

Date: January 16, 2009

To: City Manager

From: Land Use Management Department

Subject:

APPLICATION NO. LL08-0006

APPLICANT: Host Consulting (Rick Erdman)

AT: 1855 Tower Ranch Blvd.

OWNERS: Tower Ranch Holding Corporation
(Inc. No 449686)

PURPOSE: TO RECEIVE COUNCIL SUPPORT FOR THE PROPOSED LIQUOR PRIMARY ESTABLISHMENT (LOUNGE AREA) WITH AN INTERIOR CAPACITY OF 47 PERSONS, INCLUDING TAKE-OUT WINDOW, PLAYING AREA KIOSK, AND BEVERAGE CART ENDORSEMENT

EXISTING ZONE: CD6 – Comprehensive Residential Golf Resort

PROPOSED ZONE: CD6lp— Comprehensive Residential Golf Resort (Liquor Primary)

REPORT PREPARED BY: Luke Turri

In accordance with Section 53 of the *Liquor Control and Licensing Regulation* and Council Policy 315 be it resolved THAT:

1. Council recommends the issuance of the license for the application from Host Consulting to obtain a liquor primary license for the establishment located at 2455 McCurdy Road East, Kelowna, BC (Aberdeen's), and legally described as Strata Lot 1 & 2, section 31, Township 27, ODYD, Strata Plan KAS3569 together with an interest in the Common Property, for the following reasons: the proposed license would be in keeping with other golf courses in the community, and does not pose any negative effects to the surrounding area.
2. The Council's comments on the prescribed considerations are as follows:
 - a) *The location of the establishment:* The proposed location is within a master-planned residential/golf community and does not present any major land use concerns.
 - b) *The proximity of the establishment to other social or recreational facilities and public buildings:* There are no public facilities within a 3km radius of the proposed establishment.
 - c) *The person capacity and hours of liquor service of the establishment:* The person capacity of 47 with closing hours at 2:00am daily are acceptable.

- d) *The number and market focus or clientele of the liquor-primary license establishments within a reasonable distance of the proposed location:* the proposed establishment will cater to golf course patrons both before and after golf, and to the surrounding residential community for social gatherings.
 - e) *Traffic, noise, parking and zoning:* the establishment is not expected to negatively affect traffic patterns and noise is not expected to be an issue. The applicant has met the requirements of the zoning bylaw with regard to road access and parking.
 - f) *Population, population density and population trends:* the population for the community at 116,479 and 5,000 within a mile of the establishment with a growth rate of 4% supports the growth in the number of licensed establishments. The site will be a destination golf course, attracting a far-reaching clientele base both within the community, and abroad.
 - g) *Relevant socio-economic information:* the strong tourist market, specifically for golf resorts, is beneficial to the current application.
 - h) *The impact of the community if the application is approved:* no negative impacts are anticipated, with positive growth for tourism a possibility.
3. The Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The applicant is required to place a Liquor License application sign at the front of the property a minimum of 10 days prior to the public meeting, the proposal is advertised in the local newspaper for two consecutive days, and all property owners within a 100m buffer of the subject property receive hand-delivered mail. The public is invited to submit written correspondence, or attend the public meeting.

2.0 SUMMARY

The applicant is seeking Council support for a liquor primary license located on the subject property, which would allow a portion of the current food primary liquor establishment to operate as a lounge area. The application also includes endorsements for a take-out window, a playing area kiosk, and beverage cart service.

3.0 BACKGROUND

3.1 The Proposal

A liquor license application has been forwarded by the owner to the Provincial Liquor Control and Licensing Branch for their approval. Procedurally, new liquor primary license applications require local government resolution, commenting on the application.

The clubhouse at the Tower Ranch Golf Course includes a licensed restaurant (Aberdeen's) which operates as a food primary establishment. The proposed liquor license would allow the owners to operate a portion of the establishment as a Liquor Primary (Lounge Area) with a

capacity of 47 persons. The total person capacity (including the restaurant, lounge, terrace and amenity centre areas) would not change from the existing food primary license.

The **current** food primary hours of sale are as follows:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM
Close	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight

The applicant is **proposing** the new liquor primary (lounge area) hours of sale to be as follows:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM	9:00AM
Close	2:00AM	2:00AM	2:00AM	2:00AM	2:00AM	2:00AM	2:00AM

3.2 Site Context

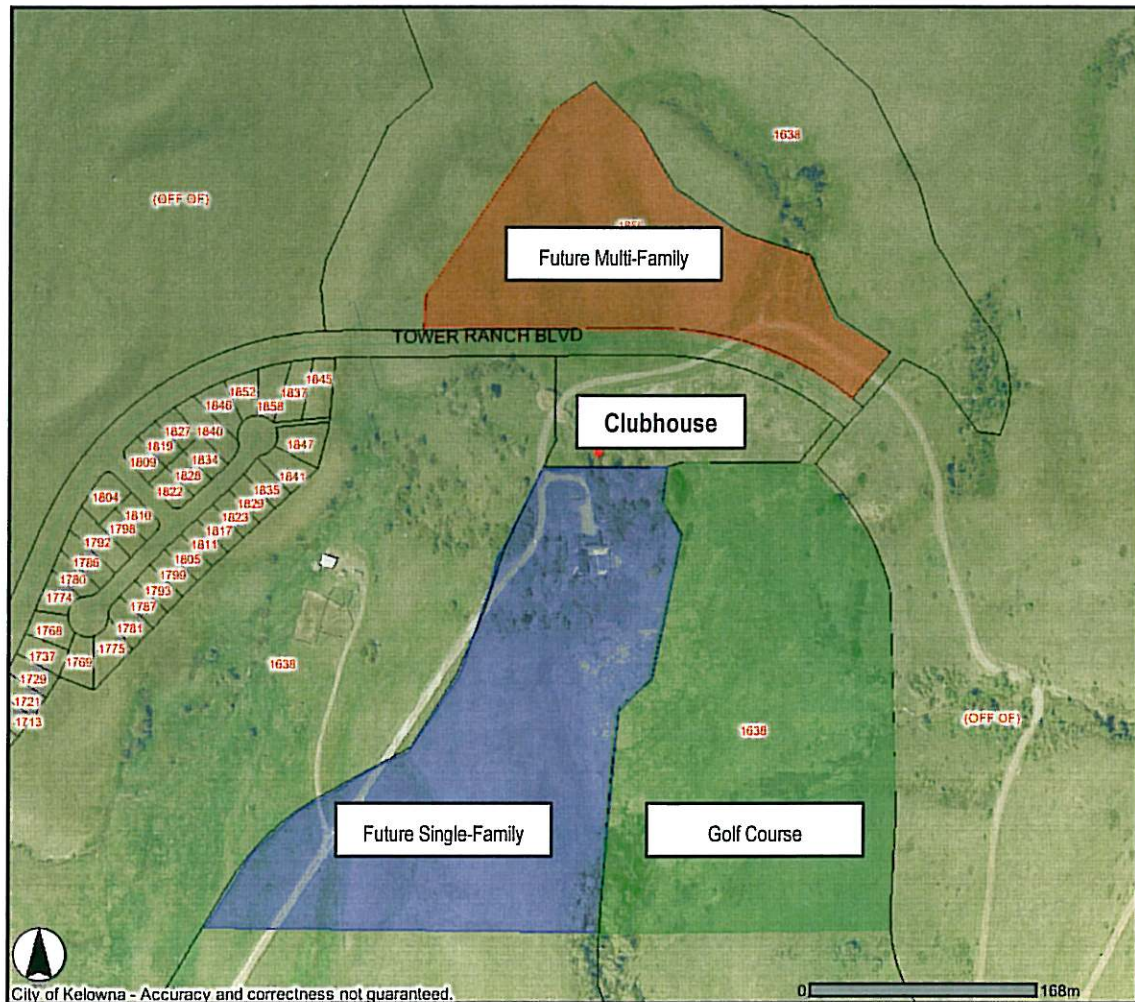
The subject property is near the eastern boundary of the City, in the centre of the Tower Ranch Comprehensive Development area (CD6 zone).

More specifically, the adjacent land uses are as follows:

North	Golf Course, Future Multi-Family Development
East	Parking, Future Single Family Neighbourhood
South	Golf Course, Future Single Family Neighbourhood
West	Golf Course

3.3 Site Location Map

Subject property: 2455 McCurdy Road East



4.0 CURRENT DEVELOPMENT POLICY

4.1 Mayor's Entertainment District Task Force Report

The proposed license does not contravene any policies within these guidelines, as the proposed area is limited to 47 persons, and there are no other licensed establishments within a 4km radius. As stated within the Policy:

4.2 Liquor Control and Licensing Branch Criteria

The prescribed considerations from the Liquor Control and Licensing Branch are outlined in the recommendations at the beginning of this report.

5.0 TECHNICAL COMMENTS

5.1 Fire Department

No Comment.

5.2 Public Health Inspector

No Comment.

5.3 RCMP

No comment.

6.0 LAND USE MANAGEMENT DEPARTMENT

The Land Use Management Department is guided by the Mayor's Entertainment District Task Force Policy regarding all Liquor Primary (LP) and Retail Liquor Sales (RLS) establishments. The proposed license does not contravene any policies within the stated document. The restaurant and bar in the clubhouse has been envisioned since the inception of the Tower Ranch Area Structure Plan. The proposed Liquor Primary designation is congruent with other golf courses in the area. It is anticipated that the character of the existing establishment would not be changed with the proposed lounge area addition. The Land Use Management Department is recommending positive support from Council for this application.



Danielle Noble

Urban Land Use Manager

Approved for inclusion



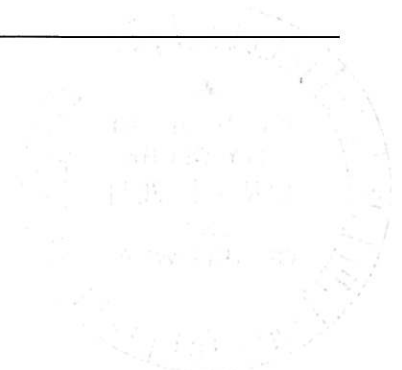
Shelley Gambacort

Director of Land Use Management

SG/DN/lt

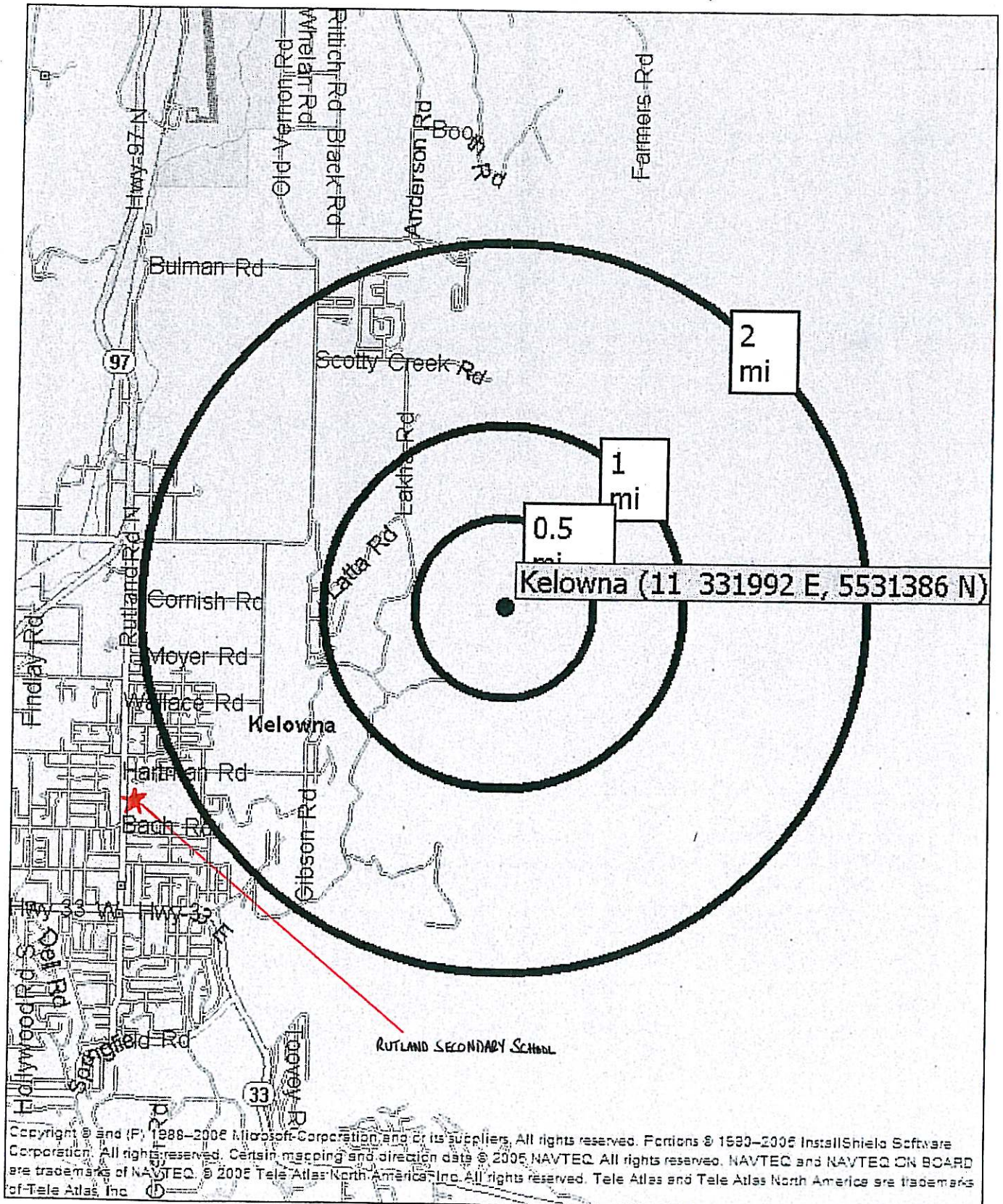
ATTACHMENTS

- A – Subject Property Map
- B – Surrounding Area Map
- C – Existing Food Primary License
- D – "Aberdeen's" Floor Plan with Proposed Lounge Area





Kelowna (11 331992 E, 5531386 N)





FOOD PRIMARY LICENCE

Establishment Name: Aberdeen's
Licence Name: **Aberdeen's**
Mailing Address: 101-1865 Dilworth Ranch
Kelowna, BC V1Y 9T1

Licence Number
303007
Expiry Date
April 30, 2009

Location Address: 2455 McCurdy East
KELOWNA, BC V1Y 9T1

Issued to: 0754491 B.C. Ltd.

Third Party Operator: N/A

Hours of Sale:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight

Capacity: Lounge Interior 6 Patio1 0 Patron01 85
Patron02 78

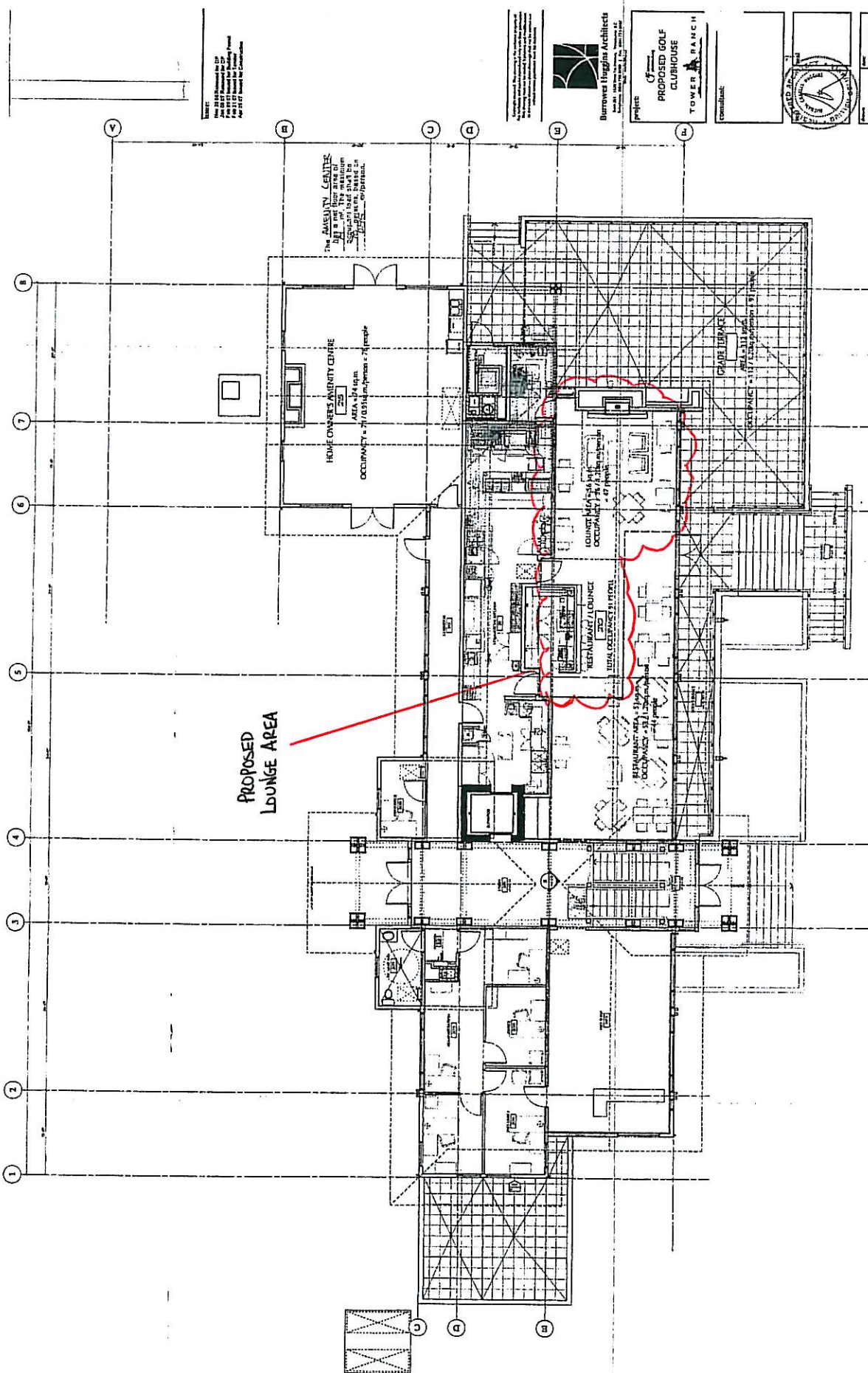
TERMS AND CONDITIONS

- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the publication 'Guide for Liquor Licensees in British Columbia' as that publication is amended from time to time.
- Liquor may only be sold, served and consumed within the areas outlined in red on the official plan, unless otherwise endorsed or approved by the LCLB.

Local Government: KELOWNA (CITY OF)
LDB Addresses: KELOWNA ORCHARD PK. GLS #167

May 29, 2008
Printed Date

Karen Ayers
General Manager



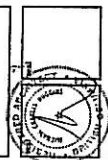
PROPOSED
LOUNGE AREA

THE AVENUE CENTER
IS A NEW TYPE OF
COMMUNITY CENTER
THAT WILL BE THE
HEART OF THE
COMMUNITY CENTER
AND WILL BE THE
HEART OF THE
COMMUNITY CENTER

HOMEOWNERS AVENUE CENTER
223
AREA 14 sqm
OCCUPANCY = 21 (103 sqm) - 7 people

Burrows Huggins Architects
10000 10th Avenue
Suite 100
Boulder, CO 80501
Phone: 303.440.1000
Fax: 303.440.1001
www.burrows-huggins.com

PROJECT
PROPOSED GOLF
CLUBHOUSE
TOWER RANCH
CONSULTANT



DATE	March 2013
PROJECT	PROPOSED GOLF CLUBHOUSE TOWER RANCH
SCALE	1/8" = 1'-0"
SHEET NO.	1
SHEET TITLE	Main Floor Plan - Phase 1
DESIGNED BY	ARCHITECT

SCALE
A 3.03.1

MAIN FLOOR PLAN PHASE 1

THE RESTAURANT / LOUNGE & TERRACE
IS A NEW TYPE OF
COMMUNITY CENTER
THAT WILL BE THE
HEART OF THE
COMMUNITY CENTER
AND WILL BE THE
HEART OF THE
COMMUNITY CENTER

Reviewed
by
DATE
7/20/13

THIS OCCUPANCY LOAD IS
BASED ON THE
OCCUPANCY LOAD
IS IMPLEMENTED ON SITE