

- Legend**
- Easements
 - Legal Lots Text
 - Zoning



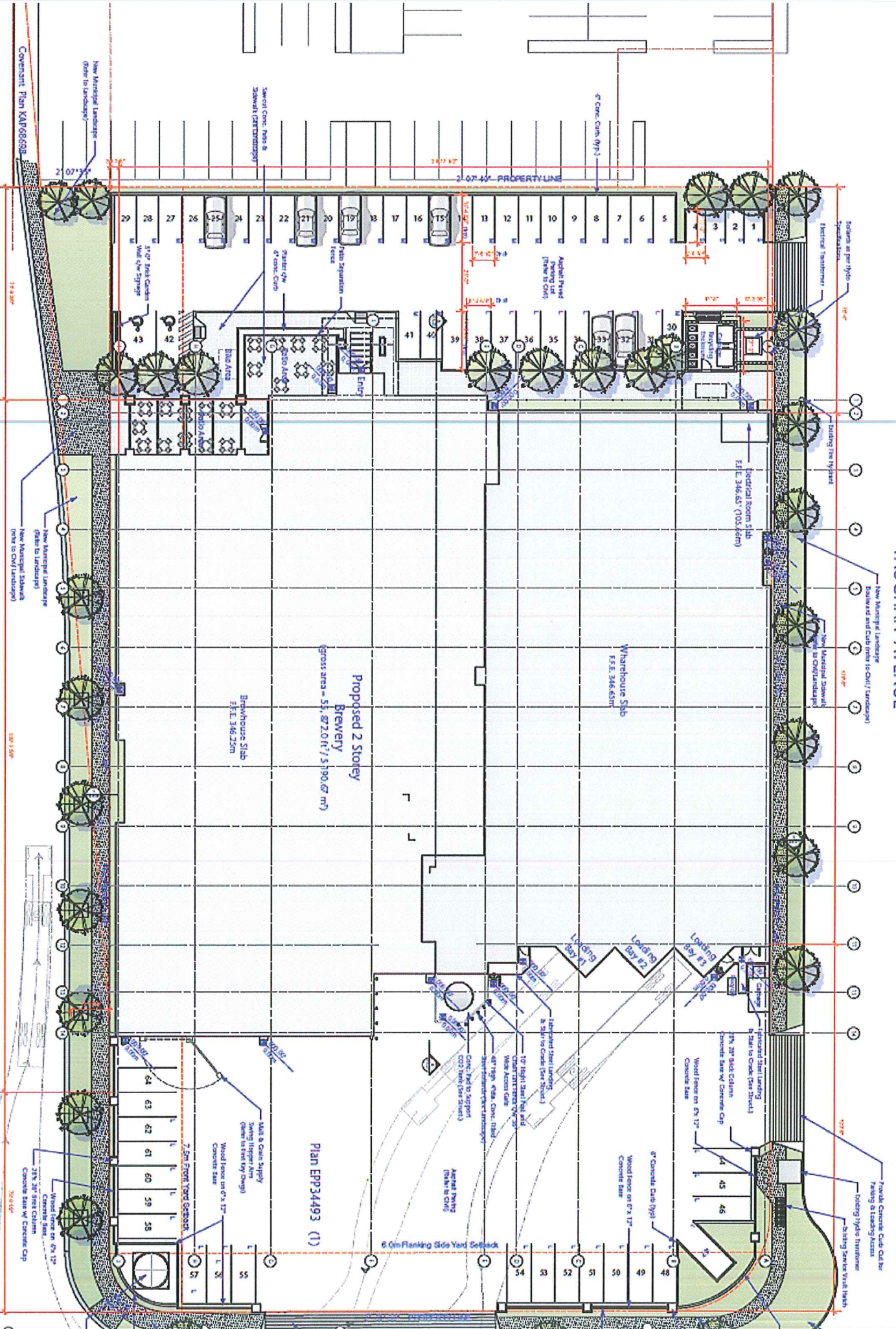
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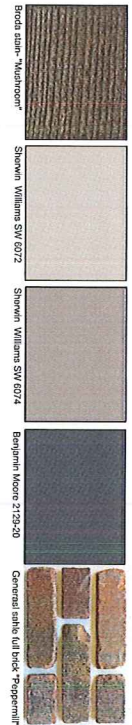
April 19, 2016

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.

VAUGHAN AVENUE



CLEMENT AVENUE

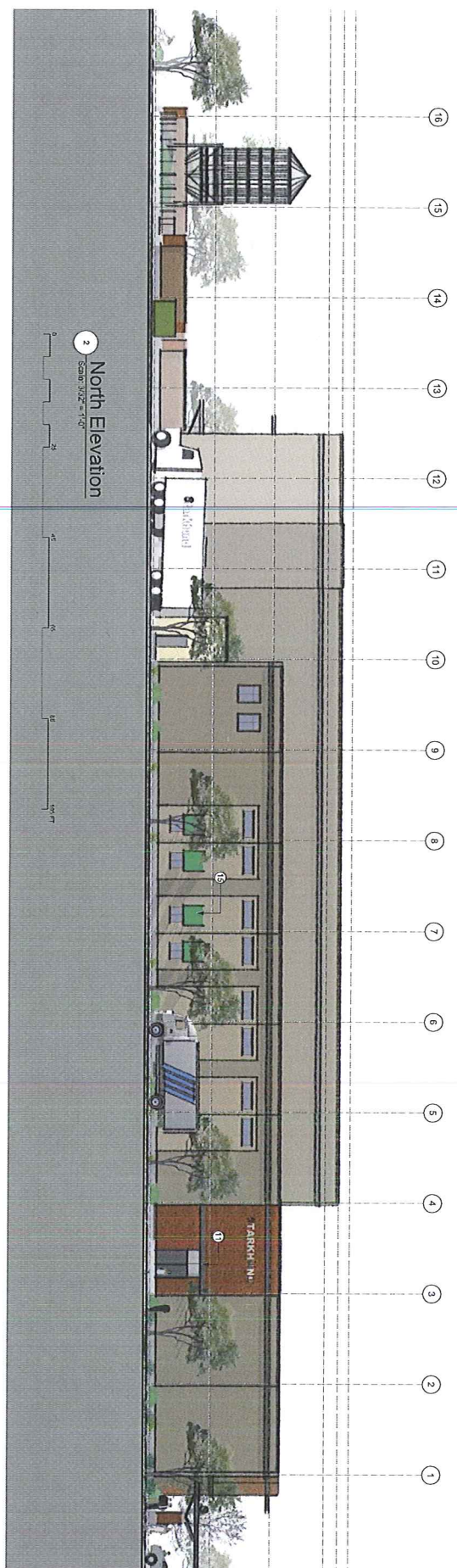
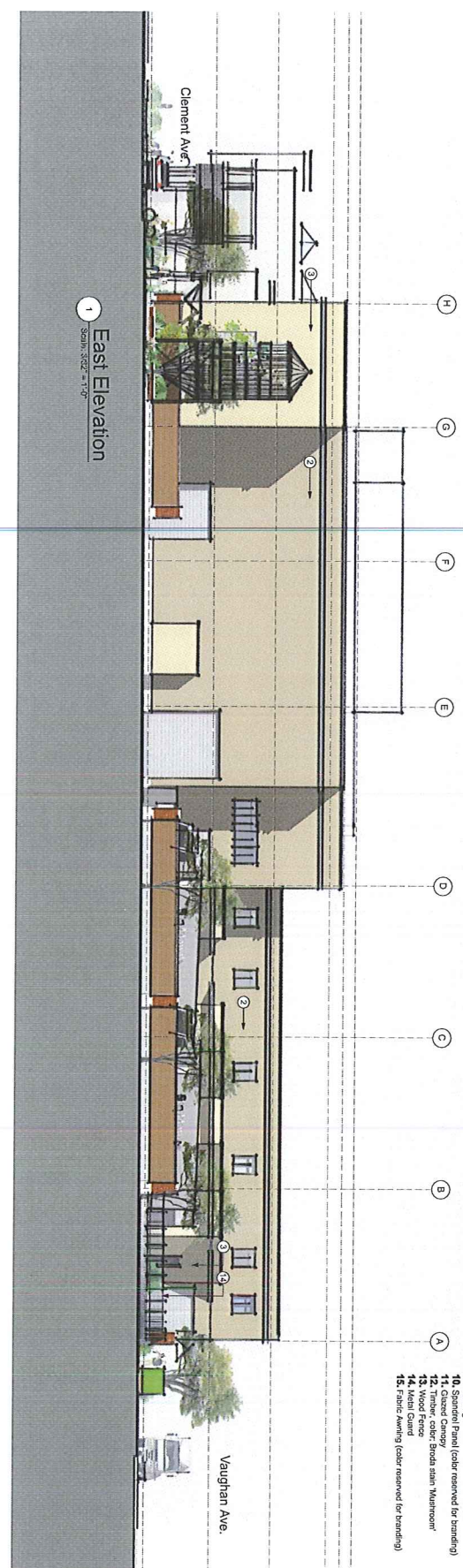


1. Brick, Concrete, Stone (all brick, "Pegomwall")
2. Concrete painted, Color® (SW 6072)
3. Concrete painted, Color® (SW 6072)
4. Concrete (Natural)
5. Concrete (not color) (Dark distressed BM 2129-20)
6. Concrete (not color) (Light distressed BM 2129-20)
7. Metal painted, color (Dark distressed BM 2129-20)
8. Aluminum Window Frame, color (Dark charcoal BM 2129-20)
9. Cladding
10. Structural Panel (color reserved for branding)
11. Glazed Canopy
12. Interior, color: Bricks, slate, Multitone®
13. Interior, color: Bricks, slate, Multitone®
14. Metal Cladding
15. Fabric Paneling (color reserved for branding)





- Materials List**
1. Brick General State full brick "Poppenmatt"
 2. Concrete precast Color (SW 6072)
 3. Concrete precast Color (SW 6072)
 4. Concrete (Natural)
 5. Concrete (Natural)
 6. Metal Flashing, color: (Dark charcoal) BA 2129-20)
 7. Metal Flashing, color: (Dark charcoal) BA 2129-20)
 8. Aluminum Window frame, color: (Dark charcoal) BA 2129-20)
 9. Aluminum Window frame, color: (Dark charcoal) BA 2129-20)
 10. Stucco Panel (color reserved for branding)
 11. Stucco Panel (color reserved for branding)
 12. Stucco Panel (color reserved for branding)
 13. Wood Fence
 14. Metal Guard
 15. Fabric Awning (color reserved for branding)





APPLICATION SUMMARY

For Applicant and Local Government/First Nation

Lounge and SEA Endorsement

Date: December 30, 2015

Job #24405747-2/3

Created by: Emma Ross
Senior Licensing Analyst

Re: Application for a Brewery Lounge and Special Event Area (SEA) Endorsements

Applicant: Starkhund Brewing Company Inc.

Proposed Brewery Name: Starkhund Brewing Company Inc.

Proposed Brewery Location: 889 Vaughan Avenue, Kelowna

1. APPLICATION INFORMATION

Date Application deemed complete: December 30, 2015

Local Government or First Nation Jurisdiction: City of Kelowna

The primary business focus of the proposed Lounge and SEA: Food and Beverage

Person Capacity/Occupant Load Requested:

Total maximum occupant load of all combined areas interior and exterior patio=
160 persons (person capacity is patrons plus staff)

Liquor Service Hours Requested for the Lounge and SEA:

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

Statutory Prohibitions to Consider: none identified

Terms and Conditions Requested: none

The Brewery Lounge Endorsement Area, if approved, will allow a licensed brewery to sell and serve all type of liquor by the glass. Food and non-alcoholic beverages must be available at reasonable prices to customers. Hours of service and capacity are subject to local government consideration and comment.

The Special Event Area Endorsement, if approved, allows various areas of the brewery where special events such as concerts, special meals, or wedding receptions can occur with the sale and service of all types of liquor. Special event areas are intended to be event driven only and not an extension or alternative to a brewery lounge.

2. APPLICANT SUITABILITY INFORMATION (Fit and Proper)

Applicant has met the eligibility and suitability requirements of the Liquor Control and Licensing Act.

3. LOCATION/SITE FACTORS

The legal description of the site is: PID 029-228-549 EPP 34493 Lot 1. The proposed brewery lounge endorsement area is an interior area of the manufacturing facility, overlapping the on-site store and tasting room endorsement area, a second floor lounge area and exterior patio. The SEA includes a second floor boardroom and breakout area for smaller events.

The following sections are compiled from information provided by the applicant except where indicated otherwise.

See the attached **Applicant's Letter of Intent** for details of the proposed lounge and SEA endorsement area, including the following details:

- a) **Business Focus**
- b) **Target Market**
- c) **Composition of the Neighbourhood and Reasonable Distance Measure**
- c) **Benefits to the Community**
- d) **Noise in the Community**
- f) **Impact on the Community**
- g) **Other impacts, comments or requests**

Please note that the applicant's letter of intent is enclosed as an attachment to this report for reference purposes. The information or statements included in the letter of intent have not been confirmed unless otherwise stated in this report.

The following information is provided by both the applicant and the Liquor Control and Licensing Branch

The following information is provided by Liquor Control and Licensing Branch except where indicated otherwise.

4. CONTRAVENTION STATISTICS:

The Liquor Control and Licensing Branch will provide contravention statistics for establishments near the subject location upon request.

5. POPULATION AND SOCIO-ECONOMIC INFORMATION

- Circle population statistics for 2001 and 2006 are available from BC Stats by emailing your request to BC.Stats@gov.bc.ca
- BC Stats Community Facts includes the BC Benefits recipient and EI Beneficiary statistics and is available at <http://www.bcstats.gov.bc.ca/data/dd/facsheet/facsheet.asp>
- Statistics Canada Population breakdown by categories is available at: <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>

6. PUBLIC INTEREST

In providing the resolution on the proposed Lounge and SEA Area Endorsement application, Local Government must consider and comment on each of the regulatory criteria indicated below.

The written comments must be provided to the general manager by way of a resolution within 90 days after the Local Government receives notice of the application, or any further period authorized by the General Manager, Liquor Control and Licensing Branch, in writing.
Regulatory criteria Local Government or First Nation must consider and comment on:

- (a) the location of the lounge and SEA
- (b) the proximity of the lounge to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the lounge and SEA
- (d) hours of liquor service
- (e) the impact of noise on the community in the immediate vicinity of the lounge and SEA
- (f) the impact on the community if the application is approved.

If the operation of the brewery lounge is likely to affect nearby residents, the Local Government must gather the views of residents* in accordance with section 11.1 (2) (c) of the Act and include in the resolution:

- (i) the views of the residents*,
- (ii) the method used to gather the views of the residents*, and
- (iii) comments and recommendations respecting the views of the residents*;

* Note: "residents" includes business owners

For use by Liquor Control and Licensing Branch:

REGULATORY CONSIDERATIONS

Liquor Control and Licensing Act, sections: 11, 16 and 18

Liquor Control and Licensing Regulations sections: 4, 5, 6, 8, 10

POLICY CONSIDERATIONS

Class of Licence

Applicant Eligibility Assessment

Site and Community Assessment

Building Assessment and Issue of a Licence

Attachment 1

Applicant's Letter of Intent

APPLICATION FOR A LOUNGE ENDORSEMENT

AT: STARKHUND BREWERY
889 Vaughan Ave,
KELOWNA, B.C., V1Y 7A4 4Z9
JOB # 24405747-1

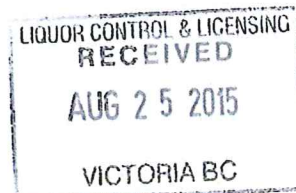
APPLICANT: STARKHUND BREWING COMPANY INC.

LETTER OF INTENT FOR THE APPLICATION FOR A LOUNGE ENDORSEMENT as of August 25, 2015

INTRODUCTION

Starkhund Brewing is proposed to be a state of the art manufacturing facility positioned over an entire block of industrial space within the City of Kelowna. Owned and operated by the Grenke Brothers, Starkhund is a tribute to their late father who wished to see a family history preserved and a legacy live on. This large scale project has been underway with design and implementation for over three years, and has the complete support of the City of Kelowna. The applicants project to open in the winter of 2016 or early 2017.

As a part of this large scale manufacturing project, the applicant has applied for a manufacturing license under Job # 24405747-1. They have also applied for a Liquor Primary application with this original manufacturing submission, but no longer feel the Liquor Primary application in keeping with their business model; therefore, they wish to *abandon the Liquor Primary application Job #24405689-1* and further submit the attached Lounge Endorsement application at the above noted address in its place.



The purpose of the proposed lounge will be to highlight Starkhund products for local residence and tourists. In addition to the lounge endorsement, the applicant has also applied for a retail endorsement, tour area endorsement and special event area endorsement. They wish to be a destination manufacturer for tourists and to educate visitors on BC craft beer.

The proposed lounge will be located over two levels of the brewery. The majority of the seats will be on the ground floor, comprised of interior and patio seating with further seating located on the second floor. The City of Kelowna has approved a global occupancy of 160 persons for the licensed areas inclusive of the patio seating. The stamped for occupancy floor plan has been included within this submission.

The proposed hours of licensing for the lounge area are 9:00 a.m. to 2:00 a.m., every day. The entertainment in this lounge will include background and some live music suitable for a lounge environment and may also include TV monitors. The lounge will also feature an array of food choices, created by the in house chef that showcase fresh seasonal selections from the Okanagan.

Starkhund Brewing will be a destination tourist stop, focused on serving top quality products on both a local and national level; furthermore, the unique environment will allow for guests to be educated on diverse and quality products.

The following is the required Letter of Intent for this application, which follows the guidelines set out by the Liquor Control & Licensing Branch.

TARGET MARKET

The location of Starkhund Brewery is such that it will cater to three distinct groups including: residents of the Kelowna, the business people working in the surrounding area, and tourists visiting Kelowna seeking a unique world class brewery experience. The target market group will be primarily over 25 years of age with a variety of occupations.

The proposed site is in an area of Kelowna that has very few liquor primary establishments or lounges of manufacturing facilities. It is located in the fringe area of the central business district where most of the liquor primary and liquor retail establishments are located.

Given the growing population of the area and the size of the business community to be served, the applicant will focus on providing a quality experience for the surrounding community of this area with a focus on driving sales from the tourism channel.



COMPOSITION OF THE NEIGHBOURHOOD

The proposed manufacturing facility and subsequent lounge is zoned I4 (Industrial). This allows for a permitted use of a liquor primary minor; therefore a lounge is a permitted use. The proposed site is located within an up and coming mixed use area in Kelowna. The lounge will contribute to the growth of the hospitality/tourism channel within Kelowna as well as serve the surrounding residential and business communities. Starkhund will be a unique venue for patrons to attend within the City of Kelowna.

BENEFITS TO THE COMMUNITY

The applicant's proposed establishment will benefit the community in the following ways:

- Employment opportunities for residents of the area;
- Provide a source of additional tax revenue for the city, the provincial and federal governments;
- Further diversify the hospitality venues available to the residents, business people and tourists to Kelowna;
- Provide an additional venue for community events, fundraisers and special events;
- Build a strong community profile by way of sponsorships and participation in community activities.

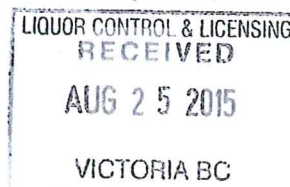
NOISE IN THE COMMUNITY

As the applicant's proposed establishment is a lounge enclosed within a manufacturing facility. It is not a venue that would cause a significant impact on the surrounding residence as its main focus is to highlight their craft product that is manufactured on site. The applicant is proposing to have a patio on site, but as stipulated by the City of Kelowna, the applicant must follow all noise by laws.

This is also a factor the city will consider when they assess the application.

OTHER IMPACTS ON THE SURROUNDING COMMUNITY

Attached to this letter of intent is a zoning map of the area. This site is zoned I4 and a liquor primary minor establishment is a permitted at this site; therefore the lounge is an allowable use. The location is in an area of Kelowna that is best described an up and coming area located in the fringe of the central business district. The property will not be required to rezone. This is also a factor the city will consider when they assess this application.



OTHER

The applicant also submits the following additional factors for consideration:

- The size of the proposed venue is 160 persons for both the interior space and the adjoining patio;
- The venue is to accompaniment the brewery and will allow for guests of the tour to further stay and enjoy the facility;
- There is a manufacturers application being submitted for the same location with a retail, tour and special event endorsement;
- One of the main goals of the principals is to build a strong community profile and sponsor local events.

ADDITIONAL REQUESTS

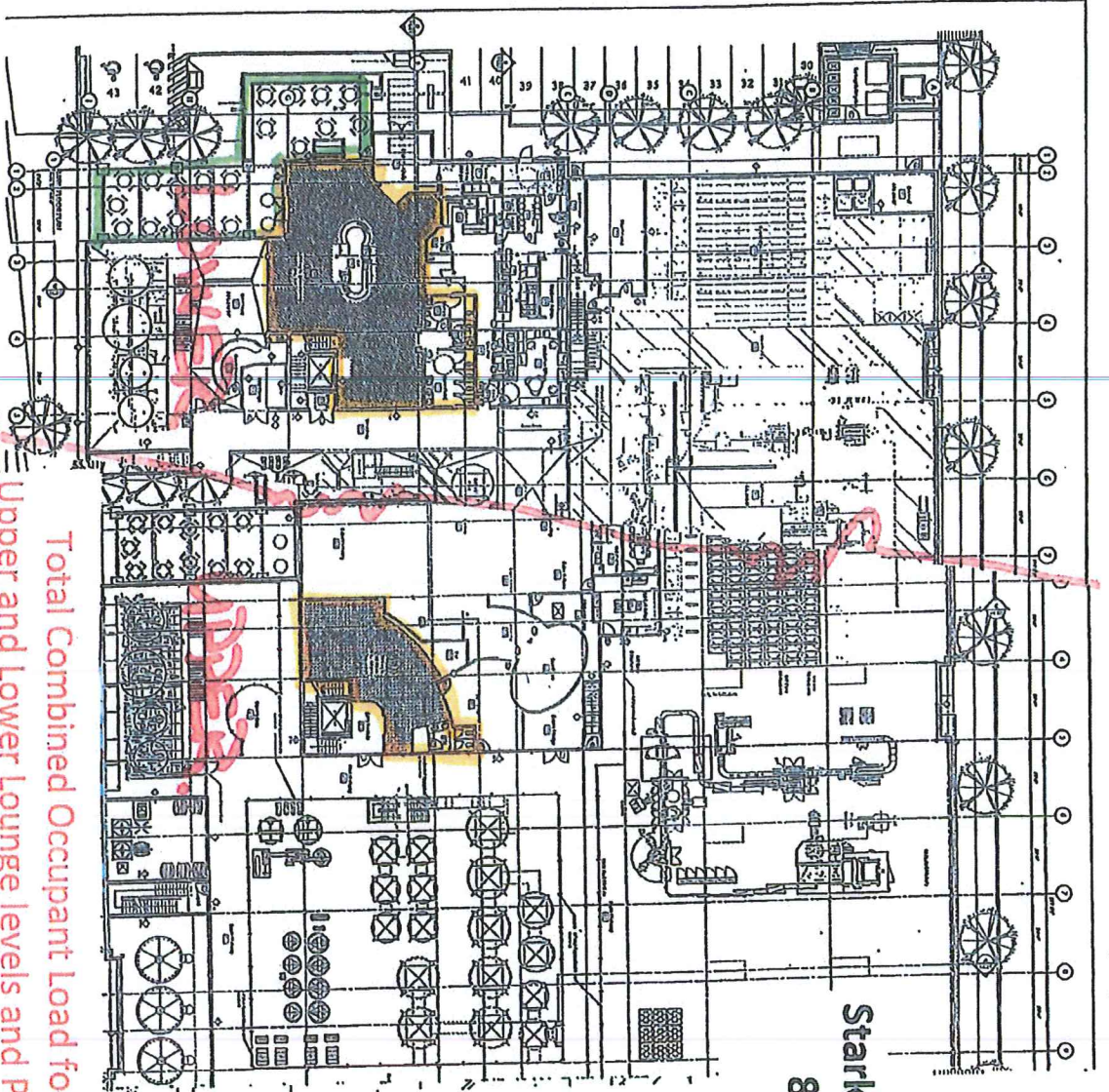
There are no additional requests.

SITE MAP

Please see attached map

Rebecca Hardin
Rising Tide Consultants Ltd.
1030 - 1130 West Pender Street
Vancouver BC V6E 4A4





Starkhund Brewery Company
889 Vaughan Avenue
Kelowna

LIQUOR LICENSING.

THE LOWER + UPPER LOUNGES.

PATIO

AND: The maximum occupant load shall be 160 persons, based on

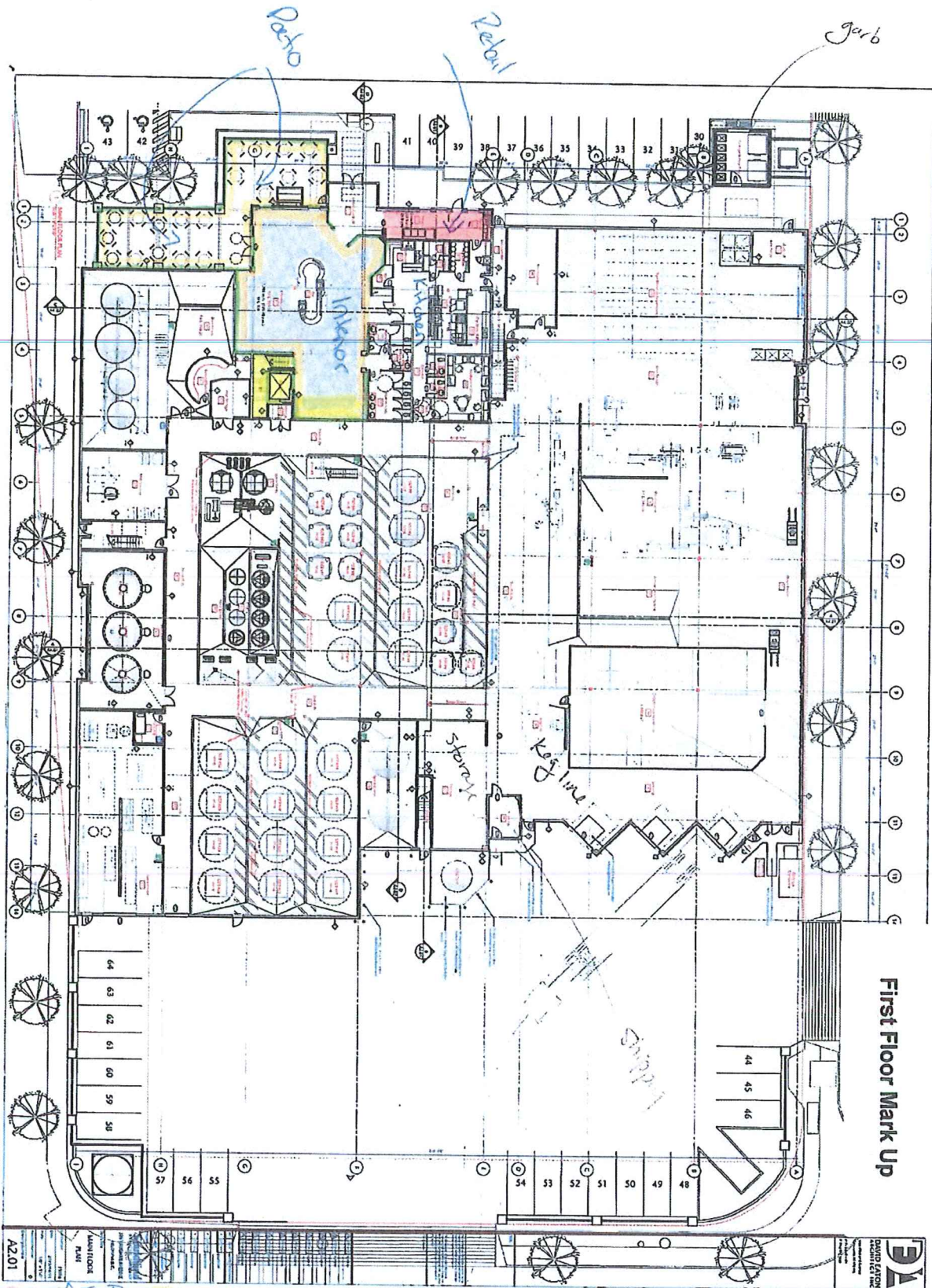
~~PARKING~~ RESTRICTIONS

Total Combined Occupant Load for
Upper and Lower Lounge levels and Patio

- 160 -

Reviewed
by City of Kelowna
Inspection Services
MAY 22/21

LIQUOR CONTROL & LICENSING
RECEIVED
JUN 23/21



First Floor Mark Up

elec.

Raw material work area

bottling area

future (remains) area

old storage warehouse

loading

Shipping

Storage

Key line

Patio

Retail

garb

Large Area
Special Event Area
Tour Area Lower Area - into before moving up stairs
Retail space

LIQUOR CONTROL & LICENSING
RECEIVED

AUG 25 2015

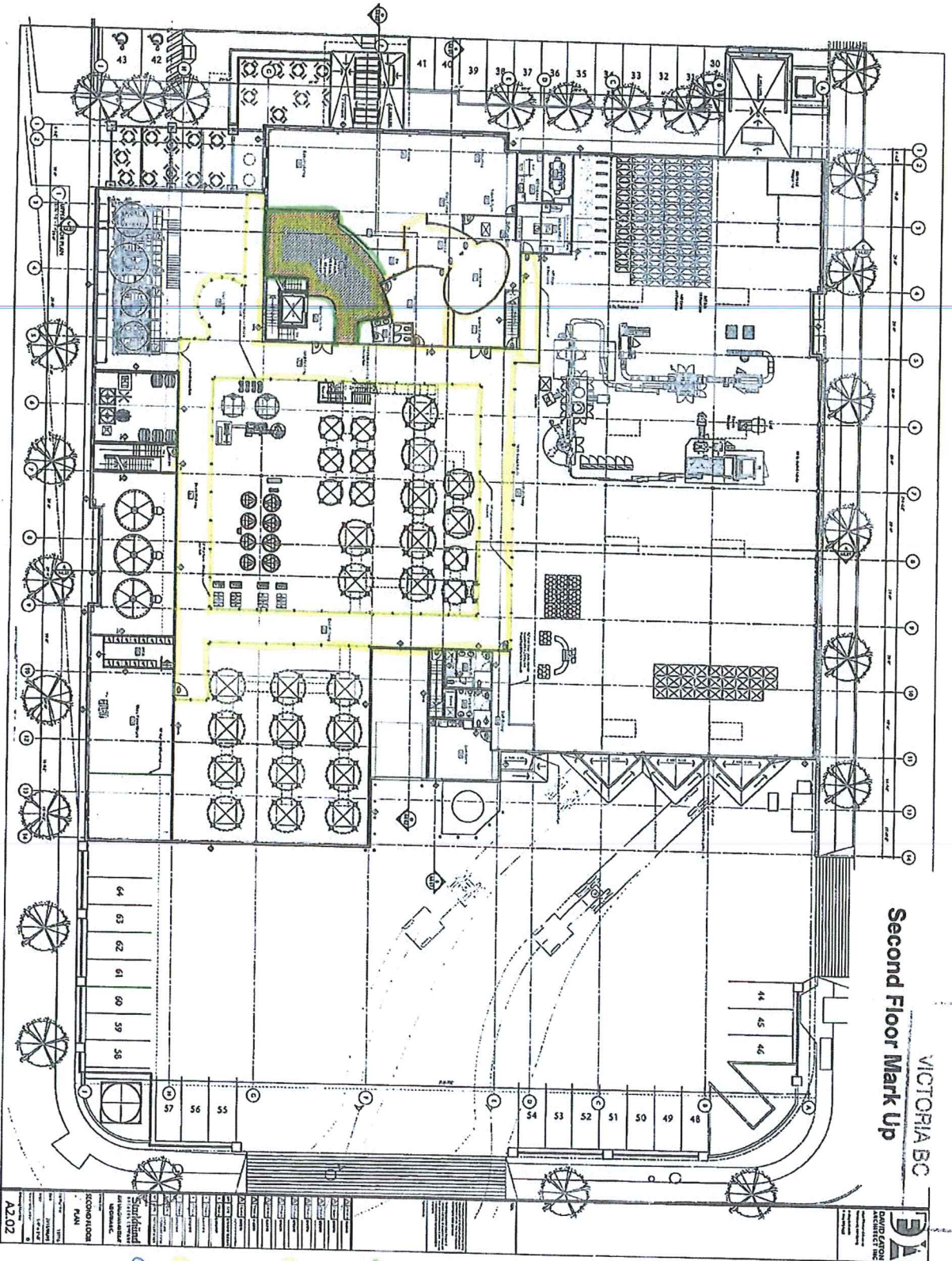
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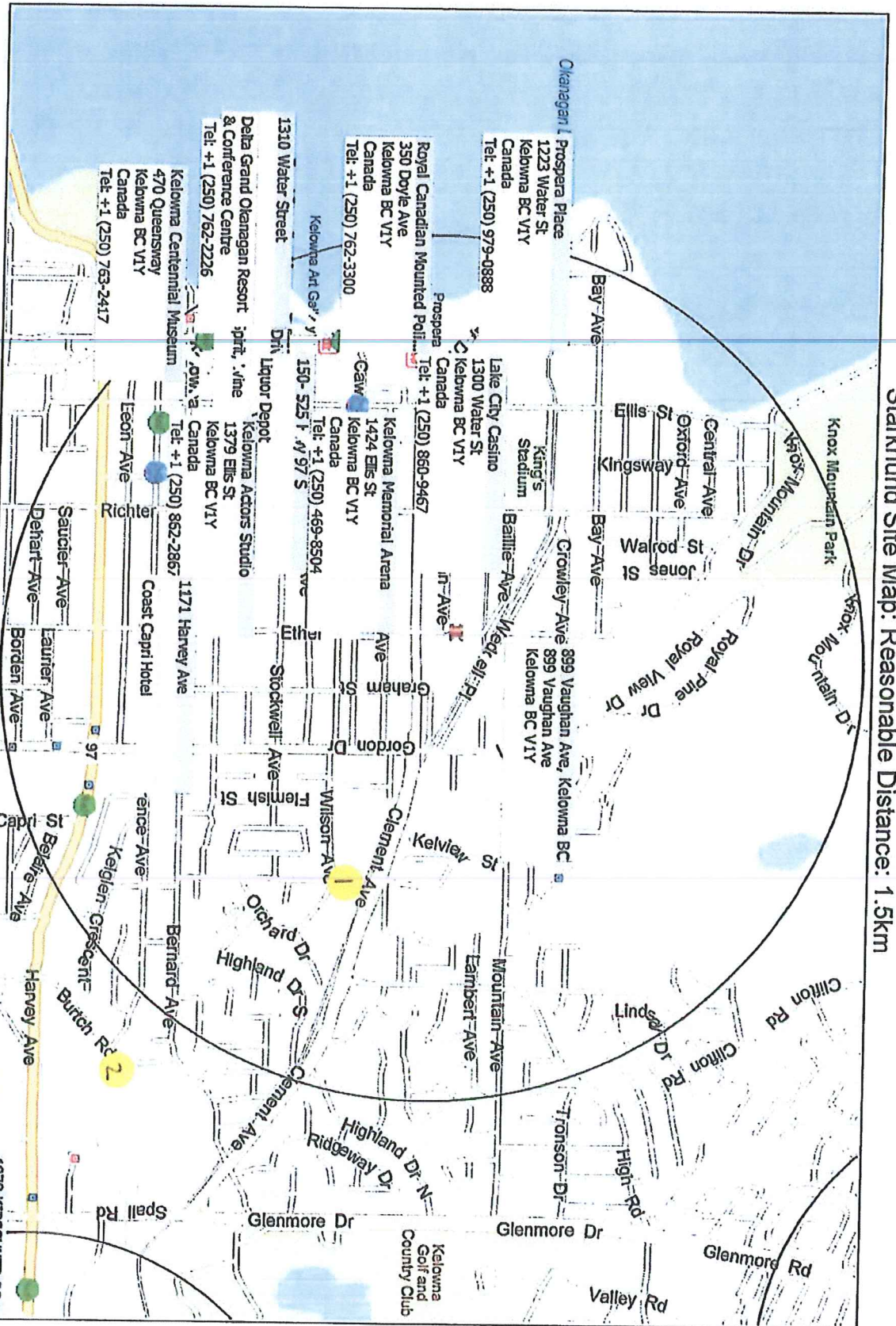
VICTORIA BC

Second Floor Mark Up



Large Area
Special Event Area
Tour Area on upper walkway

Starkhund Site Map: Reasonable Distance: 1.5km



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Kelowna Liquor Primary Locations

Establishment Name	Address	Postal Code	Type	Distance from Site
British Columbia Dragoons (Composite Mess) - Kelowna	720 Lawrence Avenue	V1Y6L9	Liquor Primary	1.07
British Columbia Dragoons (Junior Ranks Mess) - Kelowna	720 Lawrence Avenue	V1Y6L9	Liquor Primary	1.07
CARLOS O'BRYAN PUB & KELLY O'BRYAN				
NEIGHBOURHOOD	262 BERNARD AVE	V1Y6N4	Liquor Primary	1.4
Coast Capri Hotel	1171 Harvey Ave	V1Y6E8	Liquor Primary	1.38
Delta Grand Okanagan Resort & Conference Centre	1310 Water Street	V1Y9P3	Liquor Primary	1.06
Doc Willoughby's Downtown Pub	353 Bernard Avenue	V1Y6N6	Liquor Primary	1.3
Elks Stadium	663 Recreation Ave	V1X5H1	Liquor Primary	0.58
Fernando's Pub	279 Bernard Ave	V1Y6N2	Liquor Primary	1.37
FLASHBACK'S	1268 ELLIS ST	V1Y1Z4	Liquor Primary	0.8
Kelowna Community Theatre	1375 Water Street	V1Y1J4	Liquor Primary	1.2
KELOWNA CURLING CLUB	551 RECREATION AVE	V1Y7V5	Liquor Primary	0.79
KELOWNA YACHT CLUB	1414 WATER ST	V1Y1J1	Liquor Primary	1.28
Kings Stadium	552 Gaston Ave	V1Y1J4	Liquor Primary	0.65
Lake City Casinos	1310 Water Street	V1Y9P3	Liquor Primary	1.06
Liquid Zoo Show Lounge	274 Lawrence Avenue	V1Y6L3	Liquor Primary	1.45
Micro Bar Bites	1500 Water Street	V1Y1J7	Liquor Primary	1.34
Okanagan Valley Wine Train	600 Recreation Ave	V1Y2K4	Liquor Primary	0.73
Old Train Station Public House	1177 Ellis Street	V1Y1Z5	Liquor Primary	0.77
Prospera Place	1223 Water Street	V1Y9V1	Liquor Primary	0.93
Rose's Waterfront Pub.	1352 Water St.	V1Y9P4	Liquor Primary	1.15
Rotary Centre for the Arts	421 CAWSTON AVE	V1Y6Z1	Liquor Primary	0.91
ROYAL ANNE HOTEL	348 BERNARD AVE	V1Y6N5	Liquor Primary	1.3
ROYAL CANADIAN LEGION, BRANCH NO. 26	1380 BERTRAM ST	V1Y2G1	Liquor Primary	0.77
The Blue Gator	441 Lawrence Avenue	V1Y6L6	Liquor Primary	1.31
The Grateful Fed Pub	509 BERNARD AVE	V1Y6N9	Liquor Primary	1.18
Tonics	1654 Ellis Street	V1Y8L1	Liquor Primary	1.34
Waterfront Wine Bar	104 - 1180 Sunset Dr	V1Y9W6	Liquor Primary	0.89
Willow Inn Hotel	235 Queensway Ave	V1Y6S4	Liquor Primary	1.29
Willow Inn Hotel	235 Queensway Ave	V1Y6S4	Liquor Primary	1.29
Other Places				
1 Bankhead Elementary School	1280 Wilson Ave		School	
2 Dr. Knotts Middle School	1555 Burtch Road		School	



Preliminary Concept Drawings



View From Clement Avenue

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A 2.0 March 04, 2014

Sketch

PROPOSED STARKHUND BREWERY



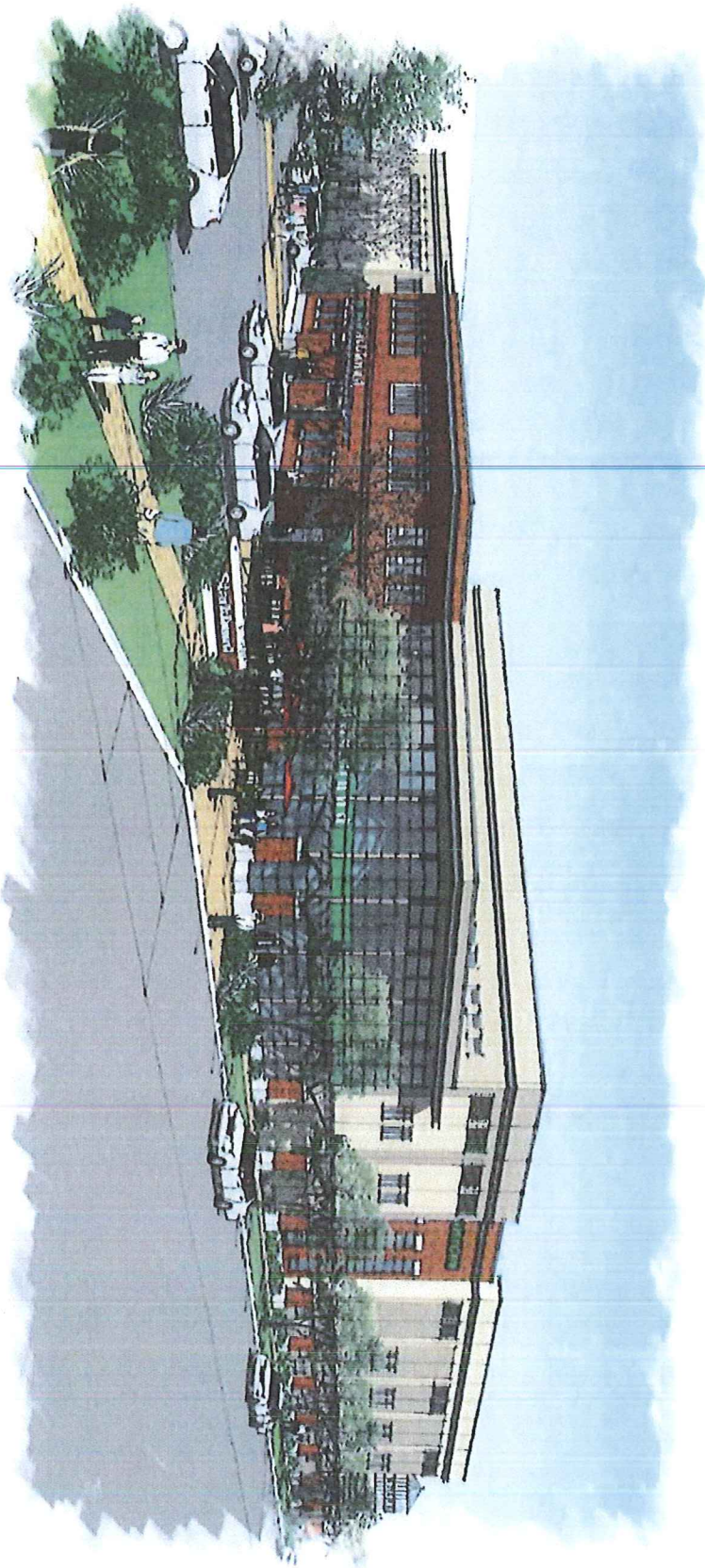
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PROPOSED STARKHUND BREWERY

Sketch

A 2 4 March 04, 2014





LIQUOR CONTROL & LICENSING
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 VICTORIA BC

PROPOSED STARKHUND BREWERY

Sketch

A 2.5 March 04, 2014



ATTACHMENT 2Sample Resolution Template for a Manufacturer Lounge or Special Event Area Endorsement

General Manager, Liquor Control and Licensing Branch

RE: Application for a manufacturer lounge or special event area endorsement at: (address of proposed establishment)

At the (council/board) meeting held on (date), the (council/board) passed the following resolution with respect to the application for the above named manufacturer licence:

“Be it resolved that:

1. The (council/board) (recommends/does not recommend) the issuance of the winery lounge or special event area endorsement for the following reasons: (detail and explain reasons for recommendation)

2. The (council's/board's) comments on the prescribed considerations are as follows: (see the following page for sample comments for each criterion – a comment on each must be included in the resolution. Where a staff report has been prepared that addresses the criteria this can be used to provide Council's comments provided the staff report is referenced in the resolution and there is a clear statement that Council endorsed the comments in the report.)

- (a) The location of the manufacturer lounge or special event area (provide comments)
- (b) The proximity of the manufacturer lounge or special event area to other social or recreational facilities and public buildings (provide comments)
- (c) In the case of a manufacturer lounge, the person capacity of the lounge (provide comments)
- (d) hours of liquor service of the lounge or special event area
- (e) traffic, noise, parking and zoning, and
- (f) The impact on the community if the application is approved (provide comments)

If the operation of the lounge or special event area may affect nearby residents, the local government must gather the views of residents of an area determined by the local government or first nation.

If the local government or first nation wishes to provide comments to the general manager, it must provide the following in writing:

- (a) Its comments addressing the criteria in subsection (9);
- (b) If it has gathered the views of residents under subsection (10),
 - (i) the views of the residents*
 - (ii) the method used to gather the views of the residents*, and
 - (iii) it's comments and recommendations respecting the views of the residents*
 - (iv) The reasons for its recommendations.

* Note: “residents” includes business owners

3. The (council's/board's) comments on the views of residents are as follows: (describe the views of residents, the method used to gather the views and provide comments and recommendations with respect to the views. If the views of residents were not gathered, provide reasons).

The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the (council/board) of (local government/First Nation) on (date).

Sincerely,

(signature)
(name and title of official)

(local government/First Nation)

Note:

- All of the items outlined above in points 1, 2 (a) through (f) and 3 must be addressed in the resolution in order for the resolution to comply with section 10 of the Liquor Control and Licensing Regulation.
- Any report presented by an advisory body or sub-committee to the council or board may be attached to the resolution.

ATTACHMENT 3

Sample Resolution for a Manufacturer Lounge or Special Event Area Endorsement Application

The following are examples that illustrate the type of comments that local government and First Nations might provide to demonstrate they have taken into consideration each of the criterion in reaching their final recommendation. Comments may be a mix of positive, negative and neutral observations relevant to each criterion. The final recommendation is the result of balancing these 'pros and cons'.

The list is not intended to illustrate every possible comment as the variations are endless, given the wide range of applications and local circumstances.

It is important that the resolution include the comment and not refer to a staff report, as the general manager cannot suppose that the local government considered all the criteria unless comment on each criterion is specifically addressed in the resolution itself.

Local government or First Nation staff may wish to contact the Liquor Control and Licensing Branch for assistance on drafting the content of a resolution before it is presented to local government or First Nation to avoid resolutions that do not comply with the regulations.

(a) The location of the manufacturer lounge or special event area:

The location of the manufacturer lounge is within the primary manufacturing facility. It has an interior and a patio area. It is located in a remote location and is suitable for such an endorsement.

(b) The proximity of the lounge to other social or recreational facilities and public buildings:

The only nearby social, recreational and public buildings do not conflict with the operation of a lounge.
- or -

The proposed location of the lounge is across a lane from a church with an attached retirement facility and church hall routinely used for youth group gatherings. The proximity of the proposed winery lounge is considered compatible with the neighbouring facilities.

(c) The person capacity of the lounge:

The maximum person capacity of the y lounge is 65 persons as per building authorities.

(d) Hours of liquor service of the lounge:

Hours of liquor service are proposed to be from 4 PM to 10 PM daily. A larger capacity or later hours is not supported given the few number of police on duty to respond to concerns.

(e) Traffic, noise, parking and zoning:

Traffic in the area is not an issue. The road is located away from the main road resulting in noise not being an issue. Ample parking is available at the winery. Zoning permits a lounge for the sale and service of liquor by the glass or bottle.

(f) The impact on the community if the application is approved:

If the application is approved, the impact is expected to be positive in that it will support the growth in tourism and offer a new social venue for residents.

The Council's comments on the views of residents are as follows:

The views of residents within a half mile* of the proposed lounge area were gathered by way of *written comments that were received in response to a public notice posted at the site and newspaper advertisements placed in two consecutive editions of the local newspaper. Residents were given 30 days from the date of the first newspaper advertisement to provide their written views. Residents were also given an opportunity to provide comments at the public meeting of Council held on date.

A total of 63 responses were received from businesses and residents. Of the responses received, 21 were in support of the application citing the creation of additional jobs and a new entertainment venue for the area as their primary reasons. A total of 42 letters were received in opposition to the application. The primary reason cited by those in opposition was the proposed closing hours. A number of business residents in the area also cited the lack of parking as an area of concern.

The following examples illustrate one option that Council may complete their comments on the views of residents based upon the preceding fact pattern.

Based upon the input received by residents within a half mile of the proposed winery lounge there is a two to one ratio of opposed residents to residents that support the application. The opposition to this endorsement comes from both homeowners and businesses. Council is of the view that with both the residential and business communities' opposition to this proposed establishment that the issuance of a winery lounge endorsement would be contrary to the community standard for this area.

Despite the potential creation of additional jobs and a new entertainment venue for the area Council is unable to support the issuance of the endorsement. Council recommends that a licence not be issued.

* The local government or First Nation determines the appropriate area to be included and the method for gathering those views