

# LL22-0006 740 Clement Ave

Liquor License Application

# Proposal

- ▶ To seek Council's support for a Lounge Endorsement to the LCRB Manufacturing Licence.

# Development Process

April 13, 2022

Development Application Submitted

May 10, 2022

Neighbourhood Consultation

Staff Review & Circulation

Aug 9, 2022

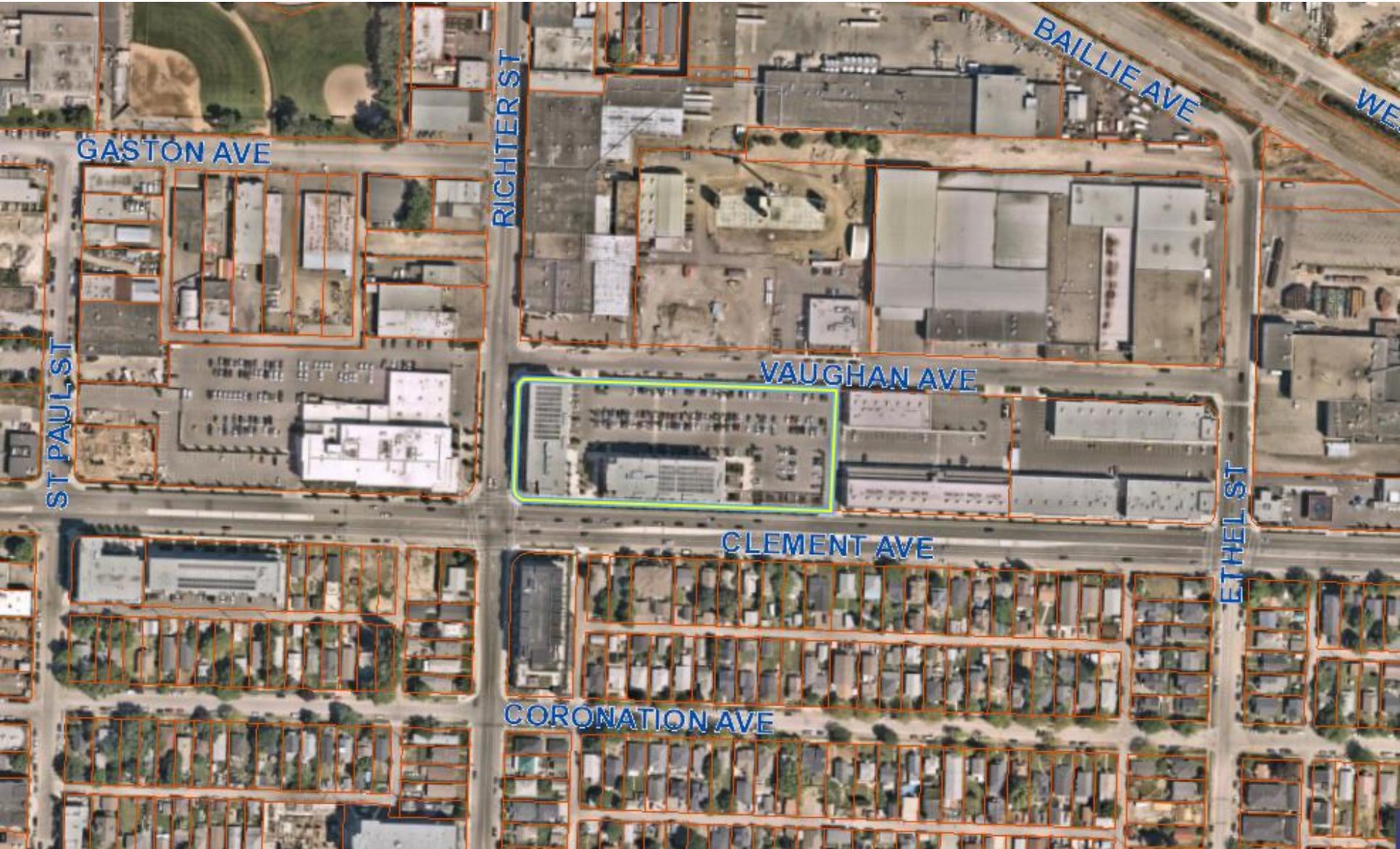
Tuesday Council Meeting

} Council Approvals

Recommendation Forwarded to LCRB

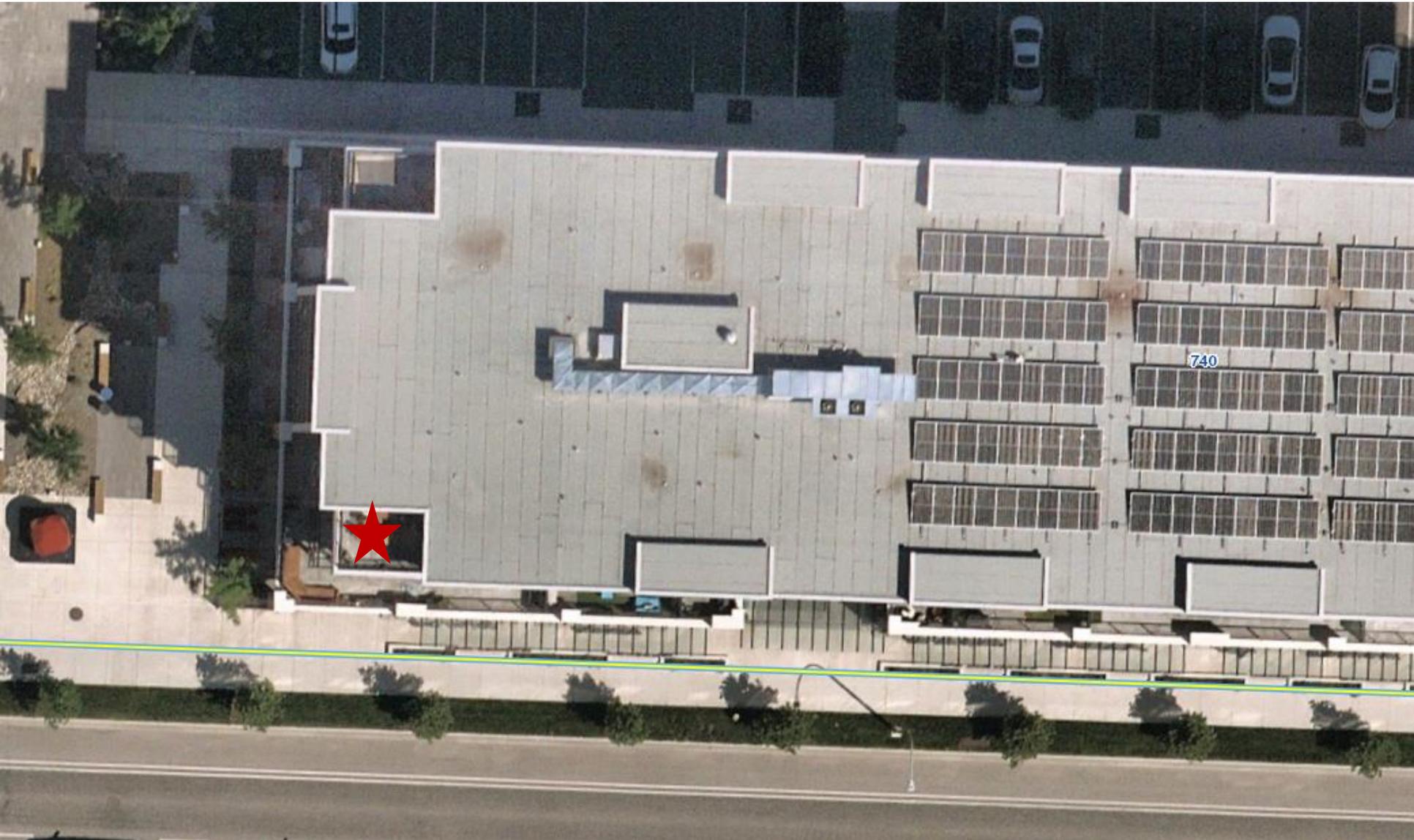


# Subject Property Map



City of Kelowna

# Context Map



City of Kelowna

# Site Layout

1 - 740 Clement Avenue, Kelowna, BC, V1Y 0H5

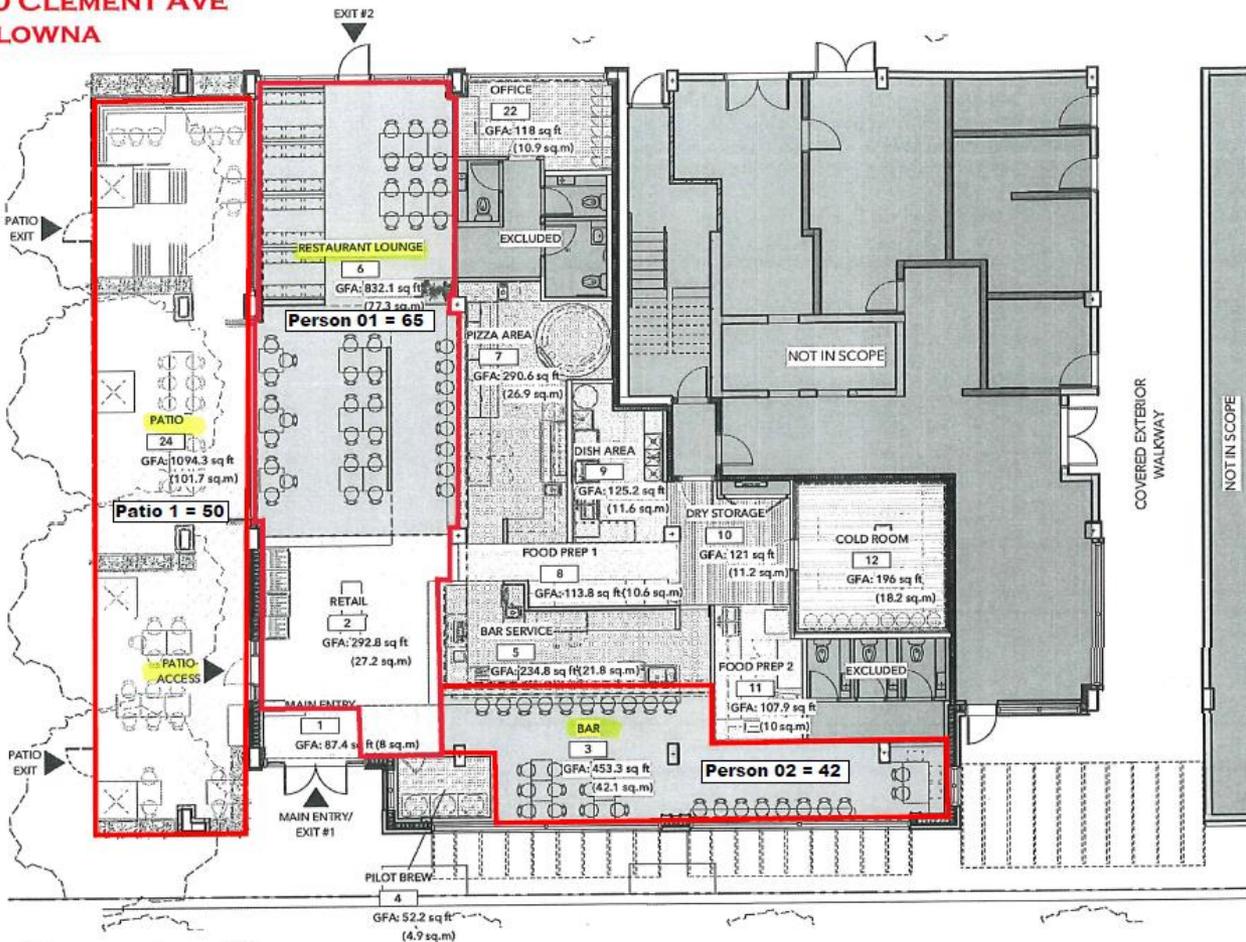
**BAD TATTOO BREWING**  
**#101 - 740 CLEMENT AVE**  
**KELOWNA**

**3.1.17.1 OCCUPANCY LOAD**

Program	SPACE NAME	SPACE NUMBER	ROUGH DIMENSIONS	AREA sq ft	AREA sq m	AREA/PERSON sq m	OSBC 3.1.17.1	ALLOWED OCCUPANT LOAD	ACTUAL OCCUPANT LOAD
MAIN ENTRY	1		17'3 1/2" x 5'8"	87.4 sq ft	8.12	0.00	EXCLUDED	0	0
RETAIL	2		19'2 1/2" x 14'7 3/4"	292.8 sq ft	27.21	4.48	5.91	0	15
BAR	3		48'9" x 12'5"	453.3 sq ft	42.11	1.20	85.30	0	0
PILOT BREW	4		8'10" x 6'0"	52.2 sq ft	4.85	9.30	0.22	1	1
BAR SERVICE	5		24'0" x 11'2"	234.8 sq ft	21.81	9.30	2.35	2	2
RESTAURANT LOUNGE	6		44'4" x 19'5"	832.1 sq ft	77.30	1.20	64.42	0	65
PIZZA AREA	7		21'1" x 14'0"	290.6 sq ft	26.99	9.30	2.90	3	3
FOOD PREP 1	8		21'1" x 6'2 1/2"	113.8 sq ft	10.57	9.30	1.14	1	1
DISH AREA	9		15'5 1/2" x 9'9"	125.2 sq ft	11.63	9.30	1.25	1	1
DRY STORAGE	10		12'0" x 11'10"	121 sq ft	11.24	28.00	0.40	0	0
FOOD PREP 2	11		13'2" x 8'6"	107.9 sq ft	10.03	9.30	1.08	1	1
COLD ROOM	12		14'0" x 14'0"	196 sq ft	18.21	28.00	0.65	0	0
ELECTRICAL CLOSET	13		4'0" x 1'4"	9 sq ft	0.84	0.00	EXCLUDED	0	0
CIRCULATION 1	14		13'2" x 3'7 1/2"	47.4 sq ft	4.42	0.00	EXCLUDED	0	0
WC 1	15		5'10" x 4'2"	24.1 sq ft	2.24	0.00	EXCLUDED	0	0
WC 2	16		5'10" x 4'2"	24.1 sq ft	2.24	0.00	EXCLUDED	0	0
WC 3	17		5'10" x 4'2"	24.1 sq ft	2.24	0.00	EXCLUDED	0	0
WC 4	18		4'0" x 4'0"	23.8 sq ft	2.22	0.00	EXCLUDED	0	0
WC 5	19		5'11" x 4'0 3/4"	23.9 sq ft	2.22	0.00	EXCLUDED	0	0
ACC. WC	20		2'0" x 2'11"	44.5 sq ft	4.13	0.00	EXCLUDED	0	0
CIRCULATION 2	21		11'4" x 8'4"	64.7 sq ft	6.01	0.00	EXCLUDED	0	0
OFFICE	22		14'0" x 8'11"	117.9 sq ft	10.96	9.30	1.18	1	1
PATIO	24		24'4" x 15'9"	101.7 sq ft	10.47	1.20	84.72	0	50
TOTAL OCCUPANT LOAD BY AREA				4500 sq ft	406.77 sq m		202		160
TOTAL OCCUPANT LOAD PROPOSED (iv. max. 10 staff and 100 seats indoors and 50 seats on the patio)									160

NOTE: Max of 10 sq ft per shift at any given time

GROSS FLOOR AREA	307 sq m (3305.7 sq ft)
PATIO AREA	101.6 sq m (1094 sq ft)
BUILDING AREA	1342 sq m (14445 sq ft)



*Reviewed*  
 by City of Kelowna  
 Inspection Services  
 JUN 29 2021  
*O.W.S.*

The RESTAURANT/LOUNGE  
 has a net floor area of  
78 m<sup>2</sup>. The maximum  
 occupant load shall be  
65 persons, based on  
1.2 m<sup>2</sup>/person

The BAR  
 has a net floor area of  
42 m<sup>2</sup>. The maximum  
 occupant load shall be  
35 persons, based on  
1.2 m<sup>2</sup>/person

The PATIO  
 has a net floor area of  
N/A m<sup>2</sup>. The maximum  
 occupant load shall be  
50 persons, based on  
SEATING PROVIDED

1 Occupancy Areas  
 Scale: 1/8" = 1'-0"

**LCRB OFFICIAL PLAN**  
**MUST BE KEPT WITH LIQUOR LICENCE AND**  
**AVAILABLE FOR INSPECTION AT ALL TIMES**  
 Date issued: **July 22, 2021**  
**FP Licence # 310519**      **General Manager**



# Council Policy#359

- ▶ Location is suitable
  - ▶ Not in close proximity to large liquor primary establishments.
- ▶ Hours of service are suitable (9 AM to 12 AM)
  - ▶ Outdoor patio consistent with Bernard Ave Sidewalk program.
  - ▶ Negative impacts are considered to be minimal as this is an existing business.

# Staff Recommendation

- ▶ Development Planning recommends **support** for the Lounge Endorsement Licence;
- ▶ That Council directs Staff to forward a resolution of support to the LCRB for the Liquor Primary License.



*Conclusion of Staff Remarks*