

# MEMORANDUM

REPORT PREPARED BY: RYAN SMITH

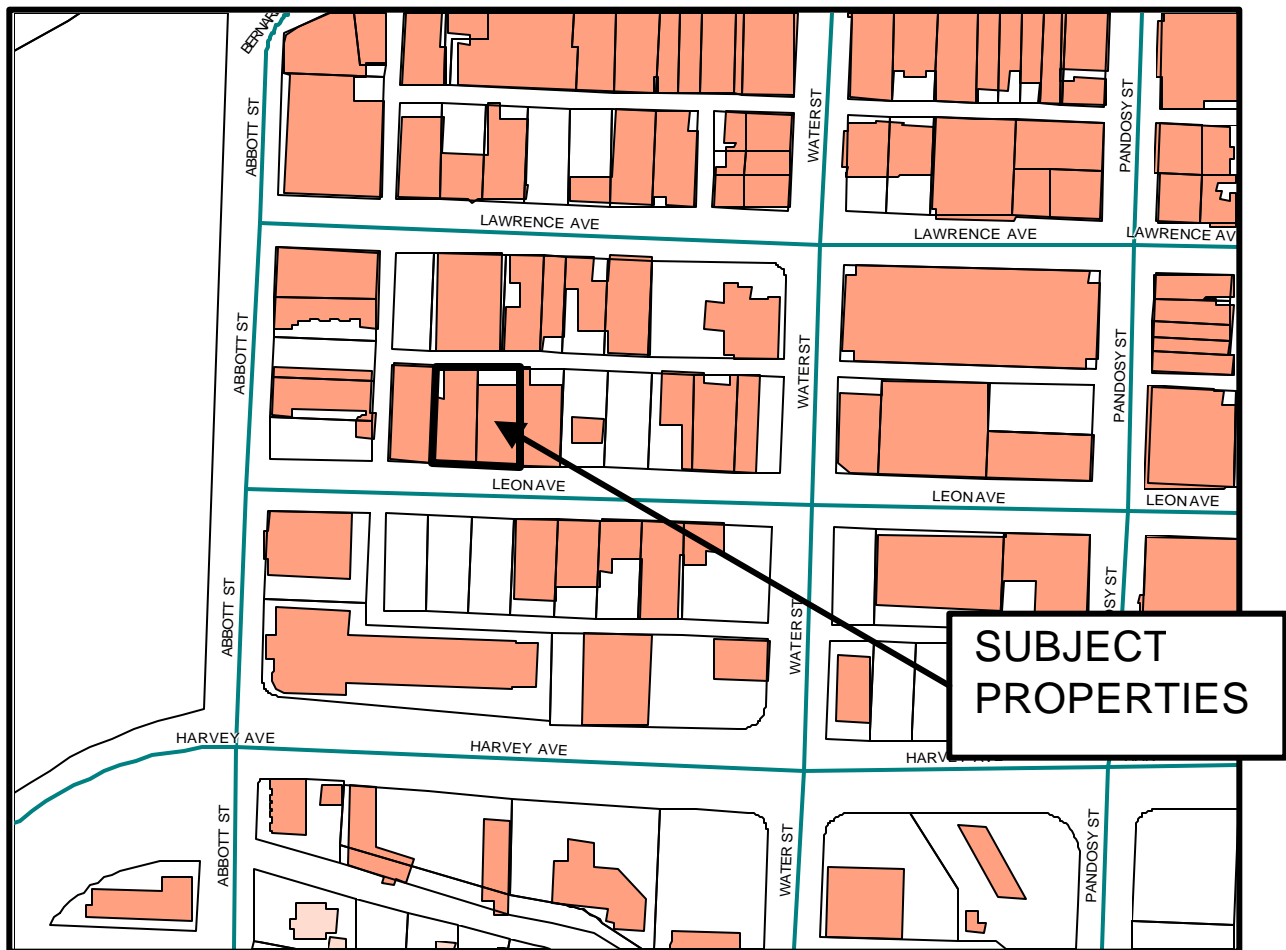
The subject property is located on the north side of Leon Avenue between Water and Abbott Streets, in the Central City Sector.

Adjacent zones and uses are:

North -C7 –Central Business Commercial – The Finer Choice Restaurant  
East -C7 –Central Business Commercial – Yawbus 3 Sub and Pizza  
South -C7 –Central Business Commercial – Parking Lot  
West -C7 –Central Business Commercial – La Bussola/Junior's/Club Oasis

### 3.3 Site Location Map

Subject Property: 234-236 and 238 Leon Avenue



#### 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

No objections.

##### 4.2. RCMP

RCMP do not object to this initiative as long as there is no increase in overall capacity.

##### 4.3. Fire Department

No concerns.

##### 4.4. Public Health Inspector

Once change is made, client to amalgamate two health operating permits into one. Must adhere to WCB, Environmental Tobacco Smoke Protection criteria.

## 5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed amalgamation of the two liquor primary establishments. As the nightclubs are located side by side, share ownership, and share and internal connection the proposal seems very logical. As there will be no net increase in capacity the policies created by the Mayor's Entertainment District Task Force for dealing with nightclubs in the "Yellow Zone" are not applicable. Mayor's Entertainment District Task Force Policy would not support a new establishment of this size, in this location; however, as the proposal represents no net change in the current capacity staff are prepared to support this request.

Previously in 2003 Council considered and denied an application by Gotchas to increase their seating capacity and extend their hours of operation to 4:00 a.m..

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Andrew Bruce  
Manager Of Development Services

Approved for inclusion

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

RM/AB/rs  
Attach.

**FACT SHEET**

- |   |  |
|---|--|
| <b>1. APPLICATION NO.:</b>  | LL03-0018  |
| <b>2. APPLICATION TYPE:</b>   | Liquor License Application   |
| <b>3a. OWNER:</b>   | Do Gi Ent. Ltd.  |
| <b>ADDRESS</b>  | Box 28001  |
| · <b>CITY</b>   | Kelowna, BC  |
| · <b>POSTAL CODE</b>  | V1W 4A6  |
| <b>3b. OWNER:</b>   | RM & GC Enterprises Ltd  |
| <b>ADDRESS</b>  | 1630 Ellis St  |
| · <b>CITY</b>   | Kelowna, BC  |
| · <b>POSTAL CODE</b>  |  |
| <b>4. APPLICANT/CONTACT PERSON:</b>                                       | Bob Audy (Gotchas Nightclub)   |
| · <b>ADDRESS</b>  | 234-236 and 238 Leon Avenue  |
| · <b>CITY</b>   | Kelowna, BC  |
| · <b>POSTAL CODE</b>  |  |
| · <b>TELEPHONE/FAX NO.:</b>   | 860-0800/8603088   |
| <b>5. APPLICATION PROGRESS:</b>   |  |
| <b>Date of Application:</b>   | September 26, 2003   |
| <b>Date Application Complete:</b>   | September 26, 2003   |
| <b>Staff Report to Council:</b>   |  |
| <b>6. LEGAL DESCRIPTION:</b>  | Lot 7 and Lot 8, Blk.10, DL.139,<br>ODYD Plan 462  |
| <b>7. SITE LOCATION:</b>  | The subject property is located on the north<br>side of Leon Avenue between Water and<br>Abbott Streets, in the Central City Sector. |
| <b>8. CIVIC ADDRESS:</b>  | 238 Leon Avenue, Kelowna, BC   |
| <b>9. AREA OF SUBJECT PROPERTY:</b>                                       | N/A  |
| <b>10. EXISTING ZONE CATEGORY:</b>  | C7 – Central Business Commercial   |
| <b>11. PURPOSE OF THE APPLICATION:</b>                                    | TO OBTAIN COUNCIL SUPPORT FOR THE<br>AMALGAMATION OF TWO LIQUOR<br>PRIMARY ESTABLISHMENTS  |
| <b>14. MIN. OF TRANS./HIGHWAYS FILES NO.:</b>                             | N/A  |
| <b>NOTE: IF LANDS ARE WITHIN 800 m OF A<br/>CONTROLLED ACCESS HIGHWAY</b> |  |
| <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