
CITY OF KELOWNA
MEMORANDUM

DATE: JULY 23, 2007
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. LL07-0003 **OWNER:** 590317 BC Ltd.
AT: 435 GLENMORE ROAD **APPLICANT:** 590317 BC Ltd.
LEGAL DESCRIPTION: Lot Section 32 Township 26 Osoyoos Division Yale District Plan
KAP54790
PURPOSE: TO OBTAIN SUPPORT FOR AN INTERIOR STRUCTURAL CHANGE WHICH
WILL ALLOW FOR A LICENSED CAPACITY INCREASE OF 21 PERSONS
REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

The following amended recommendation is provided in place of the recommendation contained within the Planning and Development Services report dated July 12, 2007 for Council consideration to ensure that the resulting Council Resolution meets the Liquor Control and Licensing Branch (LCLB) requirements for local government resolutions pursuant to the Provincial Liquor Licensing Process:

1.0 RECOMMENDATION

Be it resolved THAT:

1. Council supports an application from Brandt's Creek Neighbourhood Pub located at 435 Glenmore Road, Kelowna, BC to allow an interior structural alteration which will increase the building occupant load from 139 persons to 160 persons (Internal Seating: 123 Patio Seating: 37) because the changes proposed will be confined to the interior of the building and the reconfigured on-site parking will meet the requirements of the Zoning Bylaw.
2. The Council's comments on the prescribed considerations are as follows:
 - a) The potential for noise if the application is approved remains relatively unchanged from that generated by the existing establishment;
 - b) The impact on the community if the application is approved is considered minimal given that the establishment provides the prescribed amount of on-site parking and is located within an urban village with good pedestrian and public transit connections.
3. The Council's comments on the views of residents are as contained within the staff report submitted for consideration and the minutes of the meeting at which the application was considered by Council.

2.0 SUMMARY

Only the recommendation portion of the staff report has been altered. All other information contained within the July 17, 2007 remains unchanged. It is duly noted that correspondence received to date indicates that the issues of noise and parking are of considerable concern to the neighbourhood. Of the correspondence received, 3 are in support, 2 are concerned and 6 are opposed.


Shelley Gambacort
Current Planning Supervisor

Approved for inclusion 
David Shipclark
Acting Director of Planning & Development Services

DS/SG/cg