



RE: Crown and Thieves Operating Plan for Access of Brown Road

The City of West Kelowna's Council recently deferred its decision regarding the approval of a Lounge Endorsement for Crown & Thieves, citing traffic concerns related to Harding Road.

To mitigate all traffic concerns related to Harding Road we are proposing the following:

- Crown & Thieves has joint ownership with Truck 59 Ciderhouse which is adjacent to the 3390 Harding Road. An easement (copies have been provided to city staff) has been granted and registered over Truck 59 and the other corner neighboring property creating a formal access to Crown & Thieves off Brown Road.
- A pre-existing secondary access to 3887 Brown Road (Truck 59 Ciderhouse) will be used to create additional access and parking for Crown & Thieves. A gate with formal signage has been installed.
- The listed address online (website and google) for Crown & Thieves is listed as 3887 Brown Road. This will help ensure that all local and out of town guests looking up the address online will be directed to Brown Road rather than Harding Road.
- Truck 59 Ciderhouse has an established customer based and had a record year for visits and sales in 2020. It is expected that 2021 will be another strong year for the cider. As operators of both Truck 59 and Crown & Thieves, we expect customers already visiting Truck 59 will also be a larger % of Crown & Thieves customers. This should help give comfort to increase of traffic on Brown Road with Crown & Thieves opening as many of these cars and guests are already there.
- The 3rd neighboring property, owed by Okanagan Properties Ltd has intentions of developing a winery. Amongst the 3 properties owners there is a mutual goal to create a secondary "hub" for the west side wine trail off of Brown Road where all 3 properties will be accessible by foot for guests visiting the area regardless of where they are parked. The corner of the 3 lots where the Easement has been registered will be at the center of this. The goal is to work together to help each business succeed and create a destination for Agri-tourism in old Westbank center.
- To give assurance that Brown Road will be used as the public access for Crown & Thieves rather than Harding Road, we are happy to have using Brown Road as access as a condition of the business license. Should the Easement be discharged, we would accept having the city rescind or not issue future business licenses.
- Although Harding Road will exist as the legal access for Crown & Thieves, the property is gated and the access will only be used for members of the on-site personal residence, winery staff (max 5 to 8) and the fire department.

Crown and Thieves

3191 Boucherie Road, West Kelowna, V1Z 3M6

