
CITY OF KELOWNA

MEMORANDUM

Date: August 17, 2006
To: City Manager
From: Planning and Development Services Department
Subject:

APPLICATION NO. LL06-0009 **OWNER:** Army, Navy and Airforce
Veteran in Canada #376
AT: 270 Dougall Road North **APPLICANT:** As above.

PURPOSE: TO ADD A PATIO AND BANQUET ROOM TO THE EXISTING
LICENSED AREA WITH NO PERSON CAPACITY INCREASE
(EXISTING LICENSED CAPACITY IS 176 PERSONS)

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council support a permanent increase in size to the licensed area for the addition of a patio and banquet room (no person capacity increase) for the Army, Navy, and Air Force Veterans Association, on Lot CP, Plan K2473, for 270 Dougall Road North;

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 expansion of the licensed area for the Army, Navy, and Air Force Veterans in Canada to add a patio and a banquet room (both existing) to the designated liquor licensed area. The license person capacity for the license will remain at 176 persons.

The existing patio which is proposed to be licensed measures 37m² in size and the banquet room measures 85m². The lounge area which is currently licensed measures 200m² in size.

3.0 Site Context

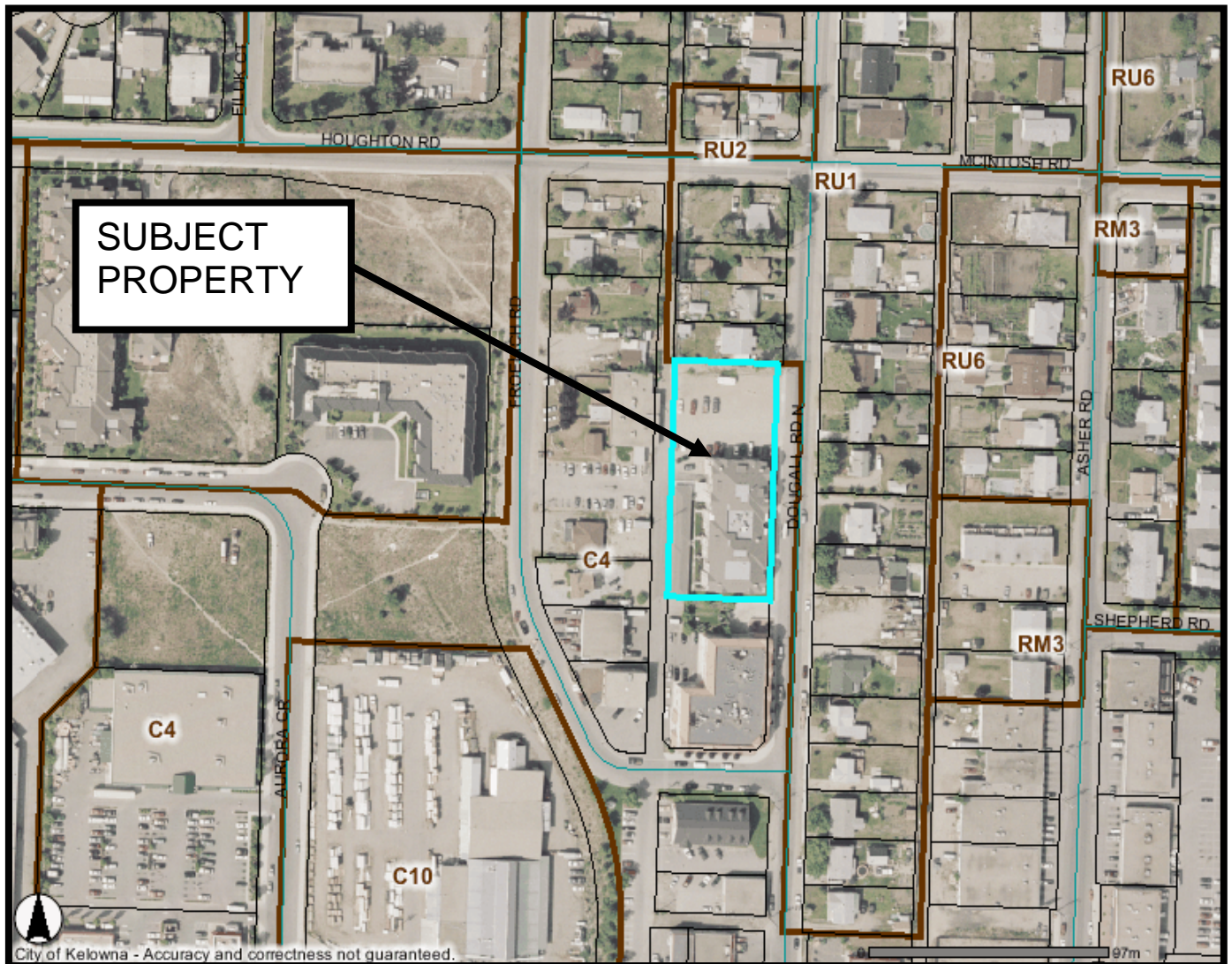
The subject property is located on the west side of Dougall Road North between Hwy. 33 West and Houghton Road.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing – Single Family Dwellings
- East - RU1 – Large Lot Housing – Single Family Dwellings
- South - C4 – Urban Centre Commercial – General Commercial Type Uses
- West - C4 – Urban Centre Commercial – General Commercial Type Uses

3.1 Site Location Map

Subject Property: 270 Dougall Road North



4.0 CURRENT DEVELOPMENT POLICY

4.1 Liquor Control and License Branch

a) **The location of the establishment**

The restaurant is located in an established commercial area in close proximity to Highway 33.

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

Neither the person capacity (176) nor the hours of liquor service will change if this application is approved.

c) Traffic, noise, parking and zoning

It is not anticipated that the expansion of the licensed area will significantly increase noise, nor trigger any parking or zoning related issues.

d) Population, population density and population trends

The subject property is located in an urban centre which is experiencing some commercial and multiple family residential re-development.

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

Staff do not anticipate any negative impacts if the application is approved.

4.2 Mayor's Entertainment District Task Force

No relevant policy.

5.0 TECHNICAL COMMENTS

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

5.1. Inspection Services Department
No concerns.

5.2. RCMP
No concerns.

5.3. Fire Department
No concerns.

5.4. Public Health Inspector
No concerns.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with this application and recommends that Council support staff's recommendation.

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion ☐

Signe Bagh
Acting Director of Planning & Development Services

SB/SG/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of Subject Property
- Floor Plans for Proposed Licensed Area