

Discretionary Use – Tavern – 334 20th Street West

APPLICATION SUMMARY

Christie Peters, on behalf of POP Wine Bar Ltd., submitted a Discretionary Use Application for a Tavern at 334 20th Street West in the Riversdale neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Christie Peters and POP Wine Bar Ltd., which requests permission for a Tavern use at 334 20th Street West, be approved, subject to the following conditions:

1. The applicant obtains a development permit, all other relevant permits and licences, including a building permit and business licence; and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use application.

BACKGROUND

The subject site is zoned B5C – Riversdale Commercial District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) (see Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet). The purpose of the B5C District is to recognize historic commercial areas which include a wide range of commercial and residential uses in a medium to high density form. A Tavern is considered a Discretionary Use in the B5C District.

The existing site operates as a permitted Restaurant use under the B5C District.

DISCUSSION

The Discretionary Use application would provide for the use to change from a Restaurant to a Tavern at 334 20th Street West.

The applicant is not proposing any major alterations to the building or site (see Appendix 3 for Site Plan and Elevation and Appendix 4 for Floor Plan). The Tavern will offer a “Natural Wine Bar” and, according to the applicant, will be open from 3:00 pm – 12:00 am, Tuesday through Saturday each week.

Zoning Bylaw Requirements

The Zoning Bylaw defines a Tavern as:

“an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food and where no live entertainment or dance floor is permitted.”

The primary difference between a Restaurant and a Tavern is the primary source of business. For Restaurants, the primary income is derived from the provision of food, prepared and served to patrons.

There are no differences in development standards between Restaurants and Taverns in the B5C District and there are no parking requirements for either use.

Comments from Other Divisions

No comments were received from other Divisions that would preclude this application from being approved.

COMMUNICATIONS AND ENGAGEMENT

In June 2022, the Public Notice for this application was sent to the Riversdale Community Association, property owners within approximately 150 metres of the site, and the Ward Councillor. Notice of this application was also placed on the City's Engage Page.

To date, Development Review has received no communications from the public regarding the proposed Discretionary Use.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Policy No. C01-021 - Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021 - Public Notice Policy, and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date, by mail, to property owners within at least 150 metres of the subject site.

APPENDICES

1. Location Map – 334 20th Street West
2. Fact Summary Sheet
3. Site Plan & Elevation – 334 20th Street West
4. Floor Plan – 334 20th Street West

REPORT APPROVAL

Written by: Nik Kinzel-Cadrin, Planner, Planning and Development
Reviewed by: Brent McAdam, Acting Manager, Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services