

November 21, 2018

Subject Property:

2965 South Main St

Application:

Penticton Seniors' Drop-In Centre Society has applied for a New Liquor Primary Licence (380 persons) to be located at 2965 South Main St, with proposed hours of service from 2:00pm to 11:00pm (Sunday to Saturday).

Information:

On November 20, 2018, Council endorsed staff's recommendation to support the Penticton Seniors' Drop-In Centre Society application for a New Liquor Primary Licence and move to final consideration after public notification. A copy of the staff report can be obtained at the Development Services Department (City Hall) or can be found on the City's Council Regular Agenda – November 20, 2018 – 10.2.



The December 18, 2018 final report to Council will be available for public inspection **from December 13 to December 18, 2018** at Penticton City Hall, 171 Main Street during hours of operation. Please contact Licencing at 250-490-2488 with any questions.

Council Consideration:

Council will consider Public comments at its Regular Council meeting scheduled for 6:00 p.m. Tuesday, December 18, 2018 in Council Chambers at Penticton City Hall, 171 Main Street.

Public Comments:

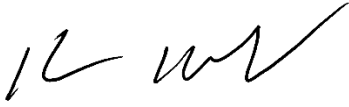
You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail no later than **9:30 am on Tuesday, December 18, 2018** to:

Attention: Corporate Officer
171 Main Street, Penticton, B.C. V2A 5A9
corpadmin@penticton.ca

No letter, report or representation from the public will be received by Council after the conclusion of the **December 18, 2018** Council Meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice will form part of the public record and will be published in a meeting agenda when this matter is before the Council. The City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Kunka', with a stylized flourish at the end.

Ken Kunka ASCT, RBO
Building and Permitting Manager
Development Services
250-490-2505
ken.kunka@penticton.ca



Council Report

penticton.ca

Date: November 20, 2018 **File No:** Civic – PL008390
To: Peter Weeber, Chief Administrative Officer
From: Ken Kunka, Building and Permitting Manager
Address: 2965 South Main Street
Subject: **New Liquor Primary Licence - Penticton Seniors' Drop-In Centre Society**

Staff Recommendation

THAT Council direct staff to commence public notification of the proposed Liquor-Primary License for the Penticton Seniors Drop-In Centre, located at 2965 South Main Street;

AND THAT staff report back to Council at the meeting on December 18, 2018 with the results of the public consultation for Council's consideration.

Background

The City had received an application from J. Bernard Nordquist, 1st Vice President of the Penticton Seniors' Drop-In Centre Society, seeking a new Liquor Primary Licence with hours of service from 2:00pm to 11:00pm Sunday to Saturday.

The subject property is zoned P1 – Public Assembly and the existing use meets Zoning regulations. The property is located in a mixed residential, motel and commercial area (Map – Attachment A). The current occupant load for the main hall is for 380 persons (Layout – Attachment B). The applicant has provided a Community Impact letter for the Liquor Primary application request (Attachment C)

On September 24, staff had completed an initial technical review of the application and provided Local Government/First Nation (LG/FN) Confirmation of Receipt of Application, which has engaged the parallel review process with the Liquor and Cannabis Regulation Branch (LCRB). Local government is requested to complete final local government consideration and provide resolution within 90 days of application. The final resolution must take into consideration:

- The location of the establishment
- The person capacity and hours of service of the establishment,
- The impact of noise on nearby residents,
- The impact on the community if the application is approved, and
- The view of the residents and a description of the method used to gather views.

The uses proposed are defined by the Liquor Control and Licensing Branch (LCLB) as follows:

"Liquor primary" – refers to a licensed establishment where the service of liquor, as opposed to food, is the primary focus of the business.

Financial implication

Mandatory public consultation notification costs will be offset through the City's Liquor application review fees.

Analysis

Application notification has been forwarded to the City's Liquor Licencing Technical Review Committee (LLTRC) for their comments outlined within the required resolution items and City of Penticton Liquor Licencing Policy.

In general the Committee endorses the application, however concerns related confirming exit path flows with the occupancy load have been brought forward from the City's Fire Department. Staff are currently reviewing these concerns with the applicant to resolve for Council's final consideration in December.

As per the Liquor Licencing regulations, staff will also be seeking comments from adjacent property owners and occupants. The consultation radius will be 90m from the property boundaries, which include several hundred resident notifications. Public notification will also include site signage as well as notices in the local newspaper. Any public comments as a result of the public notice process will be compiled and forwarded to Council, along with final comments from the LLTRC and staff to the **December 18, 2018** Council meeting, as per the City of Penticton Liquor Licencing Policy. At that time, a full report with final recommendations will be brought forward for Council's consideration.

Council can choose to support the application as is and move to public consultation or modify the request with further restrictions such as use or hours. Should Council deny the application then the applicant will be informed of Council's decision and a Council resolution outlining the reason for denial is forwarded to the LCLB.

Alternate recommendations

1. THAT Council deny support of the Penticton Seniors Drop-In Centre Liquor Primary application.
2. Refer back to staff for further review.

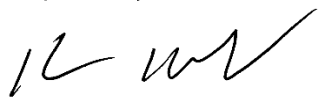
Attachments

Attachment A – Site, Public Consultation & Zoning Map

Attachment B – Proposed Floor plan layout

Attachment C – Applicant's Community Impact letter

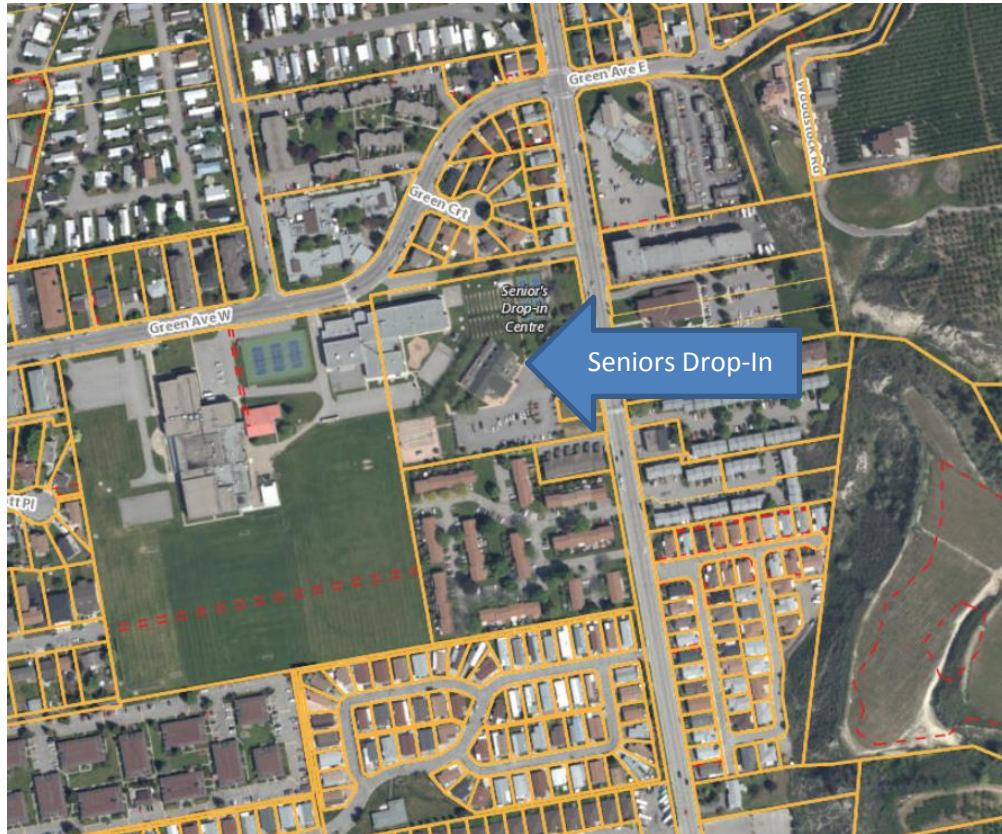
Respectfully submitted,



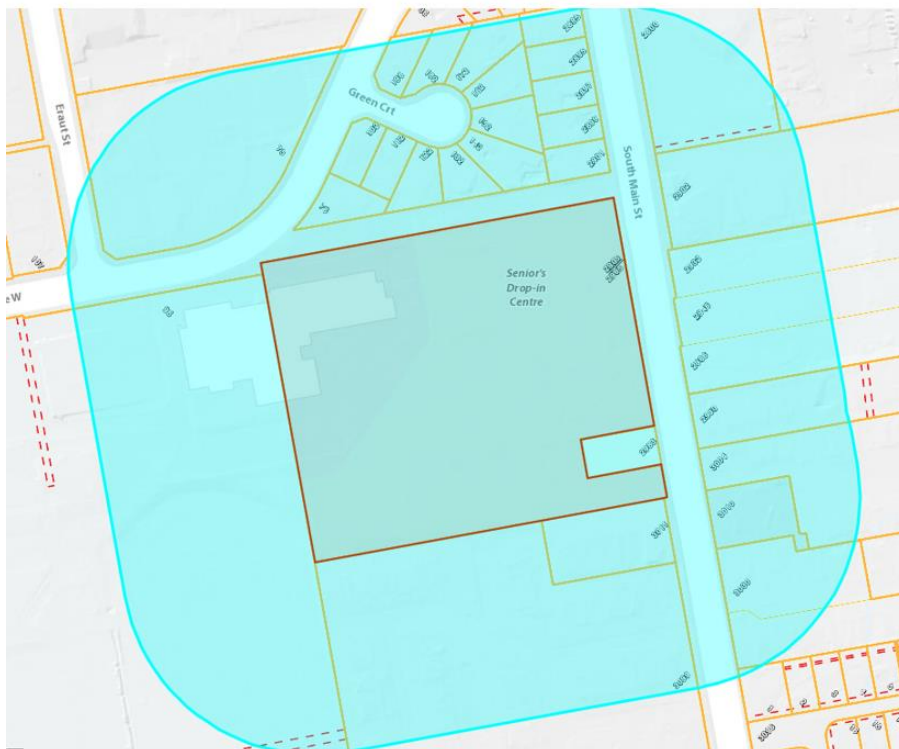
Ken Kunka ASCT, RBO
Building and Permitting Manager
LLTRC Chairperson
Approvals

Director <i>AH</i>	CAO PW
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Attachment A
Site Map



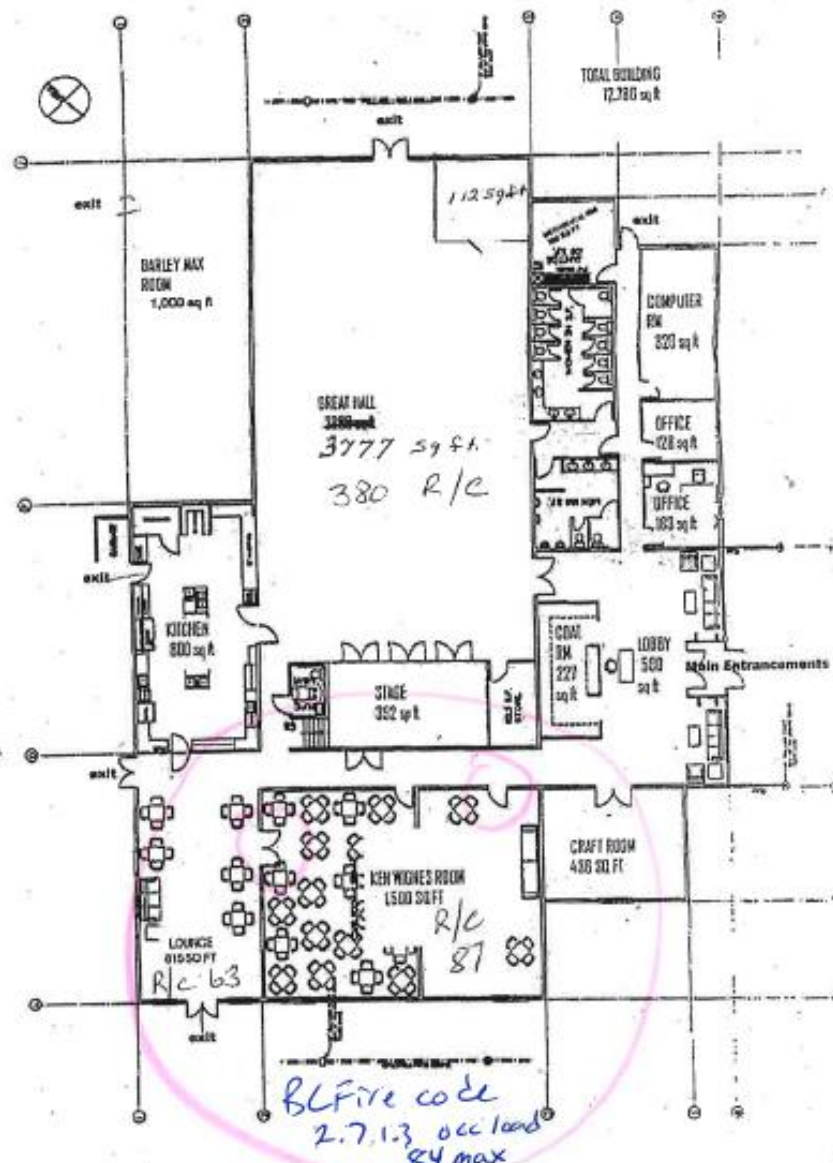
Public Consultation Map – 90 meter radius



Zoning – P1



OFFICE COPY



The circled doors will be reversed for swing and exit signs installed above to meet BCB building code requirement for means of egress for occupant load > 60

U.S. PENITENT
ACCEPTANCE
Recd 01/18
Date
Approved By
2065 South Main St.

OCCUPANT LOAD 300 PERSONS

Penticton Seniors' Drop-In Centre Society

LETTER OF INTENT

The primary focus of the centre is to provide seniors with a variety of activities suited to the needs of seniors in our area. These activities as an example would include line dancing, social dancing, monthly social dinners, and weekly lunches, also activities such as crib playing, bridge, bingo, mah jong, floor bowling, and yoga exercise as well computer instruction.

The normal business hours of the centre are 9:00am to 4:00pm with evening activities usually occurring between 7:00 pm and 9:00pm. Liquor service would be required during social dances, usually a Friday evening and once a month social dinners which would be on a Saturday between the hours of 4:00pm to 7:00 pm. In addition, we would have special events such as a New Years days dance.

Our social dinners provide buffet style meals with coffee, tea, water as well as wine. (currently under Special Event Permit) Our social dances always provide a variety of snacks and of course coffee, soft drinks or water.

The composition of the neighborhood is residential, however the centre building is located on a very large lot surrounded by a bocce court, a horseshoe court and a pickleball court and a parking lot consisting of 135 parking spaces.

The potential for noise has never been a factor in our operation.

In the operation of the centre over the last nineteen years of operation, there has never been an incident causing a disturbance with nearby residents and any potential of disturbance would not be tolerated.

The centre in the past has served alcohol at social dinners and Friday night dances under Special Event Permits in order to meet the many requests of our regular clientele. Although there is not a great deal of alcohol consumed at our functions, it certainly would be advantages for the centre to serve alcohol under a primary permit instead of special event permits. With our social dinners and Friday night dances and including other special events, we would total about 40 events per year where we would serve alcohol.