

LAKEHOUSE BERNARD | LIQUOR LICENSE FOR COOKING CLASS

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

1. 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 *) = 49 PERSONS
- ZONE 2 - OCCUPANT LOAD FOR DINING AREA:
TOTAL AREA: 42m² (447 SQ.FT.)
42/1.2 (DINING, BEVERAGE AND CAFETERIA SPACE *) = 35 PERSONS
- ZONE 3 - OCCUPANT LOAD FOR DEMONSTRATION KITCHEN:
TOTAL AREA: 73m² (787 SQ.FT.)
73/1.85 (CLASSROOMS *) = 40 PERSONS

TOTAL DESIGN OCCUPANT LOAD = 124 PERSONS
*CLASSIFICATION AS PER TABLE 3.1.17.1)

2. HEALTH REQUIREMENTS:

NUMBER OF WATER CLOSETS IS BASED ON TABLE 3.7.2.2.A FOR AN ASSEMBLY OCCUPANCY. PROVISION FOR 124 PERSONS [MINUS 10 PERSONS FOR PER 3.7.2.2 (2)] WITH AN EQUAL DIVISION, ie. 57 MALES & 57 FEMALES.

WASHROOM REQUIREMENTS ARE:

- 3 FEMALE WATER CLOSETS
- 2 MALE WATER CLOSETS
- 1 UNISEX H/C ACCESSIBLE WASHROOM WITH 1 SINK.

3. REQUIREMENTS FOR PERSONS WITH DISABILITIES:

ACCESS SHALL BE PROVIDED TO ALL SUITES & TO ALL PUBLIC AREAS (3.8.2.3, 3.8.2.31)
DESIGN REQUIREMENTS AS PER 3.8.3

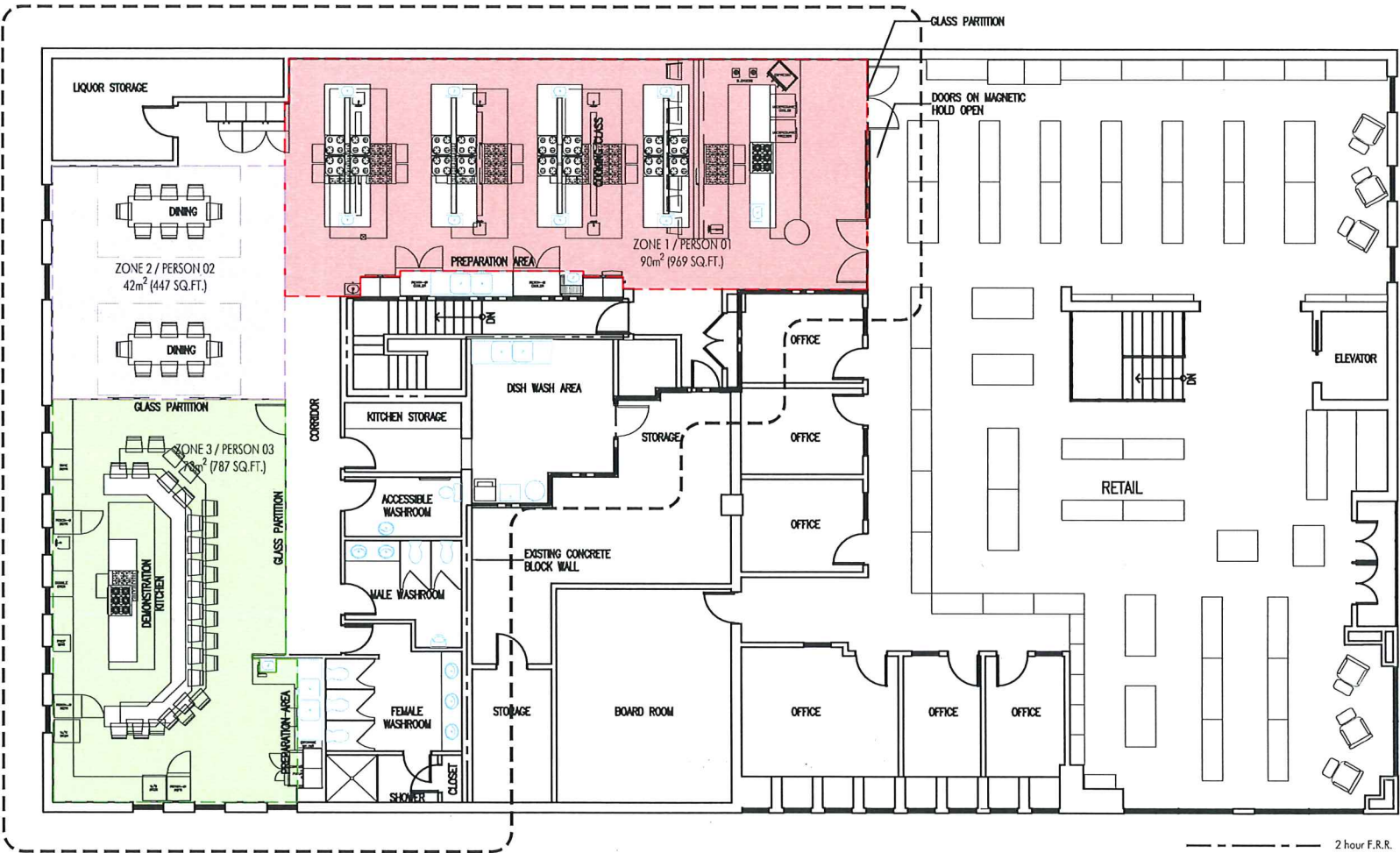
ZONE / KEY LEGEND

- ZONE 1 / PERSON 01 - COOKING CLASS STATIONS
90m² (969 SQ.FT.)
- ZONE 2 / PERSON 02 - DINING AREA
42m² (447 SQ.FT.)
- ZONE 3 / PERSON 03 - DEMONSTRATION KITCHEN
73m² (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 1/16" = 1'-0"

ATTACHMENT A

This forms part of application
LL22-0020

Planner
Initials JI



Subject to completion of construction
to approved Building permit
* 68557

Reviewed
by City of Kelowna
Inspection Services
AUG 04 2022

2nd Floor Culinary School
510 Bernard Ave

LIQUOR LICENSE APPLICATION



PHONE: 250-448-7801

205-1626 Richter Street,
Kelowna, BC V1Y 2M3
www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

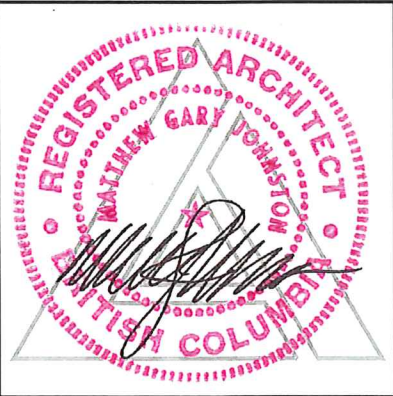
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Plot Date 2-Aug-22
Drawing No. A-103

PROJECT
LAKEHOUSE HOME STORE

DRAWING TITLE
LIQUOR LICENSE APPLICATION



21st July, 2022

Project Rationale

Since its inception in 2011 Lakehouse customers have demonstrated that there is significant demand for cooking classes in the Okanagan. However, the small demonstration kitchen within the existing Bernard Avenue store is not suitable for demand in terms of wear-and-tear and scalability. Economies-of-scale are only achieved when classes have a capacity of up to 16 students. As well, the correct business-model calls for two distinct classroom designs: 1) Demonstration-style classroom and 2) Participation-style classroom.

Currently, Kelowna does not offer a location purposefully built for classes, the kitchens will offer a set-up not yet available, especially in the downtown core. Classes are expected to be attended by locals, tourists and the business community. There is also full support from the culinary community as it will provide a location for chefs, restaurants, local growers and vendors to teach and share knowledge.

As Kelowna grows, it will be needing facilities like this one for several reasons: to promote a sense of community through activity, to act as a place to hold events for local businesses and visitors, to educate the people of the city on the prosperous ingredients produced here, and, to showcase what Kelowna and the Okanagan has to offer in the way of food and drink.

ATTACHMENT		B
This forms part of application # LL22-0020		
Planner Initials	<div>Jl</div>	 City of Kelowna <small>DEVELOPMENT PLANNING</small>