



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.

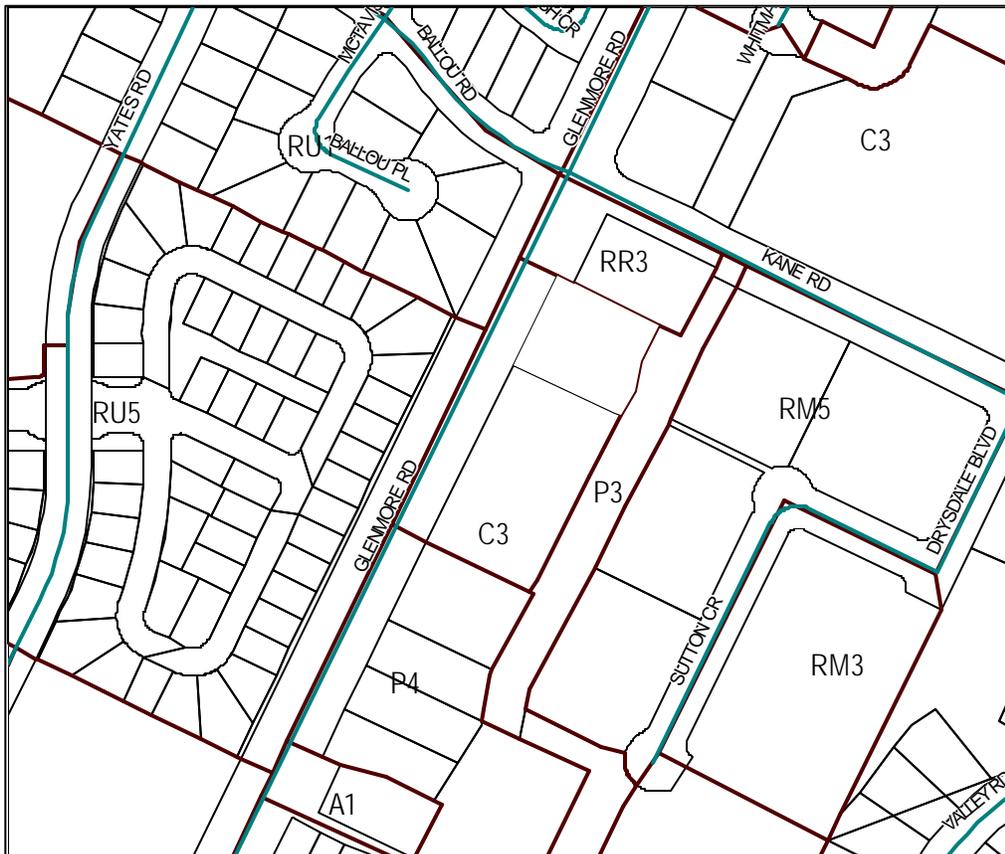
### 3.2 Site Context

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.

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Andrew Bruce  
Current Planning Manager

Approved for inclusion

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

KGB  
Attach.

**FACT SHEET**

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<sup>2</sup>
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