

**257-261 Bernard Ave - LL23-0015**  
**CRAFT Kelowna Ltd.**

Overview of application for a new Liquor Primary Licence at Craft Kelowna:

Craft Kelowna Ltd., currently owns and operates a food primary licence, located at the above address.

The approved food primary licence (attached):

- currently operates from 9.00am to 1.00am, seven days a week;
- has a patio approval closure of 12.00 midnight;
- has one interior space with a 227 person capacity;
- has 2 patios, patio 1 at 238 person capacity; patio 2 at a 40 person capacity for an overall total of 505 persons;
- approved LCRB redline floor plan attached with no proposed changes for this application.

Proposed Liquor Primary Licence:

- we would like the opportunity to provide games at our location:
  - shuffle board, corn hole, bean bag toss; this is not allowed provincially under a food primary licence
- we would like to be able to have the free flow of movement throughout the establishment; this is not allowed provincially under a food primary licence.

Current application for consideration by Council September 12<sup>th</sup>, 2023:

- A public notification letter was mailed out to over 90 residents in the immediate neighbourhood, no comments were received in opposition of the proposal (mailout attached for reference);
- The RCMP were notified of our application by city staff and had no concerns on the proposal going before council;
- City staff have confirmed there have been no noise complaints to-date and the City noise by-law has been followed since 2018;
- There is only one residential unit in the immediate area. With any new builds, residents will have the opportunity to familiarize themselves with the surrounding neighbourhood prior to moving in;
- We do not intend to change our current, approved floor plan;
- We do not intend to extend or change our current operating hours of 1.00am on the interior and 12.00 midnight (which was previously approved by City of Kelowna Council) again,

we have been operating this way since previous approvals without any history of noise complaints;

-We will decrease our current capacity of 505 persons down to 500 persons to meet the City liquor primary occupant load policy.

Currently, City Staff cannot approve our application due to existing bylaws on patio hours, and size of our restaurant.

As noted, we received Council approval to previously operate our patio until 12.00am midnight and have done so without complaint. We have also agreed to drop our capacity down by 5 to align with the 500 City occupant load by-law for liquor primary applications.

We would like to respectfully request that Council approve our liquor primary application, which in short will allow us:

-to operate the patio until midnight which we have current approval to do and have done without neighbourhood complaint;

-allow us the ability to offer games;

-allow us the opportunity to have free flow of movement within our establishment;

-all of the above, to allow us to comply with LCRB policy.

Our operation otherwise, does not and will not change and we will continue to operate as we historically have, without issue.

Sincerely,

PJ L'Heureux

403.804.3353

pjl@craftbeermarket.ca

July 21<sup>st</sup>, 2023

To Whom It May Concern:

**RE: Application to change from a Food Primary Liquor Licence to a Liquor Primary Licence**

AT: Craft Beer Market Restaurant & Bar

Address: 257 Bernard Avenue  
Kelowna, BC V1Y 6N2

We currently operate our establishment under a provincial (LCRB) food primary (FP) liquor licence.

We are applying for a liquor primary (LP) licence which will allow the following:

- movement of patrons within the establishment;
  - under the FP, movement is not allowed, patrons must be seated in chairs;
  - with an LP, corporate events, fundraisers, day to day patrons, will be able to walk about the establishment vs having to be seated the entire time;
- participation games (cornhole and shuffle board ex), under the FP games are not allowed; we would like to add participation games for our patrons.

All other operations will remain the same, including our full food service menu and hours of operation. We are simply looking to have free flow of movement and games.

Should you have any questions about this proposal please contact:

Christa Montpetit  
Applicant  
604.813.0043 or by email at: [christa@bdhbc.com](mailto:christa@bdhbc.com)

OR

Mr. Jason Issler  
Planner / City of Kelowna  
250.470.0659 or by email at: [jissler@kelowna.ca](mailto:jissler@kelowna.ca)

Alive Health International

St

Bernard Ave

Bernard Ave

Kelowna

227

233

235

243

261

202A

285

247

1530

Pita Pit  
Sandwich • \$

One Stop  
DoorDash Delivery

Leopold's Tavern  
Kelowna - Bernard

Blenz Coffee

micro bar & bites

Pho Soc Trang  
Vietnamese Cuisine  
Vietnamese • \$\$

ewear

Poke

nteen

Cheetahs Show Lounge

Eyes on You -  
Lash & Hair

Hyde Park - Lot #240

Kelowna Medical  
Aesthetics

Social 242  
Lounge & Grill

Coastal Wave Studio

1a

Lawrence Ave

Lawrence Ave

Lawrence Ave

Water St



The LEVEL 1 SEATING AREA

has a net floor area of 272 m<sup>2</sup>. The maximum occupant load shall be 227 persons, based on 1.2 m<sup>2</sup>/person

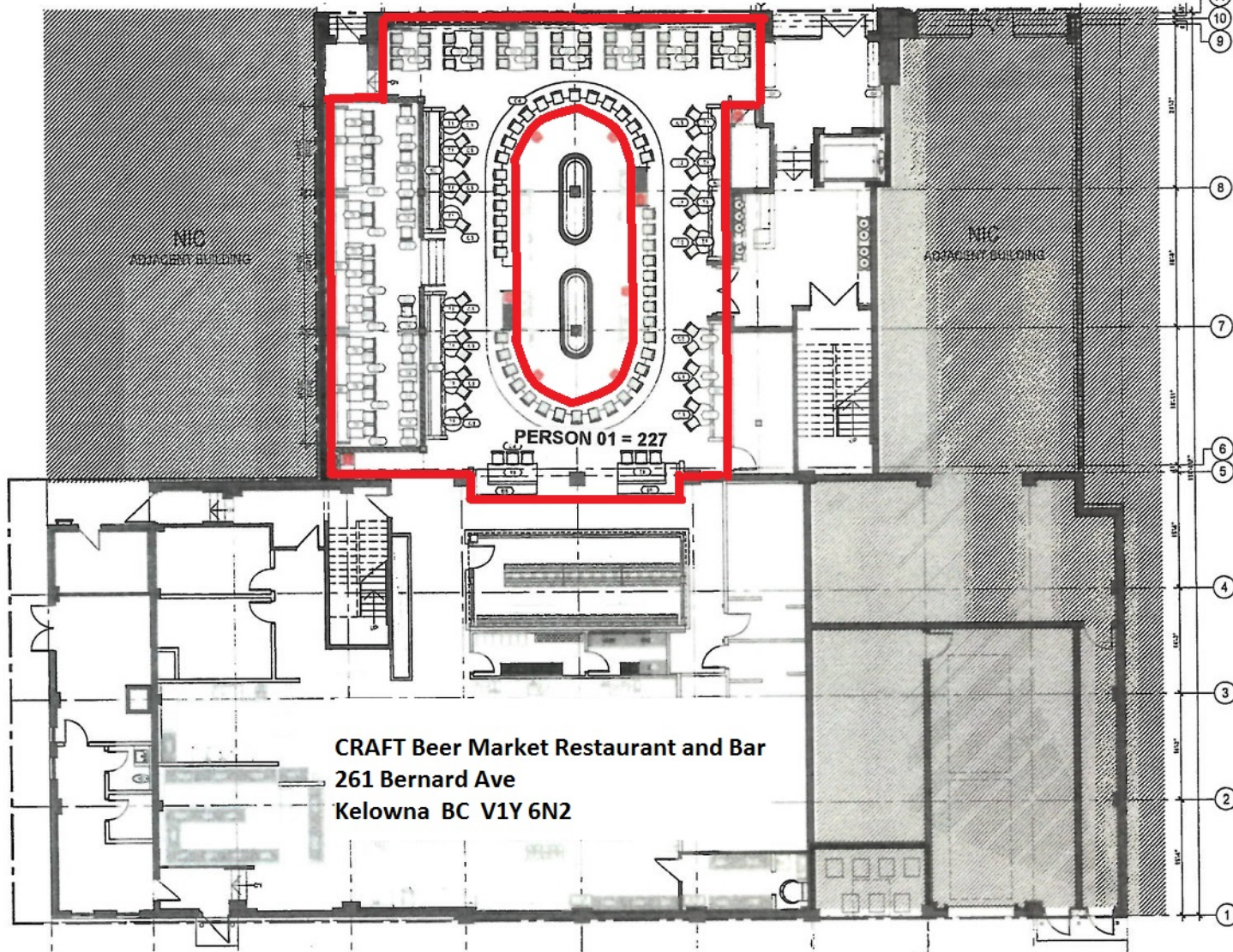
Approved for use by the City of Kelowna

LEVEL 1 SEATING AREA

(WASHROOMS + STAFF AREAS NOT INCLUDED)

LCLB OFFICAL PLAN  
MUST BE KEPT WITH LIQUOR LICENCE  
AND AVAILABLE FOR INSPECTION AT ALL TIME  
Date Issued: June 6, 2018  
Licence #: 307898  
General Manager

Reviewed  
City of Kelowna  
Inspection Services



CRAFT Beer Market Restaurant and Bar  
261 Bernard Ave  
Kelowna BC V1Y 6N2

(11)  
(10)  
(9)

FURNITURE PLAN GENERAL NC  
1. FURNITURE DIMENSIONS FOR REFERENCE ONLY  
2. FURNITURE DIMENSIONS FOR REFERENCE ONLY  
3. FURNITURE DIMENSIONS FOR REFERENCE ONLY

(8)

MAIN FLOOR FURNITURE LEGE

- (1) 2000mm ROUND BAR
- (2) 2000mm ROUND BAR
- (3) 2000mm ROUND BAR
- (4) 2000mm ROUND BAR
- (5) 2000mm ROUND BAR
- (6) 2000mm ROUND BAR
- (7) 2000mm ROUND BAR
- (8) 2000mm ROUND BAR
- (9) 2000mm ROUND BAR
- (10) 2000mm ROUND BAR
- (11) 2000mm ROUND BAR

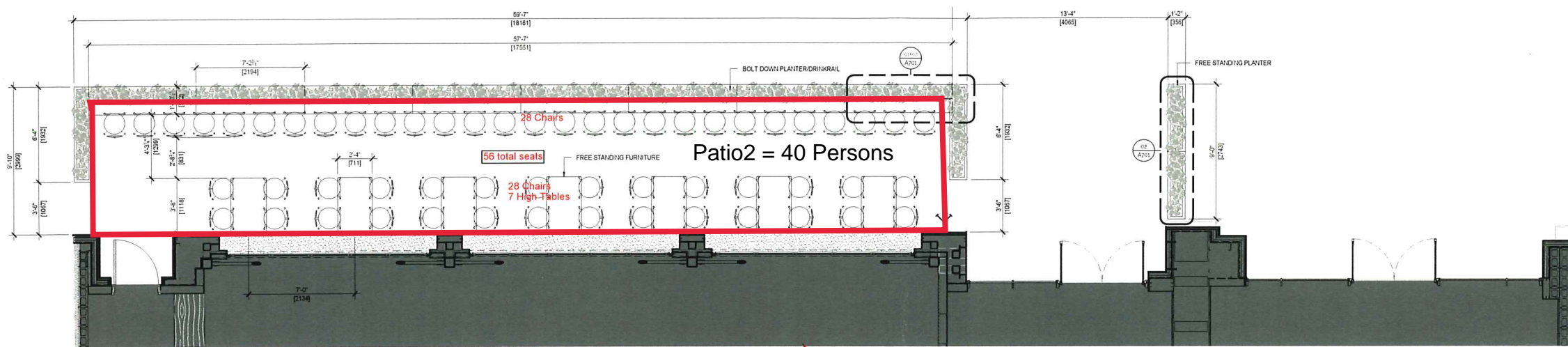
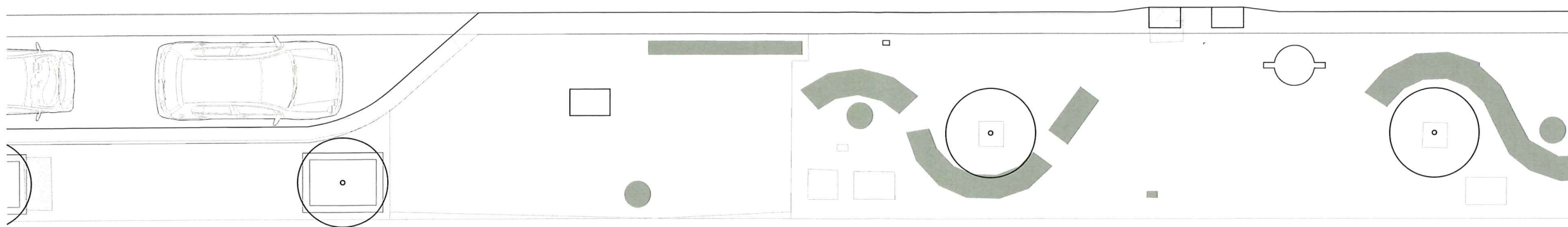
(4)

LIQUOR CONTROL & LICENSING  
RECEIVED  
MAR 28 2018  
VICTORIA, BC

**LCLB OFFICIAL PLAN**  
**MUST BE KEPT WITH LIQUOR LICENCE**  
**AND AVAILABLE FOR INSPECTION AT ALL TIME**  
 Date Issued: June 6, 2018  
 Licence #: 307898

*W. Webber*  
 General Manager

- PATIO FURNITURE LEGEND**
- 101 20" x 20" square table
  - 102 24" x 24" square table
  - 103 24" x 36" rectangular table
  - 104 30" x 30" square table
  - 105 30" x 42" rectangular table
  - 106 36" x 36" square table
  - 107 36" x 48" rectangular table
  - 108 42" x 42" square table
  - 109 42" x 60" rectangular table
  - 110 48" x 48" square table
  - 111 48" x 66" rectangular table
  - 112 60" x 60" square table
  - 113 60" x 84" rectangular table
  - 114 66" x 66" square table
  - 115 66" x 96" rectangular table
  - 116 72" x 72" square table
  - 117 72" x 108" rectangular table
  - 118 84" x 84" square table
  - 119 84" x 120" rectangular table
  - 120 96" x 96" square table
  - 121 96" x 144" rectangular table
  - 122 108" x 108" square table
  - 123 108" x 144" rectangular table
  - 124 120" x 120" square table
  - 125 120" x 168" rectangular table
  - 126 144" x 144" square table
  - 127 144" x 192" rectangular table
  - 128 168" x 168" square table
  - 129 168" x 216" rectangular table
  - 130 192" x 192" square table
  - 131 192" x 252" rectangular table
  - 132 216" x 216" square table
  - 133 216" x 288" rectangular table
  - 134 252" x 252" square table
  - 135 252" x 324" rectangular table
  - 136 288" x 288" square table
  - 137 288" x 360" rectangular table
  - 138 324" x 324" square table
  - 139 324" x 408" rectangular table
  - 140 360" x 360" square table
  - 141 360" x 456" rectangular table
  - 142 408" x 408" square table
  - 143 408" x 504" rectangular table
  - 144 456" x 456" square table
  - 145 456" x 576" rectangular table
  - 146 504" x 504" square table
  - 147 504" x 624" rectangular table
  - 148 576" x 576" square table
  - 149 576" x 720" rectangular table
  - 150 624" x 624" square table
  - 151 624" x 768" rectangular table
  - 152 720" x 720" square table
  - 153 720" x 864" rectangular table
  - 154 768" x 768" square table
  - 155 768" x 936" rectangular table
  - 156 864" x 864" square table
  - 157 864" x 1008" rectangular table
  - 158 936" x 936" square table
  - 159 936" x 1080" rectangular table
  - 160 1008" x 1008" square table
  - 161 1008" x 1152" rectangular table
  - 162 1080" x 1080" square table
  - 163 1080" x 1260" rectangular table
  - 164 1152" x 1152" square table
  - 165 1152" x 1320" rectangular table
  - 166 1260" x 1260" square table
  - 167 1260" x 1440" rectangular table
  - 168 1320" x 1320" square table
  - 169 1320" x 1512" rectangular table
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  - 176 1764" x 1764" square table
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  - 178 1872" x 1872" square table
  - 179 1872" x 2124" rectangular table
  - 180 1980" x 1980" square table
  - 181 1980" x 2280" rectangular table
  - 182 2124" x 2124" square table
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  - 503 47520" x 47808" rectangular table
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  - 538 52704" x 52704" square table
  - 539 52704" x 52992" rectangular table
  - 540 52992" x 52992" square table
  - 541 52992" x 53280" rectangular table
  - 542 53280" x 53280" square table
  - 543 53280" x 53568" rectangular table
  - 544 53568" x 53568" square table
  - 545 53568" x 53856" rectangular table
  - 546 53856" x 53856" square table
  - 547 53856" x 54144" rectangular table
  - 548 54144" x 54144" square table
  - 549 54144" x 54432" rectangular table
  - 550 54432" x 54432" square table
  - 551 54432" x 54720" rectangular table
  - 552 54720" x 54720" square table
  - 553 54720" x 55008" rectangular table
  - 554 55008" x 55008" square table
  - 555 55008" x 55296" rectangular table
  - 556 55296" x 55296" square table
  - 557 55296" x 55584" rectangular table
  - 558 55584" x 55584" square table
  - 559 55584" x 55872" rectangular table
  - 560 55872" x 55872" square table
  - 561 55872" x 56160" rectangular table
  - 562 56160" x 56160" square table
  - 563 56160" x 56448" rectangular table
  - 564 56448" x 56448" square table
  - 565 56448" x 56736" rectangular table
  - 566 56736" x 56736" square table
  - 567 56736" x 57024" rectangular table
  - 568 57024" x 57024" square table
  - 569 57024" x 57312" rectangular table
  - 570 57312" x 57312" square table
  - 571 57312" x 57600" rectangular table
  - 572 57600" x 57600" square table
  - 573 57600" x 57888" rectangular table
  - 574 57888" x 57888" square table
  - 575 57888" x 58176" rectangular table
  - 576 58176" x 58176" square table
  - 577 58176" x 58464" rectangular table
  - 578 58464" x 58464" square table
  - 579 58464" x 58752" rectangular table
  - 580 58752" x 58752" square table
  - 581 58752" x 59040" rectangular table
  - 582 59040" x 59040" square table
  - 583 59040" x 59328" rectangular table
  - 584 59328" x 59328" square table
  - 585 59328" x 59616" rectangular table
  - 586



AREA 57.6' x 8.8' = 507 sq.ft. (47m<sup>2</sup>).

Craft Beer Market, 257 Bernard Ave

**LCRB FINAL PLAN  
MUST BE KEPT WITH LIQUOR LICENCE AND  
AVAILABLE FOR INSPECTION AT ALL TIMES**

Date Issued: May 19 2021

Licence #: 307898 General Manager

The SIDEWALK PATIO .  
has a net floor area of 47 m<sup>2</sup>. The maximum  
occupant load shall be 40 persons, based on  
1.2 m<sup>2</sup>/person

Reviewed  
by City of Kelowna  
Inspection Services  
MAY 13 2021 *all-*  
(NO INCREASE IN  
WASHROOMS REQUIRED)

**NOTES**  
DO NOT SCALE DRAWINGS REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.  
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND/OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.  
COPY RIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF FORT STUDIO INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNITS, SO APPROVED.

FORT

ISSUED		
NO	ISSUE	DATE
1	ISSUED FOR TENDER	2021-03-10

CLIENT  
CRAFT BEER MARKET

PROJECT  
CRAFT BEER MARKET  
KELOWNA STREET LEVEL PATIO

DRAWING TITLE	
<b>PATIO PLAN</b>	
PROJECT NO	700
STARTED	2020-03-01
SCALE	1:48 = 1'
DRAWN BY	JA
CHECKED BY	
REVISION	SHEET
	A201



Liquor and Cannabis Regulation Branch  
**Food Primary #307898**  
 Expires on May 31, 2023

Establishment Name: **CRAFT Beer Market Restaurant and Bar (307898)**  
 Licence Name: **CRAFT Beer Market Restaurant and Bar (307898)**  
 Location Address: 261 Bernard Ave.  
 Kelowna, B.C., V1Y6N2  
 Issued to: CRAFT (KELOWNA) LTD.

**TERMS AND CONDITIONS**

**HOURS OF SALE**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Start</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>
<b>End</b>	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>	<b>01:00</b>

**CAPACITY**

Patio2	40	Person01	227	Patio1	238
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**Catering Endorsement Approved**

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB
- Liquor service on the patio must end at 12:00 midnight seven days a week
- Only servers are permitted to carry liquor through an unlicensed area.
- Off-site exemption to tied house restrictions allows for the sale and promotion of products from Superflux Beer Company (MFR 308796) subject to product exclusivity and other requirements set out in your licensee handbook. Licensed establishments are required to sell a range of products from a variety of manufacturers.

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

Licence Printed: December 19, 2022