
CITY OF KELOWNA

MEMORANDUM

Date: November 15, 2005

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. LL05-0018

OWNER: Schultzco Holdings Ltd.

AT: 353 Bernard Avenue

APPLICANT: Peter and Susan Schultz

PURPOSE: TO INCREASE THE LIQUOR PRIMARY LICENSED PERSON CAPACITY OF THE ESTABLISHMENT FROM 131 PERSONS EXISTING TO 150 PERSONS PROPOSED

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council support a person capacity increase triggered by a structural alteration for the liquor primary license of Doc Willoughby's Downtown Grill from 131 persons existing to 150 persons proposed on Lot 9, Block 14, District Lot 139, ODYD, Plan 462 except the east 15 feet thereof, for 353 Bernard Avenue;

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

2.0 SUMMARY

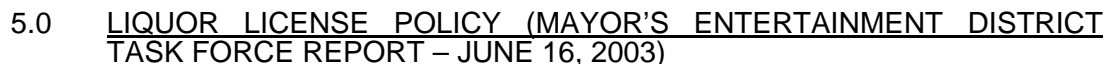
Doc Willoughby's Downtown Grill is moving its liquor store to an off-site location and has proposed to revert the area occupied by this space to liquor primary licensed area. Doc Willoughby's currently has a liquor primary licensed capacity of 131 persons. The conversion of the liquor store area to liquor primary area will add 19 seats to this number for a proposed total of 150 persons.

3.0 SITE CONTEXT

The subject property is located on the south side of Bernard Avenue between Water Street and Pandosy Street.

Adjacent zones and uses are:

North - C7 – Central Business Commercial
East - C7 – Central Business Commercial
South - C7 – Central Business Commercial
West - C7 – Central Business Commercial



The Mayor's Entertainment District Task Force has recommended that no new liquor primary licensed establishments be added to the "Yellow Zone" and that establishments which already exist in this zone be prohibited from expanding and developing retail liquor stores.

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following comments have been submitted:

6.1. Inspection Services Department
No Comment

6.2. RCMP
No concerns.

6.3. Fire Department
No Comment.

6.4. Public Health Inspector
No Comment.

7.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with this proposal for a person capacity increase by Doc Willoughby's Downtown Grill. The proposed capacity increase is consistent with the provisions of the Mayor's Entertainment District Task Force report in that the subject property is located outside of the "Yellow Zone". It must also be recognized that the proposal would remove an existing retail liquor store from the downtown core.

Andrew Bruce
Development Services Manager

Approved for inclusion

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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
- Existing and Proposed Floor Plans