
CITY OF KELOWNA

MEMORANDUM

Date: June 15, 2005
File No.: LL05-0009

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. LL05-0009 OWNER: Kelgary Holdings Ltd.

AT: 1352 Water Street APPLICANT: Rose Sexsmith

PURPOSE: TO INCREASE THE PERSON CAPACITY OF THE PATIO
AREA FROM 102 PERSONS EXISTING TO 126 PERONS
PROPOSED WITH NO CHANGE TO THE EXISTING
HOURS OF OPERATION FOR THE PATIO WHICH ARE
CURRENTLY 9AM – 2AM

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council support a patio area person capacity increase for Rose's Waterfront Pub from 102 persons existing to 126 persons proposed Lot 1, DL 139, Plan 73542, ODYD, for 1310-1352 Water Street;

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

2.0 SUMMARY

The applicant is seeking Council support for an increase to the person capacity of the patio area from 102 existing to 126 proposed. At the recommendation of the liquor control and licensing branch, the applicant is proposing to revise the fire exiting plan which will allow a greater person capacity on the patio area. The applicant is seeking to take advantage of this additional person capacity. The applicant is not seeking any change to the existing hours of liquor service for the patio which are 9am to 2am, 7 days per week.

3.0 Site Context

The subject property is located at the Grand Okanagan Resort across from Skyreach Place on Water Street.

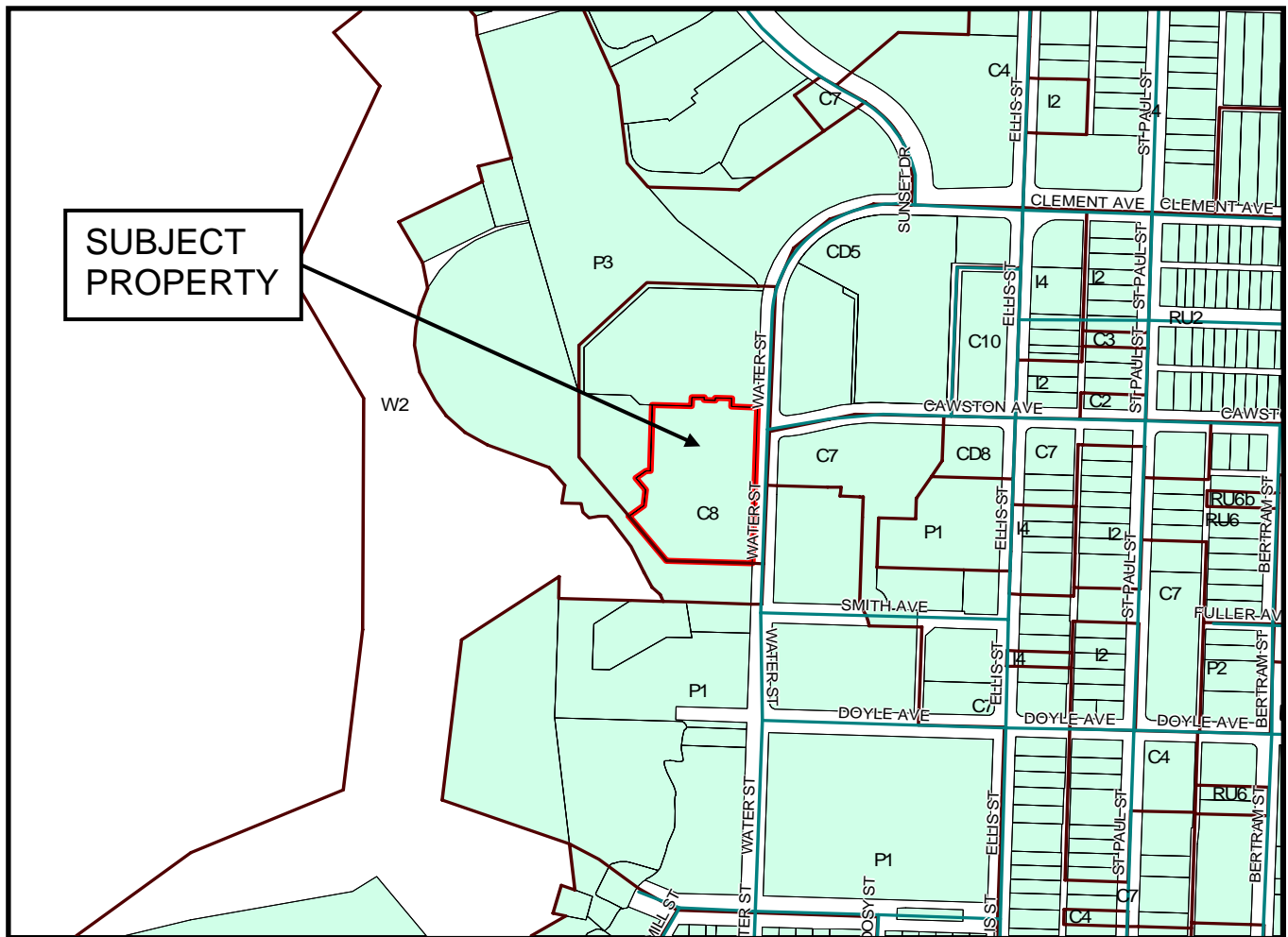
Adjacent zones and uses are:

North - C8 – Convention Hotel Commercial – Grant Okanagan Resort
East - C7 – Central Business Commercial/P1- Courthouse

South - P1 – Major Institutional – Seniors Centre/Yacht Club
West - Okanagan Lake

3.1 Site Location Map

Subject Property: 1352 Water Street



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

Extra 24 patrons is not an issue.

4.3. Fire Department

No objections.

4.4. Public Health Inspector

No Comment.

4.5. Liquor Control and Licensing Branch Criteria

a) The location of the establishment

The liquor primary establishment is located in the downtown urban centre and is located in close proximity to three other liquor primary licensed establishments and two licensee retail stores.

b) The person capacity and hours of liquor service of the establishment

The applicant is seeking to increase the capacity of a liquor primary licensed patio area. Staff do not have any concerns with the increased person capacity.

c) Traffic, noise, parking and zoning

The proposed capacity increase on the patio may serve to generate additional daytime/evening traffic and noise in the vicinity of the liquor primary establishment. The liquor primary establishment is located in a tourist oriented area and it is not anticipated that an additional 24 persons on the patio will have any negative noise impacts on the area.

d) Population, population density and population trends

The subject property is located in Kelowna's cultural district. There is a growing residential population in this area.

e) The impact on the community if the application is approved

Staff do not anticipate any negative impacts on the community from the approval of this liquor license application.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed patio capacity increase proposed by Rose's Waterfront Pub. Staff has also consulted with the RCMP who also have indicated that the additional patio capacity does not trigger any enforcement issues.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

RM/AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Patio Plan