

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

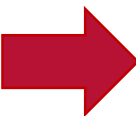
Tuesday Council Meeting



Recommendation Forwarded to LCRB



Council  
Approvals





City of Kelowna



# 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

### 1. OCCUPANT LOAD (TABLE 3.1.17.1)

- ZONE 1 - OCCUPANT LOAD FOR COOKING CLASS STATIONS:  
TOTAL AREA: 90m<sup>2</sup> (969 SQ. FT.)  
90/1.85 (CLASSROOMS 1) = 49 PERSONS
- ZONE 2 - OCCUPANT LOAD FOR DINING AREA:  
TOTAL AREA: 42m<sup>2</sup> (447 SQ. FT.)  
42/1.2 (DINING, REVENUE AND CATERING SPACE 1) = 35 PERSONS
- ZONE 3 - OCCUPANT LOAD FOR DEMONSTRATION KITCHEN:  
TOTAL AREA: 73m<sup>2</sup> (787 SQ. FT.)  
73/1.85 (CLASSROOMS 1) = 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 3.2.2.2.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 UNDER IVC 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, 3.8.2.3.1)  
DESIGN REQUIREMENTS AS PER 3.8.3

### ZONE / KEY LEGEND

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

The COOKING CLASS STATIONS  
has a net floor area of  
N/A m<sup>2</sup>. The maximum  
occupant load shall be  
49 persons, based on  
ARCHITECT DESIGN.

The DINING AREA  
has a net floor area of  
N/A m<sup>2</sup>. The maximum  
occupant load shall be  
35 persons, based on  
ARCHITECT DESIGN.

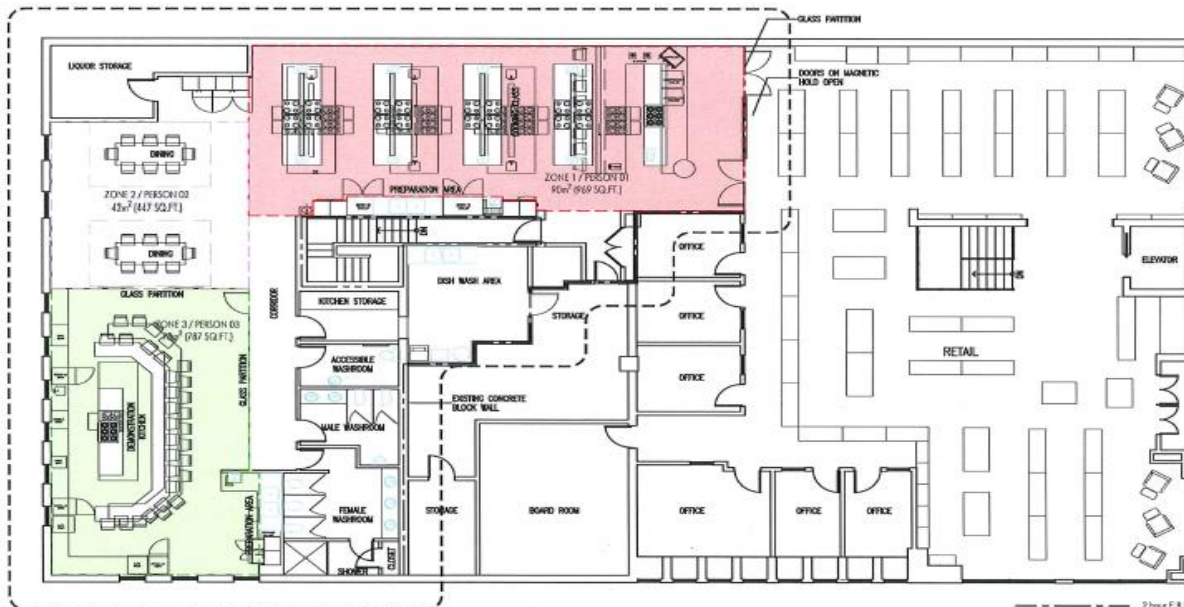
The DEMONSTRATION KITCHEN  
has a net floor area of  
N/A m<sup>2</sup>. The maximum  
occupant load shall be  
40 persons, based on  
ARCHITECT DESIGN.

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

Reviewed  
by City of Kelowna  
Inspection Services

AUG 04 2022

*[Signature]*



1 SECOND FLOOR COOKING CLASS LAYOUTS  
A-100 1/16" = 1'-0"

2nd Floor Culinary School

510 Bernard Ave

City of Kelowna

# Project/technical details

## ► Liquor Primary Licence

- ▶ Seeking Liquor Primary Licence with occupancy of 124 persons.

▶ Licensed Hours:

Proposed Hours of Sale :

[illegible]



# 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*