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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** December 5, 2001

**File No.:** LL01-009

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

APPLICATION NO. LL01-009

OWNER: VICTOR PROJECTS LTD.

AT: #124 – 948 McCURDY ROAD

APPLICANT: 616180 BC LTD. & 616189 BC LTD. (McCURDY CORNER BOWLING CENTRE)

PURPOSE: TO OBTAIN COUNCIL SUPPORT FOR A CLASS “A” (RECREATION CENTRE) AND A CLASS “B” (DINING LOUNGE) LIQUOR LICENCE, AS WELL AS FOR A BREWERY LICENCE

REPORT PREPARED BY: KIRSTEN G. BEHLER

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**1.0 RECOMMENDATION**

THAT Council support the following licences for the McCurdy Corner Bowling Centre, located on McCurdy Road proposed by 616180 BC Ltd. & 616189 BC Ltd.:

- A Class “A” (Recreation Centre) liquor licence with interior capacity for 75 persons and additional 19 seats on the patio;
- A brewery licence for the manufacturing of beer, sale of the beer that was produced on-site on the premises and through off-sales;

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 Class “A” (Recreation Centre) and a brewery licence for the former Zone Bowling Centre on McCurdy Road. The applicant is not requesting any changes in the hours of operation or seating capacities. The Council of the City of Kelowna had supported the original liquor licences for the bowling centre and the brewery in September of 1998 without endorsing specific seating capacities.

### 3.0 BACKGROUND

#### 3.1 The Proposal

The former Zone Bowling Centre, located on McCurdy Road, operated a bowling facility, a restaurant and a brewery on the subject property. The operations have since closed and the applicants wish to reopen the facility for the same uses.

Zone Bowling Centre was issued a Class “A” (Recreation Centre) and a Class “B” (Dining Lounge), as well as a brewery licence. The applicants approached the former operator of the bowling centre regarding a transfer of the licences. However, the former operator did not agree to a transfer, and the applicants therefore seek Council endorsement for new licences with identical conditions.

The applicants are seeking Council support for a Class “A” (Recreation Centre) liquor licence. The interior capacity is 75 persons, with additional 19 seats on the patio. The interior seating area is located in the front section of the building and is separate from the actual bowling area, which will not be licenced. The hours of liquor sales would be from Monday to Saturday 11:30am to 1:00am and Sunday from 11:00am to midnight. Furthermore, the applicants are requesting a brewery licence for the production of beer on site, also with no change to location or size of the previously existing brewery. The brewery licence also would allow the sale of beer that was manufactured on site on the premises and through off sales. No other off sales would be allowed.

In addition, the applicants requested a Class “B” (Dining Lounge) licence for the restaurant, which has a seating capacity of 30 persons inside and 30 persons on the patio. This licence does not require Council endorsement.

In September 1998, Council passed a resolution supporting the licensing of the Class “A” Recreation Centre liquor licence with patio area, as well as on-site brewery and off sales privileges. The resolution does not make reference to the seating capacity Council would support at that time. However, the minutes of the Council meeting indicate that Council supported a maximum of 90 to 125 seats, which exceeds the number the applicants are requesting with this application.

#### 4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concern with the proposed liquor licences. The applicant does not propose any changes to the site or to the hours of operation. The licences are identical to those supported by Council in 1998 and subsequently issued by the Liquor Control and Licensing Branch.

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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**

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| <b>1. APPLICATION NO.:</b>   | LL01-009  |
| <b>2. APPLICATION TYPE:</b>  | Liquor License Application  |
| <b>3. OWNER:<br/>ADDRESS<br/>. CITY<br/>. POSTAL CODE</b>  | Victor Projects Ltd.<br>102 – 266 Lawrence Ave.<br>Kelowna, BC<br>V1Y 6L3   |
| <b>4. APPLICANT/CONTACT PERSON:<br/><br/>. ADDRESS<br/>. CITY<br/>. POSTAL CODE<br/>. TELEPHONE/FAX NO.:</b>         | 616180 BC LTD. & 616189 BC LTD.<br>(McCurdy Corner Bowling Centre)<br>124 – 948 McCurdy Road<br>Kelowna, BC<br>V1X 2P7<br>491-2695 / 765-4519 |
| <b>5. APPLICATION PROGRESS:<br/>Date of Application:<br/>Date Application Complete:<br/>Staff Report to Council:</b> | October 9, 2001<br><br>December 4, 2001   |
| <b>6. LEGAL DESCRIPTION:</b>   | Lot 1, D.L. 143, ODYD, Plan<br>KAP65021   |
| <b>7. SITE LOCATION:</b>   | McCurdy Road, at the corner of<br>Highway 97  |
| <b>8. CIVIC ADDRESS:</b>   | 124 – 948 McCurdy Road  |
| <b>9. AREA OF SUBJECT PROPERTY:</b>  | 3.9 ha  |
| <b>10. EXISTING ZONE CATEGORY:</b>   | C3 – Community Commercial   |
| <b>11. PURPOSE OF THE APPLICATION:</b>   | To receive Council support for a Class<br>“A” and a brewery licence   |
| <b>14. MIN. OF TRANS./HIGHWAYS FILES NO.:<br/>NOTE: IF LANDS ARE WITHIN 800 m OF A<br/>CONTROLLED ACCESS HIGHWAY</b> | N/A   |
| <b>15. DEVELOPMENT PERMIT MAP 13.2<br/>IMPLICATIONS</b>  | N/A   |

**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Floor plans