
CITY OF KELOWNA

MEMORANDUM

Date: April 11, 2003
File No.: LL03-0005

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. LL03-0005

OWNER: Brandt's Creek
Neighbourhood Pub

AT: 435 Glenmore Road

APPLICANT: Brandt's Creek
Neighbourhood Pub

PURPOSE: TO OBTAIN COUNCIL SUPPORT FOR AN INCREASE IN
SEATING CAPACITY (20 PERSON ON PATIO)

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council support a licensed person capacity increase from 118 seats (98 seats inside the pub & 20 seats on patio) to 138 seats (98 seats inside the pub and 40 patio seats) proposed by Brandt's Creek Neighbourhood Pub for 100-435 Glenmore Road.

2.0 SUMMARY

The applicant is seeking Council support for a Licensed Capacity Increase. The applicant is proposing to expand the patio area by 20 seats along the south side of the restaurant. Currently the pub is licensed for a seating capacity of 118 (98 seats inside the pub and 20 seats on the patio). The hours of operation are Sunday through Thursday 10:00 am to midnight (12:00am) and 11:00 am to 1:00 am on Friday and Saturday.

3.0 BACKGROUND

3.1 The Proposal

In December of 2002 the Provincial government's Liquor Control and Licensing Branch made significant changes to Liquor Licensing regulations in British Columbia. One of the results being that local governments now have input on capacity increases only in cases where the physical size of a liquor primary licensed establishment is proposed to change.

The applicant is proposing to increase the physical size of the pub by enlarging the patio area to extend along the southern side of the restaurant. The applicant is proposing to create an additional 20 seats. The proposed person capacity increase does not impact the parking standards that are presented in Section 8 of Zoning Bylaw No.8000 as additional parking is not required for patio seating.

Section 8.8 - Parking Requirements for Eating and Drinking Establishments (Zoning Bylaw No.8000)

| Criteria | Proposal | Requirements |
|-------------------------------------|-----------------------|--------------------|
| Parking (98 Seat Capacity-existing) | 27 Stalls (existing)❶ | 25 (1 per 4 seats) |

❶ The addition of patio seating does not affect the parking requirement.

3.2 Site Context

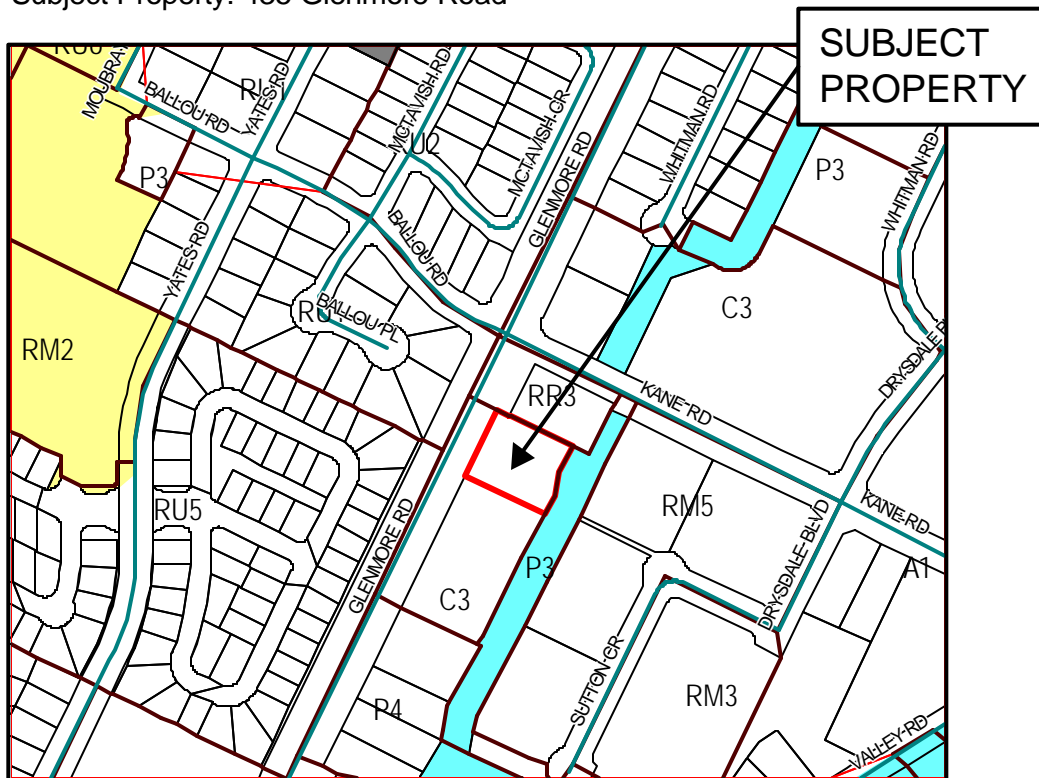
The subject property is located on the east side of Glenmore Road, one property south of its intersection with Kane Road.

Adjacent zones and uses are:

- North – RR3 – Rural Residential 3
- East – P3 – Parks and Open Space/ RM5 – Medium Density M/F Housing
- South – C3 – Community Commercial
- West – RU5 – Bareland Strata Housing

3.3 Site Location Map

Subject Property: 435 Glenmore Road



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

Awaiting Comment.

4.2. RCMP

The RCMP is represented on the Mayors task force and will not support any new applications or extensions until the task force is completed.

4.3. Fire Department

No Comment.

4.4. Public Health Inspector

No Comment.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with the proposal. The proposed capacity increase is relatively minor and the expanded seating area should not have any direct impact on the adjacent multi-family development on the west side of the creek. The pub is separated from the adjacent multi-family development by a narrow section of parkland. The parking that exists on the site is adequate.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

RWS
Attach.

FACT SHEET

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| 1. APPLICATION NO.: | LL03-0005 |
| 2. APPLICATION TYPE: | Liquor License Application |
| 3. OWNER: ADDRESS . CITY . POSTAL CODE | 551696 BC Ltd 7-83 Peregrine Way Vernon, BC V1H 1Z6 |
| 4. APPLICANT/CONTACT PERSON: . ADDRESS . CITY . POSTAL CODE . TELEPHONE/FAX NO.: | Ken Hutchinson (Brandt's Creek Neighbourhood Pub) 100-435 Glenmore Rd. Kelowna, BC V1V 1Z6 763-9686 |
| 5. APPLICATION PROGRESS: Date of Application: Date Application Complete: Staff Report to Council: | March 21, 2003 March 21, 2003 April 12, 2003 |
| 6. LEGAL DESCRIPTION: | Lot B, Sec.32, Twp.26, Plan KAP54790 |
| 7. SITE LOCATION: | The subject property is located on the east side of Glenmore Road, one property south of its intersection with Kane Road. |
| 8. CIVIC ADDRESS: | 435 Glenmore Road |
| 9. AREA OF SUBJECT PROPERTY: | 2766m ² |
| 10. EXISTING ZONE CATEGORY: | C3 – Community Commercial |
| 11. PURPOSE OF THE APPLICATION: | Liquor License Application-Increase Seating Capacity |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | N/A |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Proposed Area of Expansion