



September 1, 2020

City of Kelowna  
Planning Department  
1435 Water Street  
Kelowna, BC

**RE: License Application for Manufacturer (Brewery) Lounge endorsement for Unleashed Brewing Company Ltd. at 889 Vaughan Avenue (units 206 & 207, 880 Clement)**

The purpose of this application is to request the addition of a Lounge Endorsement to a recently approved Manufacturer (Brewery) License with an on-site store endorsement (Job #045654334-001/2).

The proposed brewery is to be constructed in a new industrial development located at 889 Vaughan Avenue, which is currently under construction. The brewery is designed to occupy two bays located at the east end of proposed building No. 2, units 206 & 207. This includes the entire ground floor of the easterly unit (207), the rear portion of the neighbouring unit (206), and the "mezzanine" area of unit 207. In addition, there will be a patio area facing Clement Avenue and ample parking located adjacent to the north of the units. Please note that the patio area will close at 11pm nightly in keeping with City of Kelowna policy.

The approval in principal for the brewery has been provided for reference.

The intent of "Unleashed Brewing Company" is to provide a unique craft beer experience that is based on a brand related to the characteristics of the canines that have been part of the founder's lives. The desire of the owners is to make this establishment "dog-themed", and to provide support to local animal shelters and provide better education and safer homes for rescue dogs.

The neighbourhood of the subject property is becoming a destination district for Craft Breweries. There are a number of craft breweries with lounge endorsements located near by. Unleashed Brewing is anticipated to provide additional craft beer tasting experiences to compliment the other breweries in the area, as well as provide branded merchandise and dog accessories for sale. The proposed development is anticipated to have a minimal impact regarding noise or parking in the area.

Regards,

Birte Decloux on behalf of the Unleashed Brewing Company.

**BLUEGREEN ARCHITECTURE INC.**  
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 www.bluegreenarchitect.com

☐ KAMLOOPS  
☒ KELOWNA

The drawings are submitted as part of an application for a development permit under the City of Kelowna's Official Development Plan (ODP) and are not to be used for any other purpose without the written consent of Bluegreen Architecture Inc.

NO.	DATE	REVISIONS
1	2020.06.29	REVISED PERMIT

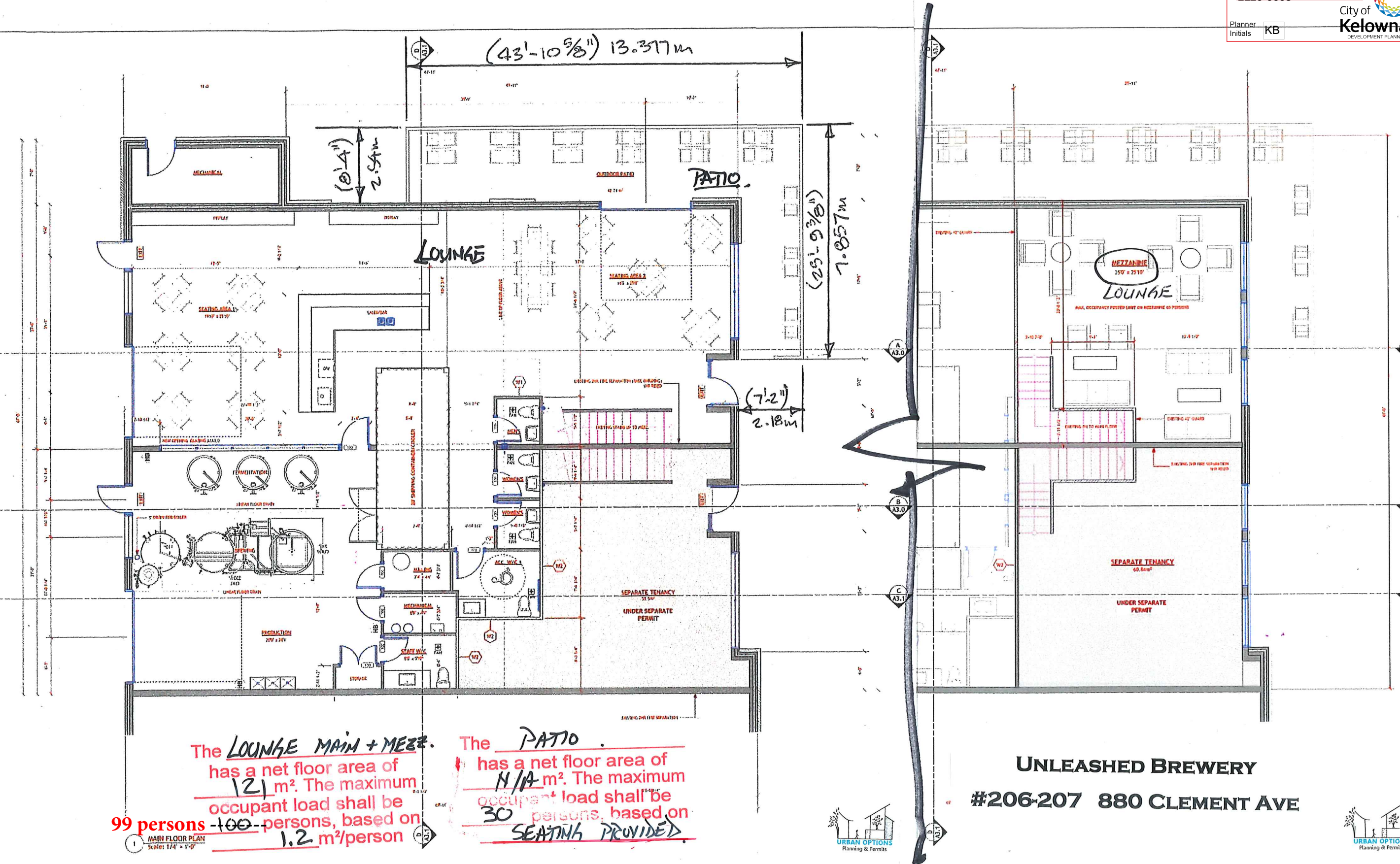
**TENANT IMPROVEMENT**

**Unleashed Brewing**  
 4126 S. 207th Avenue, Kelowna, BC  
 Project #18

**MEZZANINE PLAN**

Scale: 1/4" = 1'-0"

**A2.1**



The LOUNGE MAIN + MEZZ. has a net floor area of 121 m². The maximum occupant load shall be 99 persons based on 1.2 m²/person.

The PATIO has a net floor area of N/A m². The maximum occupant load shall be 30 persons, based on SEATING PROVIDED.

**UNLEASHED BREWERY**  
**#206-207 880 CLEMENT AVE**

GP 4542