

LL22-0020

510 Bernard Ave

Liquor Primary Licence Application

Proposal

- ▶ To consider a Liquor Primary Licence with an occupant load of 124 persons.

Development Process

August 19, 2022

Development Application Submitted

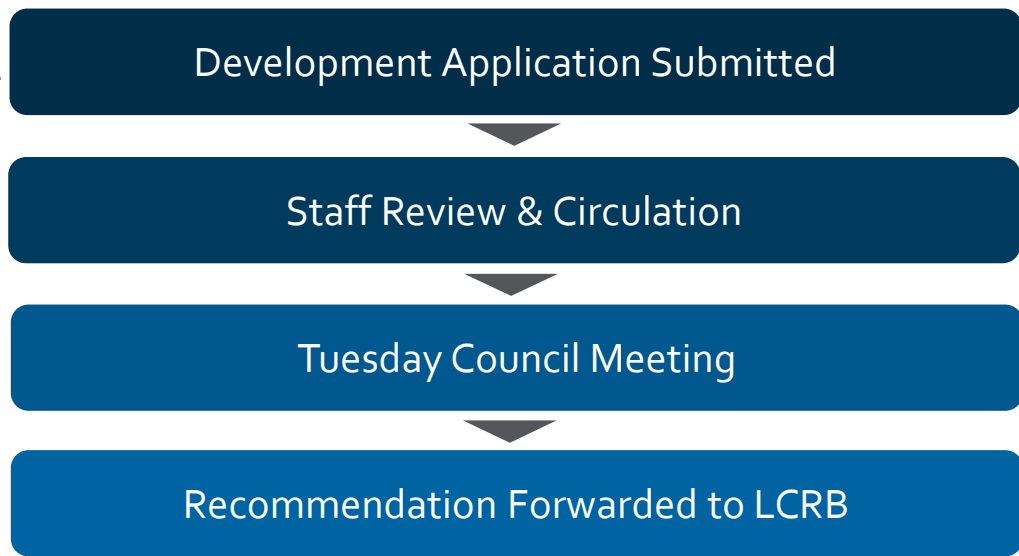
Staff Review & Circulation

October 4, 2022

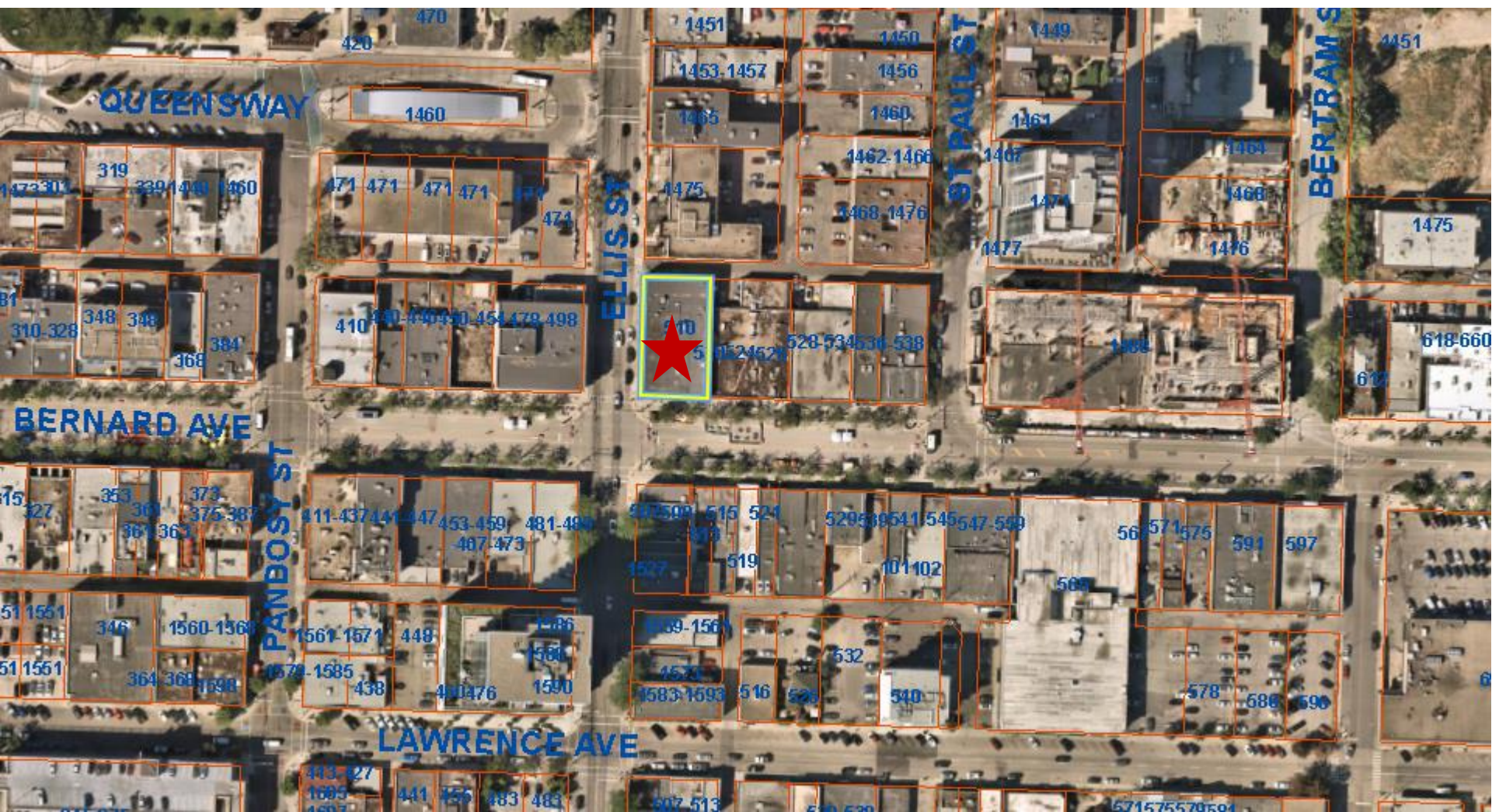
Tuesday Council Meeting

Council Approvals

Recommendation Forwarded to LCRB



Context Map



Subject Property Map



City of Kelowna

Site Layout

LAKEHOUSE BERNARD | LIQUOR LICENSE FOR COOKING CLASS

CMIC: 100-510 BERNARD AVE. KELOWNA, BC
 LEGAL: LOT A PLAN KAP22310

- OCCUPANT LOAD (TABLE 3.1.17.1)**
 ZONE 1 - OCCUPANT LOAD FOR COOKING CLASS STATIONS:
 TOTAL AREA: 90m² (969 SQ.FT.)
 90/1.85 (CLASSROOMS 1) = 49 PERSONS
 ZONE 2 - OCCUPANT LOAD FOR DINING AREA:
 TOTAL AREA: 42m² (447 SQ.FT.)
 42/1.2 (DINING, BEVERAGE AND CATERING SPACE 1) = 35 PERSONS
 ZONE 3 - OCCUPANT LOAD FOR DEMONSTRATION KITCHEN:
 TOTAL AREA: 73m² (787 SQ.FT.)
 73/1.85 (CLASSROOMS 1) = 40 PERSONS
 TOTAL DESIGN OCCUPANT LOAD = 124 PERSONS
 *CLASSIFICATION AS PER TABLE 3.1.17.1)
- HEALTH REQUIREMENTS:**
 NUMBER OF WATER CLOSETS IS BASED ON TABLE 3.2.2.A FOR AN ASSEMBLY OCCUPANCY. PROVISION FOR 124 PERSONS (MINUS 10 PERSONS FOR PER 3.2.2.2 (2) WITH AN EQUAL DIVISION, i.e. 57 MALES & 57 FEMALES.
 WASHROOM REQUIREMENTS ARE:
 3 FEMALE WATER CLOSETS
 2 MALE WATER CLOSETS
 1 UNIBOX I/V.C ACCESSIBLE WASHROOM WITH 1 SINK.
- REQUIREMENTS FOR PERSONS WITH DISABILITIES:**
 ACCESS SHALL BE PROVIDED TO ALL SITES & TO ALL PUBLIC AREAS (3.8.2.3, 3.8.3.3)
 DESIGN REQUIREMENTS AS PER 3.8.3

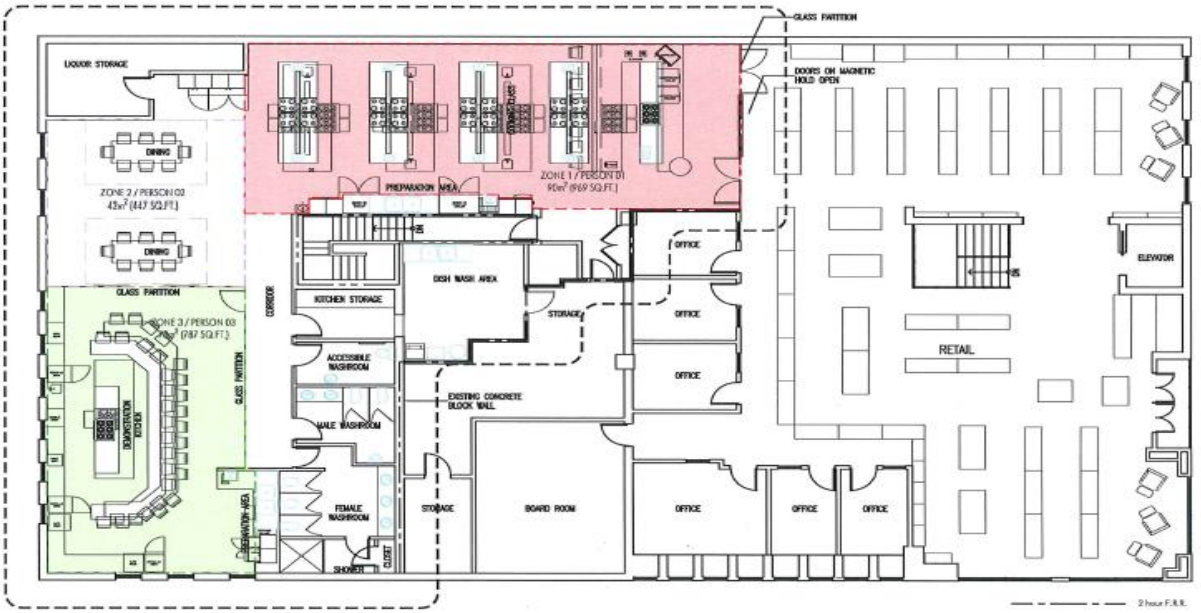
ZONE / KEY LEGEND

	ZONE 1 / PERSON 01 - COOKING CLASS STATIONS 90m ² (969 SQ.FT.)
	ZONE 2 / PERSON 02 - DINING AREA 42m ² (447 SQ.FT.)
	ZONE 3 / PERSON 03 - DEMONSTRATION KITCHEN 73m ² (787 SQ.FT.)

The COOKING CLASS STATIONS has a net floor area of N/A m². The maximum occupant load shall be 49 persons, based on ARCHITECT DESIGN.

The DINING AREA has a net floor area of N/A m². The maximum occupant load shall be 35 persons, based on ARCHITECT DESIGN.

The DEMONSTRATION KITCHEN has a net floor area of N/A m². The maximum occupant load shall be 40 persons, based on ARCHITECT DESIGN.



1 SECOND FLOOR COOKING CLASS LAYOUTS
 A-103/1719 - 11-01

Subject to completion of construction to approved Building permit # 68557.

Reviewed by City of Kelowna Inspection Services
 AUG 04 2022
Dells

2nd Floor Culinary School
 510 Bernard Ave

Council Policy#359

- ▶ Medium establishments (100-249 persons) should be located within Urban Centre, minimum of 100m from a Large or Medium establishment and not be located beside a Small establishment.
- ▶ Support alternative entertainment options, and/or establishments which are less focused on alcohol consumption to add a mix of entertainment options in Urban Centres.

Staff Recommendation

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



Conclusion of Staff Remarks