIRST FLOOR
 (As Measured: January 2005)

Attachment 5
 1 of 2

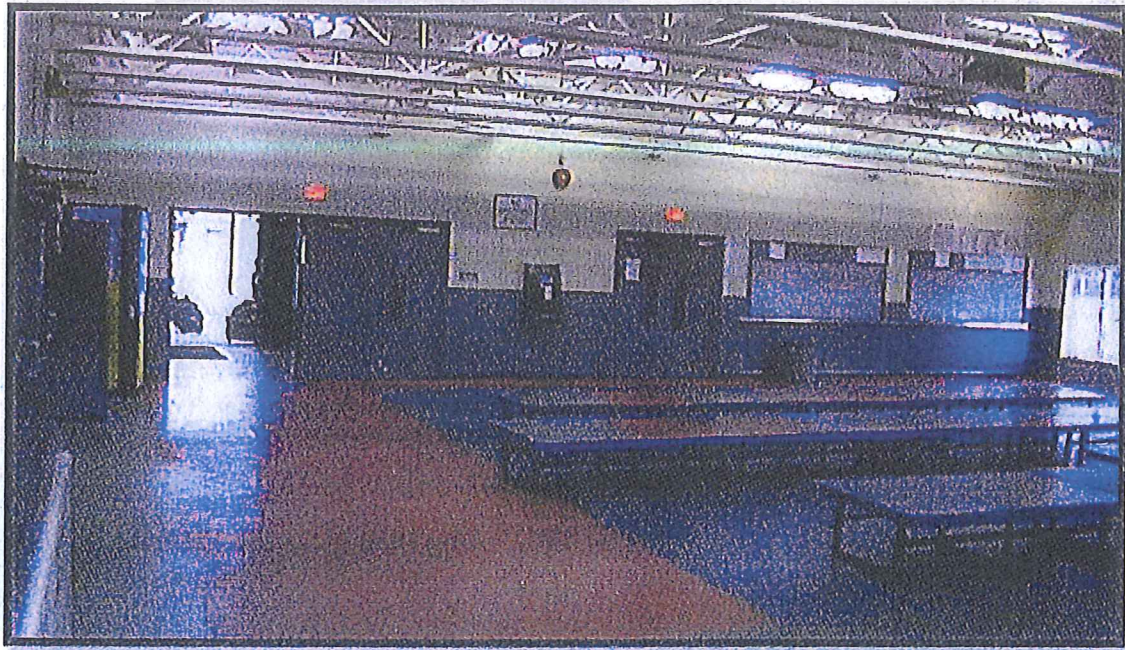


1. Dodd Road/West Entrance of Rutland Arena
Image shows Kelowna Chiefs Ticket Centre. No permanent signage regarding liquor sales are proposed for the facility exterior.



2. West Ice Sheet Grandstands
Image shows Section "C" of the Grandstands (circled in orange), proposed as "Patio A". Patrons enter the Grandstands from the right.

Primary Liquor Application - City of Kelowna
Rutland Arena, 645 Dodd Road



3. West Lobby of the Rutland Arena; area proposed as "Patio B" for Adult Tournaments.



4. East entrance, Rutland Arena.