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**MANUFACTURER LICENCE
LOUNGE ENDORSEMENT APPLICATION**

**AT: 101-1630 PANDOSY STREET
KELOWNA, BC**

APPLICANT: RICCO BAMBINO WINES INC.

**LETTER OF INTENT FOR A
MANUFACTURER LICENCE LOUNGE ENDORSEMENT**

Submitted to:

**Liquor Control & Licensing Branch
4th Floor – 3350 Douglas Street
Victoria, B.C.V8Z 3L1**

Submitted by:

**Rising Tide Consultants Ltd.
1620 - 1130 West Pender Street,
Vancouver BC V6E 4A4
Tel: (604) 669-2928
Fax: (604) 669-2920**

PRIMARY FOCUS OF THE BUSINESS

The Ricco Bambino Urban Winery is proposed to be a commercial winery manufacturing facility which will include a lounge, tasting area and retail endorsement. The concept is open plan and all endorsements areas are to overlap. Applicant will not be applying for a Special Event Area endorsement.

Ricco Bambino Urban Winery will specialize in producing high quality wines of distinction that are manufactured from locally sourced organic growers. The winery will offer high end, low caselot, limited edition vintage wines made using organic BC grapes that will be fermented in concrete and stainless steel tanks. This process of limited manipulation will reflect and showcase the true nature of the grapes and the area they were harvested from. We will be seeking VQA designation on 100% of our wines.

The applicant's mission is to establish an image and to position their product in order to generate recognition within the marketplace. Ricco Bambino Urban Winery expects to position itself as a leading commercial winery in British Columbia by creating a destination in the heart of downtown Kelowna. The downtown area has many offices and new residential buildings in the area and people will be excited about another establishment to go to for wine tasting excursions. Although it is estimated there will be an additional 2,000 residents in the area over the next 2 years, the applicant realizes resident clientele is not enough to sustain their business model, and is determined to create a gathering point for both locals and tourists. Kelowna has a smart and educated wine populace that demands a breadth of selection and the applicant intends to be a small-batch winery who can pivot to meet demand as needed. They will offer a boutique, artisan approach to all of their products.

Featuring massive windows facing the street, high ceilings in the interior, the space will feature a unique blend of West Coast décor and a casual but somewhat upscale inviting ambiance.

Guests will walk directly into the lounge/tastings area and will be able to choose from comfortable tables and chairs or bar stools at both the back bar and tasting area to offer quaint and comfortable seating. The applicant is proposing a patio area which will be directly off the main entrance. The patio will be bound with a railing that will meet the minimum height requirement of 3 feet in order to control patron access. They will have clean sightlines from the interior liquor services bar through the large grade windows as well as servers will make frequent visits to the patio.

Retail: The retail area is located in the middle of the lounge/tasting area of the facility. The retail service area will have one point of sale terminal located on the service bar, as indicated by the marked up drawings attached.

The applicant is proposing an interior capacity of 57 persons along with the patio of 20 persons totaling 77 persons.

HOURS OF OPERATION

The proposed hours of licensing for this lounge endorsement is 9:00 a.m. to Midnight, seven days per week.

FOOD SERVICE

Wine tastings of Ricco Bambino's various products will be inclusive of a uniquely enjoyable food pairing consisting of the highest quality Marcona almonds (having a sweet, smooth and unique flavour), Castelvetro Olives (meaty and crispy, yet deliciously juicy), Caviar platter (consisting of Northern Devine Caviar, sourdough toast, poached egg whites, egg yolk sauce, pickled shallots, cornichon and baby kale) and a selection of rye bread.

ENTERTAINMENT

The entertainment in this establishment will include background music. There will also be the possibility of offering the services of local acoustic musicians from time to time. There will be no TV monitors but there will be a variety of soothing wine related visuals projected onto the wall which will enhance the Ricco Bambino Urban Winery focus of providing a comfortable atmosphere.

COMPOSITION OF NEIGHBOURHOOD

This area's most prominent use is urban commercial and upcoming residential and is located in the heart of downtown Kelowna near the intersections of Pandosy Street and Leon Avenue. There are various high rise towers planned in this area.

The location is current zoned appropriately for both the manufacturing facility including the lounge endorsement and no changes are required.

There are no other manufacturing facilities within a 3 block radius of this location.

NOISE IN THE COMMUNITY

While it is the applicant's intent to have live music from time to time, the applicant will not permit the Ricco Bambino Urban Winery to be detrimental to the area in anyway. The applicant has taken construction measures to ensure sound proofing to adjacent floors would not be transferred.

In addition to construction, the applicant must follow the City of Kelowna noise by-laws and ensure they are not a noise nuisance to surrounding neighbors. Additional measures will also be in place to ensure disbursement of guests in the evenings is done in a safe and quiet manner. The applicant feels it is in their best interest to ensure no noise will negatively impact the surrounding community, as they are focused on

attracting the surrounding residential community as their client base. Based on the above noted information, the applicant feels their presence within the community will not create additional noise.

OTHER FACTORS

The applicant also submits the following additional factors for consideration:

- Ricco Bambino will specialize in producing high quality wines of distinction that are manufactured from locally sourced organic growers. The winery will offer high end, low caselot, limited edition vintage wines made using organic BC grapes that will be fermented in concrete and stainless steel tanks. This process of limited manipulation will reflect and showcase the true nature of the grapes and the area they were harvested from. We will be seeking VQA designation on 100% of our wines.
- The size of the proposed venue is 57 persons in the interior and a 20 person exterior;
- The proposed Winery will be a modern establishment with tasting, retail and lounge areas. The applicant is not proposing a nightclub;
- The applicant wishes to allow for minors if accompanied by a parent or guardian

All of which is respectfully submitted this 6th day of February, 2018.

Edna Lizotte
Rising Tide Consultants Ltd.
1620-1130 West Pender Street
Vancouver BC V6E 4A4

RECEIVED

JAN 31 2018

ISSUED:
22.01.2018
Development Services Department

revisions

NOTE: Ensure proper approval for exterior patio is obtained from City of Kelowna "Real Estate and Property-Services" department. This review is for occupant load ONLY.

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Vancouver, BC

The PATIO
has a net floor area of
24 m². The maximum
occupant load shall be
20 persons, based on
1.2 m²/person

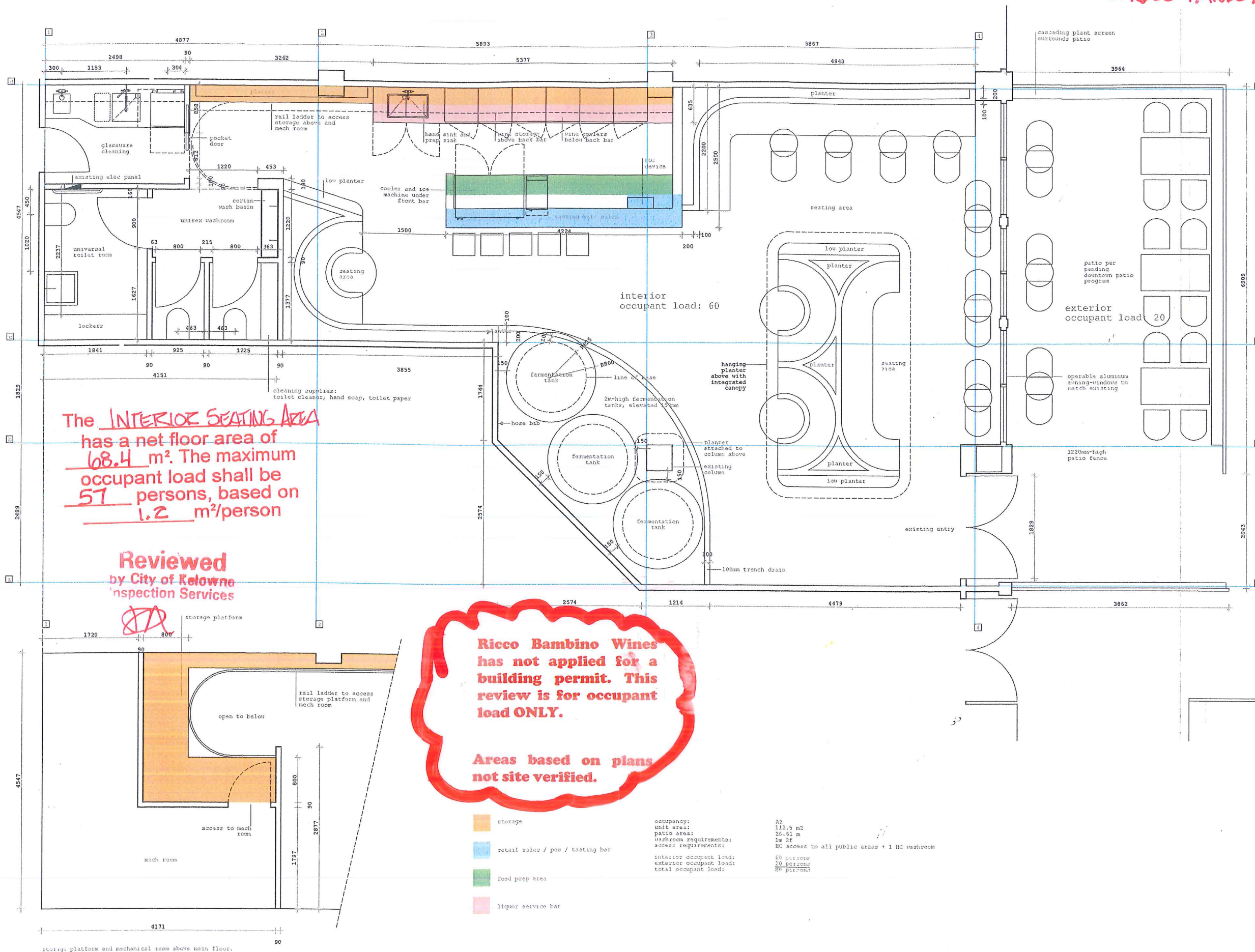
Reviewed
by City of Kelowna
Inspection Services

copyright
copyright reserved. these drawings and
the design are, and at all times remain,
the exclusive property of florjan maurer
architect, and cannot be used without
the consent of florjan maurer himself.

project
Ricco Bambino Wines
tasting room

drawing title
occupancy certification

drawing number



The INTERIOR SEATING AREA
has a net floor area of
108.4 m². The maximum
occupant load shall be
57 persons, based on
1.2 m²/person

Reviewed
by City of Kelowna
Inspection Services

**Ricco Bambino Wines
has not applied for a
building permit. This
review is for occupant
load ONLY.**

**Areas based on plans
not site verified.**

- storage
 - retail sales / pos / tasting bar
 - food prep area
 - liquor service bar
- occupancy:
unit area: 112.5 m²
patio area: 26.61 m²
washroom requirements: 1m 2ft
access requirements: HC access to all public areas + 1 HC washroom
- interior occupant load: 60 persons
exterior occupant load: 20 persons
total occupant load: 80 persons

storage platform and mechanical room above main floor.