
CITY OF KELOWNA

MEMORANDUM

Date: May 28, 2001

File No.: LL01-005

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. LL01-005

OWNER: 551696 B.C. LTD. / LILLIAN
HICKAWAY

AT: 435 GLENMORE ROAD

APPLICANT: BRANDT'S CREEK PUB /
KATHERINE HAYNES

PURPOSE: TO OBTAIN COUNCIL SUPPORT FOR AN INCREASE IN
PERSON CAPACITY FROM 65 TO 98 PERSONS

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Council support the following amendments to the current operating restrictions as requested by Brandt's Creek Pub:

- To increase the current person capacity from 65 persons to 98 persons;

AND THAT Council direct staff to forward the appropriate resolution to the Liquor Control and Licensing Board in Victoria.

2.0 SUMMARY

The applicant seeks Council support for a person capacity increase of the existing pub license. The current liquor license allows up to 65 persons in the pub, and the applicant wishes to increase the license to 98 persons. In addition to the interior seating capacity, the pub also has a license for 20 seats on the patio.

3.0 BACKGROUND

3.1 The Proposal

Brandt's Creek Pub is located on Glenmore Road, south of Kane Road. The pub currently holds a liquor license for maximum 65 persons in the interior portion of the pub. The maximum permitted occupant load of the premises is 110 persons. The applicant wishes to accommodate the additional person capacity within the existing licensed area and will not make any structural changes to the premises.

The pub is located adjacent to Glenmore Plaza, a commercial development on the eastside of Glenmore Road. The subject property is detached from the commercial development. The parking areas for the pub and the adjacent commercial development are visually separated, and the majority of parking stalls designated for pub patrons is furthermore signed accordingly.

The pub has 33 parking stalls and therefore exceeds the City of Kelowna Zoning By-Law No. 8000 requirement of 1 stall per 4 seats of capacity.

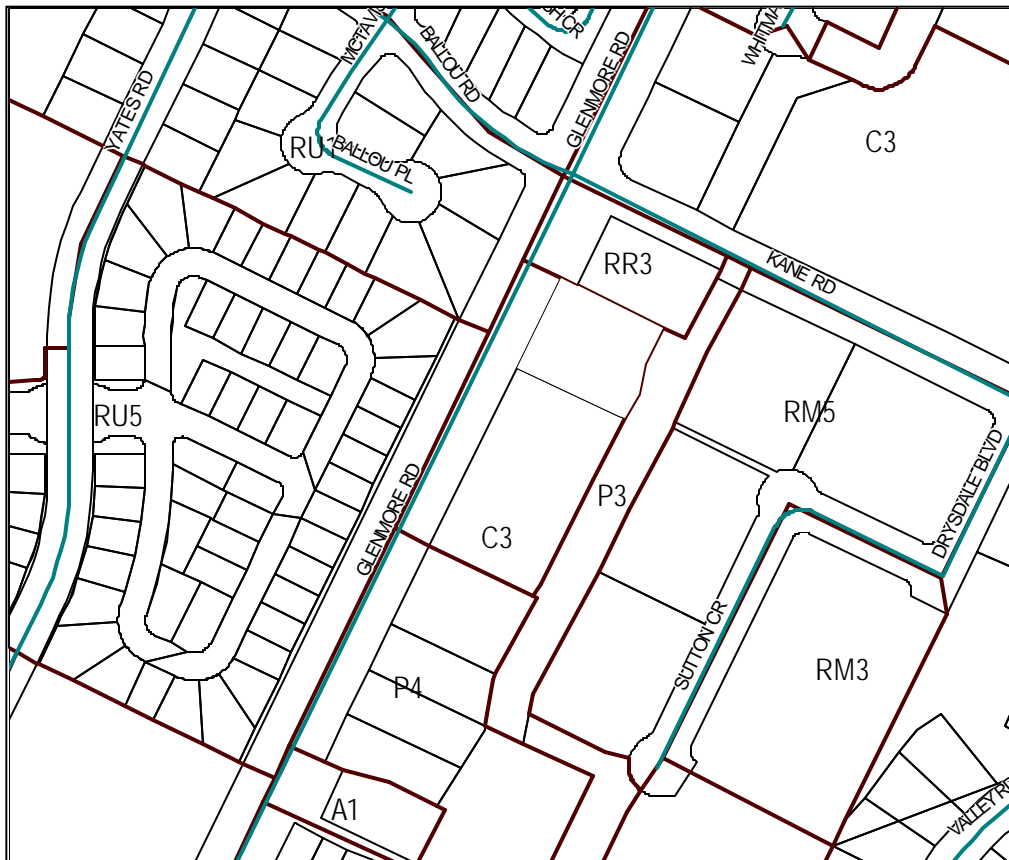
3.2 Site Context

The subject property is located in Glenmore. The property is zoned C3 – Community Commercial, which allows minor eating and drinking establishments as a primary use. Other commercial zones in the area include the adjacent Glenmore Plaza development, as well as Glenmore Village on Kane Road. The remainder of the neighbourhood is predominantly residential, with multi-family developments east of Glenmore Road and single family housing west of Glenmore Road.

Adjacent zones and uses are, to the:

- North - RR3 – Rural Residential 3 – Single Family Dwelling
- East - P3 – Parks and Open Space – Brandt's Creek; and
RM5 – Medium Density Multiple Housing – Apartment Buildings
- South - C3 – Community Commercial – Glenmore Plaza
- West - RU1 – Large Lot Housing – Single Family Dwellings; and
RU5 – Bareland Strata Housing – Single Family Dwellings

3.3 Site Location Map



3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The property is designated as Commercial in the Official Community Plan, and the proposal is consistent with this designation.

3.4.2. Glenmore / Clifton / Dilworth Sector Plan (1998)

The subject property is located in the Glenmore Valley Residential Urban Village. The plan includes the objective of encouraging and promoting the further development of the Glenmore Valley Residential Village as the primary commercial area in this sector, and the proposed seating capacity increase is consistent with this objective.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following comments have been submitted:

4.1. Inspection Services Department

- (a) Washrooms meet code;
 - (b) Occupancy of 98 persons meets code.
- The Department has no objections.

4.2. RCMP

The RCMP has no comment regarding this application.

4.3. Fire Department

The department has no comment on the proposed person capacity increase for the subject property.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the proposed person capacity increase for Brandt's Creek Pub. The premises have a sufficient number of parking stalls and meet all building code requirements. The pub is located in a Residential Urban Village with good pedestrian and public transit connections. The proposed person capacity increase will be accommodated within the existing building, and the impact on the community is therefore minimal.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

FACT SHEET

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|---|---|
| 1. APPLICATION NO.: | LL01-005 |
| 2. APPLICATION TYPE: | Liquor License Application |
| 3. OWNER: | 551696 B.C. Ltd. / Lillian Hickaway |
| ADDRESS | #7 – 83 Peregrine Way |
| · CITY | Vernon, BC |
| · POSTAL CODE | V1H 1E9 |
| 4. APPLICANT/CONTACT PERSON: | Brandt's Creek Pub / Katherine |
| · ADDRESS | Haynes |
| · CITY | 435 Glenmore Rd. |
| · POSTAL CODE | Kelowna |
| · TELEPHONE/FAX NO.: | V1V 1Z6 |
| | 763-9686 / 763-9689 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | May 4, 2001 |
| Date Application Complete: | |
| Staff Report to Council: | May 28, 2001 |
| 6. LEGAL DESCRIPTION: | Lot B, Section 32, Township 26, Plan KAP54790, ODYD |
| 7. SITE LOCATION: | Glenmore, east of Glenmore Road, south of Kane Road |
| 8. CIVIC ADDRESS: | 435 Glenmore Rd. |
| | Kelowna |
| | V1V 1Z6 |
| 9. AREA OF SUBJECT PROPERTY: | 2763m ² |
| 10. EXISTING ZONE CATEGORY: | C3 – Community Commercial |
| 11. PURPOSE OF THE APPLICATION: | To receive Council support for an increase in person capacity from 65 to 98 persons |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plan