



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Megan Fyfe
Planner II

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: October 7, 2024
REPORT DATE: September 25, 2024
FILE: 4320-20 (LL000152)

SUBJECT: KAL SPORTS BAR – APPLICATION FOR A STRUCTURAL CHANGE

PURPOSE:

To review the application submitted by Roxboro Group Inc. for a structural change to a liquor primary licence for Kal Sports Bar (3004 30th Avenue). The application includes an extension of the liquor service areas and an increase in the person capacity of the service areas from 247 to 347 persons.

RECOMMENDATION:

THAT Council advise the Liquor and Cannabis Regulation Branch that Council supports the application submitted by Roxboro Group Inc. for a structural change to a liquor primary licence for Kal Sports Bar located at 3004 30th Avenue (Lot 1-4, Block 68, Section 34, Township 9, ODYD, Plan 327 & N 20 FT Lots 49 to 52 and Closed Lane Between) as outlined in the report titled “Kal Sports Bar – Application for a Structural Change” dated September 25, 2024 and respectfully submitted by the Planner II;

AND FURTHER, that the Liquor and Cannabis Regulation Branch be advised that Council is in support of the subject amendment to the liquor licence application as it addresses the Liquor and Cannabis Regulation Branch criteria in the following manner:

- Noise in the area is not expected to change due to the proposed structural change;
- Views of residents were gathered. A total of 149 property owners and occupiers, including businesses, were contacted. Advertisements requesting public input were published in the August 29 and September 5, 2024 editions of the Vernon Morning Star newspaper. One comment was received by the response deadline, voicing concerns regarding the number of parking spaces downtown; and
- Kal Sports Bar is a popular establishment that has been operating in the City of Vernon for decades. The proposed structural change is not expected to negatively impact the community.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council advise the Liquor and Cannabis Regulation Branch that Council does not support the application submitted by Roxboro Group Inc. for a structural change to a liquor primary licence for Kal Sports Bar located at 3004 30th Avenue (Lot 1-4, Block 68, Section 34, Township 9, ODYD, Plan 327 & N 20 FT Lots 49 to 52 and Closed Lane Between) as outlined in the report titled “Kal Sports Bar – Application for a Structural Change” dated September 25, 2024 and respectfully submitted by the Planner II;

AND FURTHER, that Council’s resolution of non-support addresses the following items in the Liquor and Cannabis Regulation Branch resolution criteria contained in the application for a structural change to a liquor primary licence:

- i. The impact to the community if the application is approved: Council reviewed the requested structural change to a liquor primary licence application, and believes the proposed licence amendment would unduly impact the surrounding community in the following manner: *(to be cited by Council)*; and
- ii. Views of residents were gathered: A total of 149 property owners and occupiers, including businesses, were contacted. Advertisements requesting public input were published in the August 29 and September 5, 2024 editions of the Vernon Morning Star newspaper. One comment from the public was received by the response deadline. Based on the input from the public, Council believes: *(to be cited by Council)*.

Note: This alternative is provided should Council not support the proposed structural change to a liquor primary licence application. Council can recommend to the Liquor and Cannabis Regulation Branch that the application be denied based on Council's concerns. However, the final decision to approve or deny the application is made by the Liquor and Cannabis Regulation Branch.

2. THAT Council does not wish to provide comments or recommendations to the Liquor and Cannabis Regulation Branch with regard to the application submitted by Roxboro Group Inc. for a structural change to a liquor primary licence for Kal Sports Bar located at 3004 30th Avenue (Lot 1-4, Block 68, Section 34, Township 9, ODYD, Plan 327 & N 20 FT Lots 49 to 52 and Closed Lane Between) as outlined in the report titled "Kal Sports Bar – Application for a Structural Change" dated September 25, 2024 and respectfully submitted by the Planner II.

Note: This alternative is provided should Council wish to 'opt out' of providing feedback on the proposed structural change to a liquor primary licence application. A local government that does not wish to provide input into the application may opt out by providing a resolution indicating that they do not wish to provide input on a particular application. The final decision to approve or deny the application is made by the Liquor and Cannabis Regulation Branch.

ANALYSIS:

A. Rationale:

1. Roxboro Group Inc. has applied for a structural change to a liquor primary licence for Kal Sports Bar, located at 3004 30th Avenue (Figures 1 and 2).
2. The purpose of the application is to increase the capacity of liquor service areas at Kal Sports Bar from 247 to 347 persons. This is to reflect recent interior renovations including a new dining room, a new games room and alterations to the family room, north pub and south pub service areas (Attachment 1).
3. The subject property is located in the City Centre District and is zoned CMUC: Commercial Mixed Use: Centre. The surrounding properties are also zoned CMUC: Commercial Mixed Use: Centre and contain a mixture of commercial and residential uses.

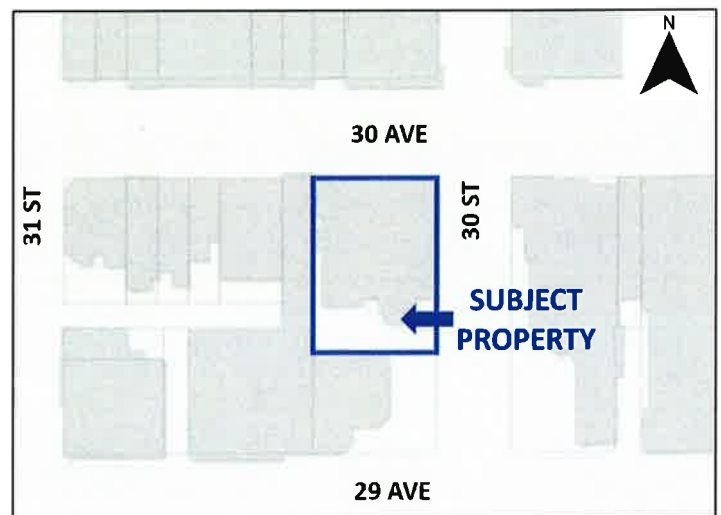


Figure 1 – Location Map of Property

4. In accordance with the requirements of the Liquor and Cannabis Regulation Branch regulations and City policy, notifications regarding the application were sent to all businesses and property owners within a 60m radius of the subject property. A total of 149 property owners and occupiers were contacted. In addition, the applicant was required to publish a Notice of Intent in two consecutive editions of the Vernon Morning Star newspaper. These notices were published in the August 29 and September 5, 2024 editions. One comment from the public was received by the response deadline, with concerns regarding the number of parking spaces downtown (Attachment 2).



Figure 2 - Aerial Photo of Property

5. As the structural change is related to interior renovations, the existing on-site parking will remain as is. No additional parking spaces are required. There are many public parking options in the City's downtown core, including street parking, parking lots, a parkade and ten-minute pick-up/drop-off zones.

6. In accordance with the City's policy on Liquor Licence Applications, notification of the application was forwarded to the local RCMP detachment and Bylaw Compliance for their review and comment. Both the RCMP detachment and Bylaw Compliance have indicated that the proposed structural change does not present any particular concerns.

7. Kal Sports Bar is a popular establishment that has been operating in the City of Vernon for decades. The proposed structural change is not expected to negatively impact the community.

B. Attachments:

- Attachment 1 – Application
- Attachment 2 – Public Feedback

C. Council's Strategic Plan Alignment:

- | | |
|---|--|
| <input type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input checked="" type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

D. Relevant Policy/Bylaws/Resolutions:

Corporate Policy - Liquor Licence Applications

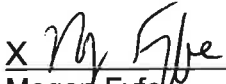
BUDGET/RESOURCE IMPLICATIONS:

N/A

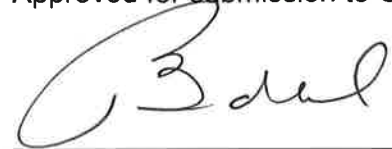
FINANCIAL IMPLICATIONS:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Budget Previously Approved | <input type="checkbox"/> New Budget Request
(Finance Review Required) |
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Prepared by:

X 
Megari Fyfe
Planner II

Approved for submission to Council:


Patricia Bridal, CAO

Date: Oct 21 2024

for X 
Terry Barton, Director
Planning and Community Services

REVIEWED WITH

- | | | |
|--|---|---|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input checked="" type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input checked="" type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering & Development |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input type="checkbox"/> OTHER: | | |