



City of
Kelowna

L22-0021

4629-4649 Lakeshore Rd

Liquor Licence Application

Proposal

- ▶ To seek Council's support for a structural change to an existing lounge endorsement licence with an occupant load of 172 persons.

Development Process

Oct 14, 2022

Liquor Licence Application Submitted

Staff Review & Circulation

Oct 31, 2022

Neighbourhood Notification

Jan 17, 2023

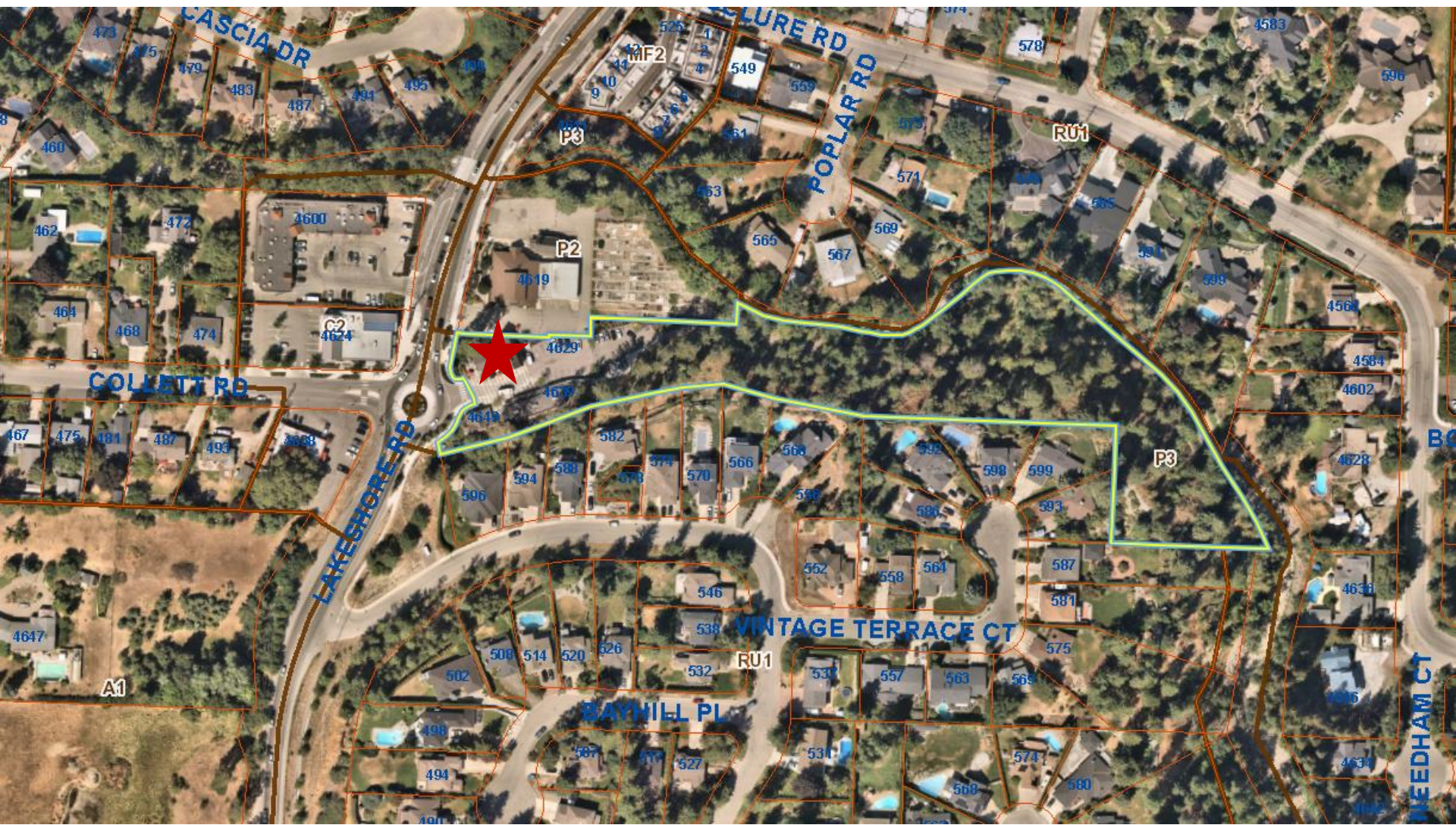
Tuesday Council Meeting

Council Approvals

Recommendation Forwarded to LCRB



Context Map



Subject Property Map



City of Kelowna

Site Layout – Main Floor

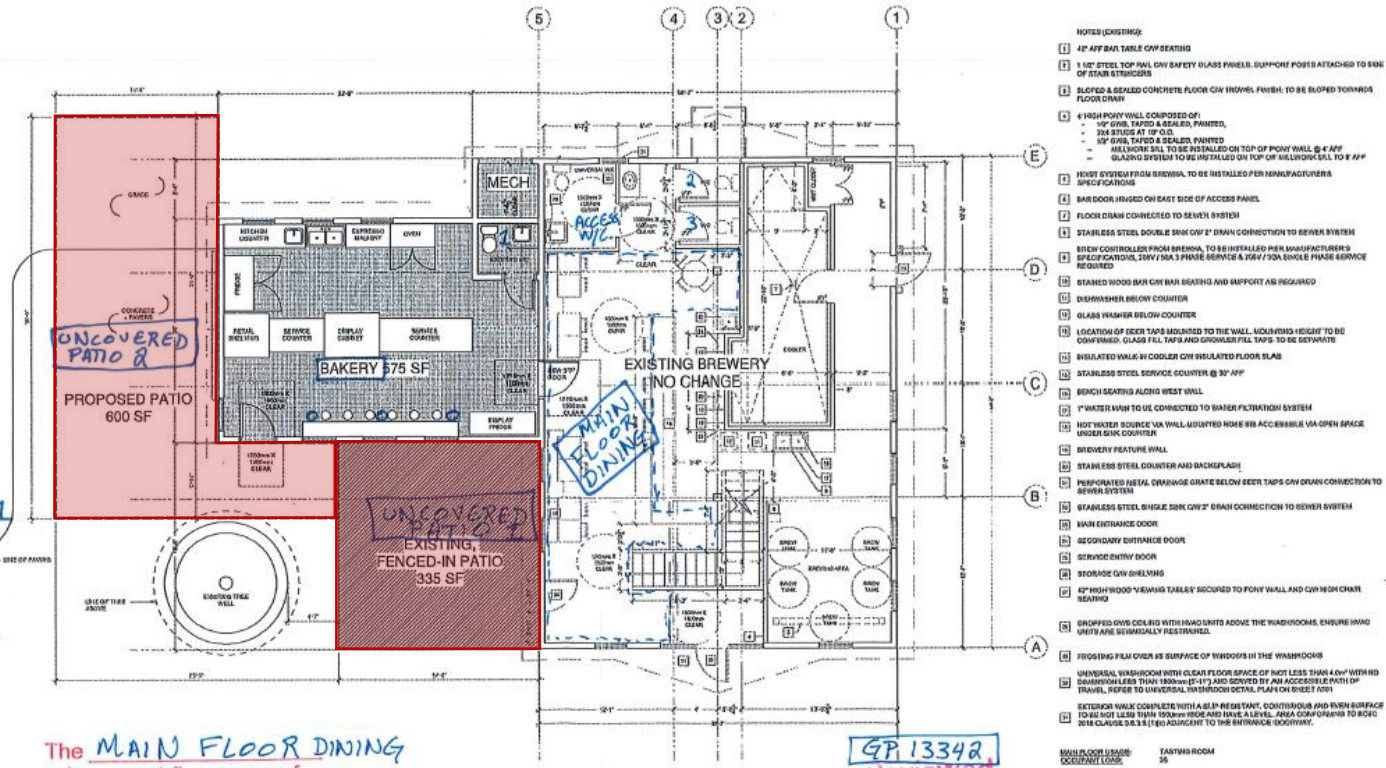
The **BAKERY**
has a net floor area of
N/A m². The maximum
occupant load shall be
10 persons, based on
SEATS

The **UNCOVERED PATIO 2**
has a net floor area of
55.8 m². The maximum
occupant load shall be
46 persons, based on
1.2 m²/person

The **UNCOVERED PATIO 1**
has a net floor area of
31 m². The maximum
occupant load shall be
26 persons, based on
1.2 m²/person

The **MAIN FLOOR DINING**
has a net floor area of
44.1 m². The maximum
occupant load shall be
36 persons, based on
1.2 m²/person

DATE: 11/10/22



- NOTES (EXISTING):
- (1) 4" AFF BAR TABLE C/W SEATING
 - (2) 1 1/2" STEEL TOP PAUL C/W SAFETY GLASS PANELS. SUPPORT POSTS ATTACHED TO EDGE OF FLOOR STRUCTURE
 - (3) SLOPED & SEALED CONCRETE FLOOR C/W TRIMMS. FINISH TO BE SLOPED TOWARDS FLOOR DRAIN
 - (4) 4" HIGH POINTY WALL COMPOSED OF:
 - 1/2" GIBS, TAPOD & SEALED, PAINTED
 - 2x4 STUDS AT 16" O.C.
 - 1/2" GIBS, TAPOD & SEALED, PAINTED
 - SHEETROCK SHALL BE INSTALLED ON TOP OF POINTY WALL @ 4" AFF
 - GLAZING SYSTEM TO BE INSTALLED ON TOP OF WALL/ROOF TO 8" AFF
 - (5) HOIST SYSTEM FROM BREWERY, TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
 - (6) BAR DOOR HINGED ON EAST SIDE OF ACCESS PANEL
 - (7) FLOOR DRAIN CONNECTED TO SEWER SYSTEM
 - (8) STAINLESS STEEL DOUBLE END C/W 2" DRAIN CONNECTION TO SEWER SYSTEM
 - (9) BEER CONTROLLER FROM BREWERY, TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS, 120V/10A/3 PHASE SERVICE & 100V/30A SINGLE PHASE SERVICE REQUIRED
 - (10) STAINED WOOD BAR C/W BAR SEATING AND SUPPORT AS REQUIRED
 - (11) DISHWASHER BELOW COUNTER
 - (12) GLASS WASHERS BELOW COUNTER
 - (13) LOCATION OF BEER TAPS ADJACENT TO THE WALL. ADJUSTING HEIGHT TO BE C/W FINISH. GLASS FILL TAPS AND GROWLER FILL TAPS TO BE SEPARATE
 - (14) INSULATED WALK-IN COOLER C/W INSULATED FLOOR SLAB
 - (15) STAINLESS STEEL SERVICE COUNTER @ 30" AFF
 - (16) BEER TAP SEATING ALONG WEST WALL
 - (17) WATER MAIN TO BE CONNECTED TO WATER FILTRATION SYSTEM
 - (18) HOT WATER SOURCE VIA WALL MOUNTED HOSE W/ ACCESSIBLE 10A OPEN SPACE UNDER SINK COUNTER
 - (19) BREWERY FEATURE WALL
 - (20) STAINLESS STEEL COUNTER AND BACKPLASH
 - (21) PERFORATED METAL DRAINAGE GRATE BELOW BEER TAPS C/W DRAIN CONNECTION TO SEWER SYSTEM
 - (22) STAINLESS STEEL SINGLE SINK C/W 2" DRAIN CONNECTION TO SEWER SYSTEM
 - (23) MAIN ENTRANCE DOOR
 - (24) SECONDARY ENTRANCE DOOR
 - (25) SERVICE ENTRY DOOR
 - (26) STORAGE C/W SHELVING
 - (27) 4" HIGH WOOD VENEER TABLES SECURED TO POINTY WALL AND C/W HIGH CHAIR SEATING
 - (28) DRAPPED GIVE CEILING WITH HANG UNITS ABOVE THE WASHROOMS. ENSURE HANG UNITS ARE SUITABLY FEATHERED.
 - (29) FROSTING FILM OVER RE SURFACE OF WINDOWS IN THE WASHROOMS
 - (30) UNIVERSAL WASHROOM WITH CLEAR FLOOR SPACE OF NOT LESS THAN 4' C/W WITH DIMENSIONS LESS THAN 1800mm (5'11") AND SCRIBED BY AN ACCESSIBLE PATH OF TRAVEL, REFER TO UNIVERSAL WASHROOM DETAIL PLAN ON SHEET 0001
 - (31) EXTERIOR WALK COMPLETE WITH A 6" IN HEIGHT, CONTINUOUS AND EVEN SURFACE TO 800 MM LESS THAN 100MM RISE AND HAVE A LEVEL AREA CONFORMING TO 8000 DBC CLAUSE 20.3.1 (E) ADJACENT TO THE ENTRANCE DOORWAY.

ISSUES: 05-21-2022 BDP FOR A/R REVIEW

REVISIONS:

BARN OWL BREWING - TENANT INFILL
4433 LAURENCE ROAD
KILGORE, BC
DRAWING TITLE
LEVEL 1 PLAN

PROJECT NO. 208-21
SCALE 1/4" = 1'-0"
DRAWN BY: Arthur

GP 13342
Reviewed
by City of Kelowna
Inspection Services

2022/11/08

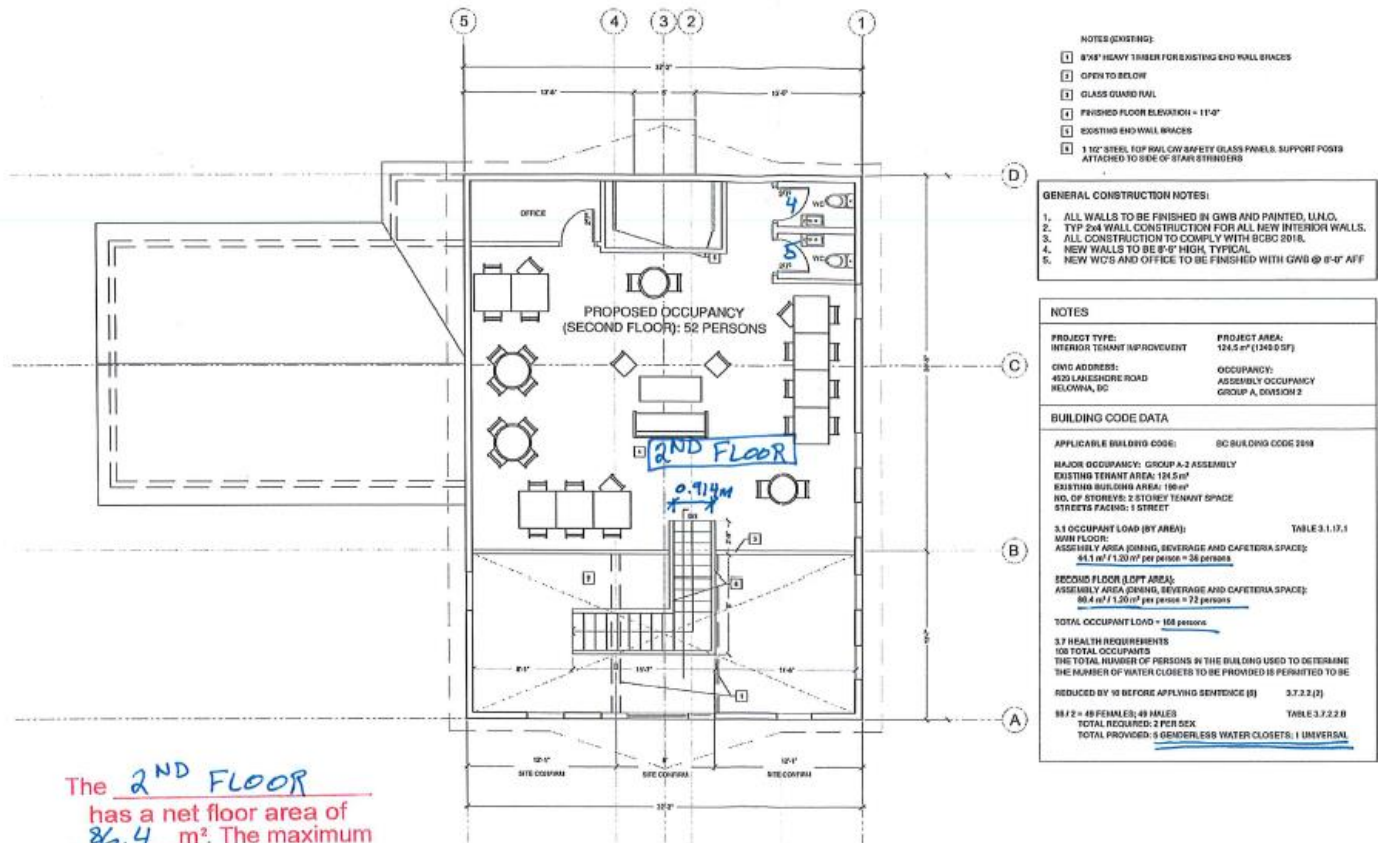
- TOTAL OCCUP. LD. = 172
- W/C EQUIV. 2-M + 4F

1/2

DRAWING NO. **A1.01**

Site Layout – 2nd Floor

2022-10-07 12:11:04 PM



- NOTES (EXISTING):**
- 1 8"x4" HEAVY TRIMMER FOR EXISTING END WALL SPACES
 - 2 OPEN TO BELOW
 - 3 GLASS GUARD RAIL
 - 4 FINISHED FLOOR ELEVATION = 11'-0"
 - 5 EXISTING END WALL BRACES
 - 6 1 1/2" STEEL TOP RAIL WITH SAFETY GLASS PANELS. SUPPORT POSTS ATTACHED TO SIDE OF BEAM STRUCTURE.

- GENERAL CONSTRUCTION NOTES:**
1. ALL WALLS TO BE FINISHED IN GWB AND PAINTED, U/L/O.
 2. TYP 2x4 WALL CONSTRUCTION FOR ALL NEW INTERIOR WALLS.
 3. ALL CONSTRUCTION TO COMPLY WITH BCBC 2018.
 4. NEW WALLS TO BE 8'-0" HIGH, TYPICAL.
 5. NEW WCs AND OFFICE TO BE FINISHED WITH GWB @ 8'-0" AFF.

NOTES	
PROJECT TYPE: INTERIOR TENANT IMPROVEMENT	PROJECT AREA: 124.5 m ² (1349.0 SF)
CMD ADDRESS: 4920 LANESHORE ROAD REXDAWN, BC	OCCUPANCY: ASSEMBLY OCCUPANCY GROUP A, DIVISION 2
BUILDING CODE DATA	
APPLICABLE BUILDING CODE:	BC BUILDING CODE 2018
MAJOR OCCUPANCY: GROUP A-2 ASSEMBLY	EXISTING TENANT AREA: 124.5 m ²
EXISTING BUILDING AREA: 180 m ²	NO. OF STOREYS: 2 STOREY TENANT SPACE
STREETS FACING: 1 STREET	
3.1 OCCUPANT LOAD (BY AREA):	TABLE 3.1.17.1
MAIN FLOOR: ASSEMBLY AREA (DINING, BEVERAGE AND CAFETERIA SPACE): 85.1 m ² / 1.20 m ² per person = 72 persons	
SECOND FLOOR (LOFT AREA): ASSEMBLY AREA (DINING, BEVERAGE AND CAFETERIA SPACE): 86.4 m ² / 1.20 m ² per person = 72 persons	
TOTAL OCCUPANT LOAD = 144 persons	
3.7 HEALTH REQUIREMENTS	
108 TOTAL OCCUPANTS	
THE TOTAL NUMBER OF PERSONS IN THE BUILDING USED TO DETERMINE THE NUMBER OF WATER CLOSETS TO BE PROVIDED IS PERMITTED TO BE REDUCED BY 10 BEFORE APPLYING SENTENCE (B)	3.7.2.2 (1)
88 F = 49 FEMALES; 49 MALES	TABLE 3.7.2.2.B
TOTAL REQUIRED: 2 PER SEX	
TOTAL PROVIDED: 4 GENDERLESS WATER CLOSETS: 1 UNIVERSAL	

ISSUES
OCT 03 2022 ISSUE FOR APPROVAL

REVISIONS

BARN OWL BREWING - TENANT INFILL
4920 LANESHORE ROAD
REXDAWN, BC

DRAWING TITLE
LEVEL 2 PLAN - EXISTING AND PROPOSED

PROJECT NO.
BC-21
SCALE
1/8" = 1'-0"
DRAWN BY
CK

The 2ND FLOOR has a net floor area of 86.4 m². The maximum occupant load shall be *72 persons, based on 1.2 m²/person

*54 MAX. FOR EXISTING + LAND-USE CONTRACT.

Project/Technical Details

- ▶ Amend Liquor Primary Licence
 - ▶ Seeking to amend Liquor Primary Licence with occupancy of 172 persons.
- ▶ Licenced Hours:

		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM
	Patio	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

2040 OCP Policy

- ▶ Encourage the development of small scaled Neighbourhood Commercial areas to provide, basic day-to-day services to surrounding residential neighbourhoods.

Staff Recommendation

- ▶ Development Planning recommends **support** for the amendment to the Lounge Endorsement for an existing Manufacturing Licence;
- ▶ That Council directs Staff to forward a resolution of support to the LCRB.