

BNA Hospitality Inc.
1250 Ellis Street, Kelowna, BC
V1Y 1Z4

April 24, 2024

HAND DELIVERED

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Development Services Department

Dear Sir or Madam:

RE: Liquor Primary ("LP") Licence #306443
Structural Change Application and Hours Change Application
Establishment/Licence Name: BNA Brewing Co. & Eatery
Location: 1250 Ellis Street, Kelowna, BC

BNA Hospitality Inc. is seeking to provide additional offerings at its existing LP licensed establishment called BNA Brewing Co. & Eatery, located at 1250 Ellis Street, Kelowna.

What currently operates at this address is a restaurant-style lounge with an eclectic food menu and featuring local wines, handcrafted cocktails and our own craft beers. This establishment opens daily at 5:00 pm, closing at 12:00 midnight Sunday through Wednesday, and 1:00 am Thursday through Saturday. The kitchen is open until 10:00 pm seven days/week. This establishment welcomes families, couples, young professionals, students and everyone in between. In addition to our food and beverage program, guests have access to our boutique bowling lanes, new and vintage arcade games, bocce court, shuffleboard and more. It's a social setting that encourages gathering with loved ones and meeting new friends. The demand for the nightlife aspect of this business has increased in recent years and we believe that adding some space and diversifying our amenities will enrich the options for Kelowna residents and visitors, while alleviating some of the pressure of the ongoing level of interest.

Our proposed expansion of this LP licensed establishment would include an area within the same building, but distinct from the rest of the space in terms of




atmosphere, and it will be known as "Hello Darlin'". This new room on the second floor would be accessed through a "secret" door in the existing licensed area, but would have a separate exit. We envision Hello Darlin' as a saloon-style speakeasy, open from 8:00 pm to 2:00 am Thursday through Saturday, with private group rentals available as well. The food would be casual fare, prepared using our existing kitchen, and served until midnight. We are hoping to be able to welcome a maximum of 125 people in the Hello Darlin' room, which we believe will help manage the flow of people and dispersal of late night patrons. We are reducing the capacity of the other interior licensed areas and patio to accommodate this new room and to keep the total overall capacity at 500.

We think this additional space within our licensed establishment will improve upon our current offerings. It will give locals and tourists alike another reason to visit us, it will keep things dynamic for our staff and help us continue to enhance the food and beverage landscape in Kelowna.

We respectfully thank you for your consideration of our structural change and hours change applications.

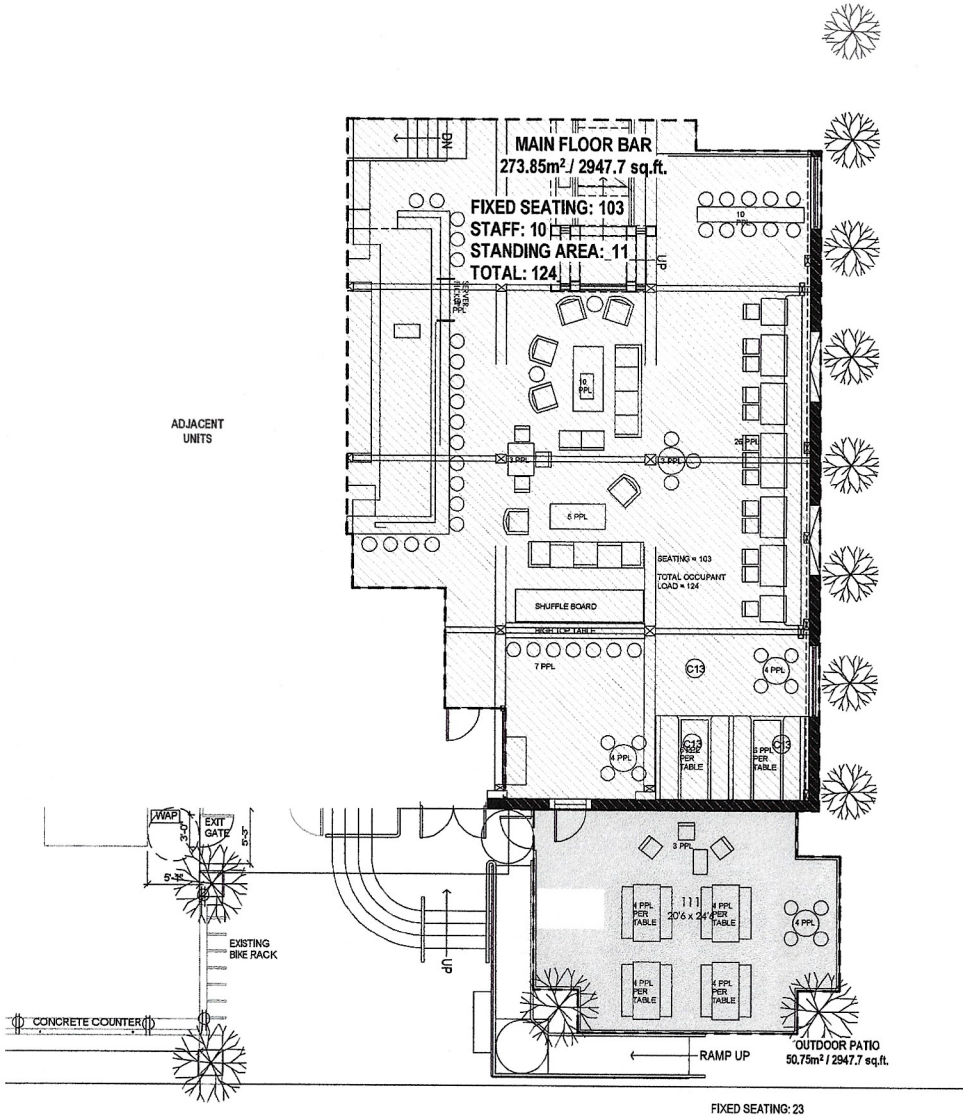
BNA Hospitality Inc.

Per:



Kyle Nixon

ATTACHMENT	A
This forms part of application # LL24-0006	
Planner Initials	<input type="text" value="JI"/>
 City of Kelowna DEVELOPMENT PLANNING	



1 LIQUOR CALCULATIONS - MAIN FLOOR
42.10 3167 - 1127

ATTACHMENT B

This forms part of application
LL24-0006

Planner Initials **JJ**

City of Kelowna
DEVELOPMENT PLANNING

LIQUOR OCCUPANCY CALCULATIONS

MAIN FLOOR
 INTERIOR BAR AREA: 124 PERSONS
 EXTERIOR PATIO: 23 PERSONS
 SUB TOTAL: 147 PERSONS ON MAIN FLOOR
TOTAL OCCUPANT LOAD: 600 PERSONS

SECOND FLOOR
 BNA SECOND FLOOR BAR AREA: 228 PERSONS
 HELLO DARLING BAR AREA: 125 PERSONS
 SUB TOTAL: 353 PERSONS ON SECOND FLOOR

Not to scale
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2024-03-27

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2024-03-27	ISSUED FOR EXAMINATION	FOR REVIEW
No.	Date	Description
		Revision

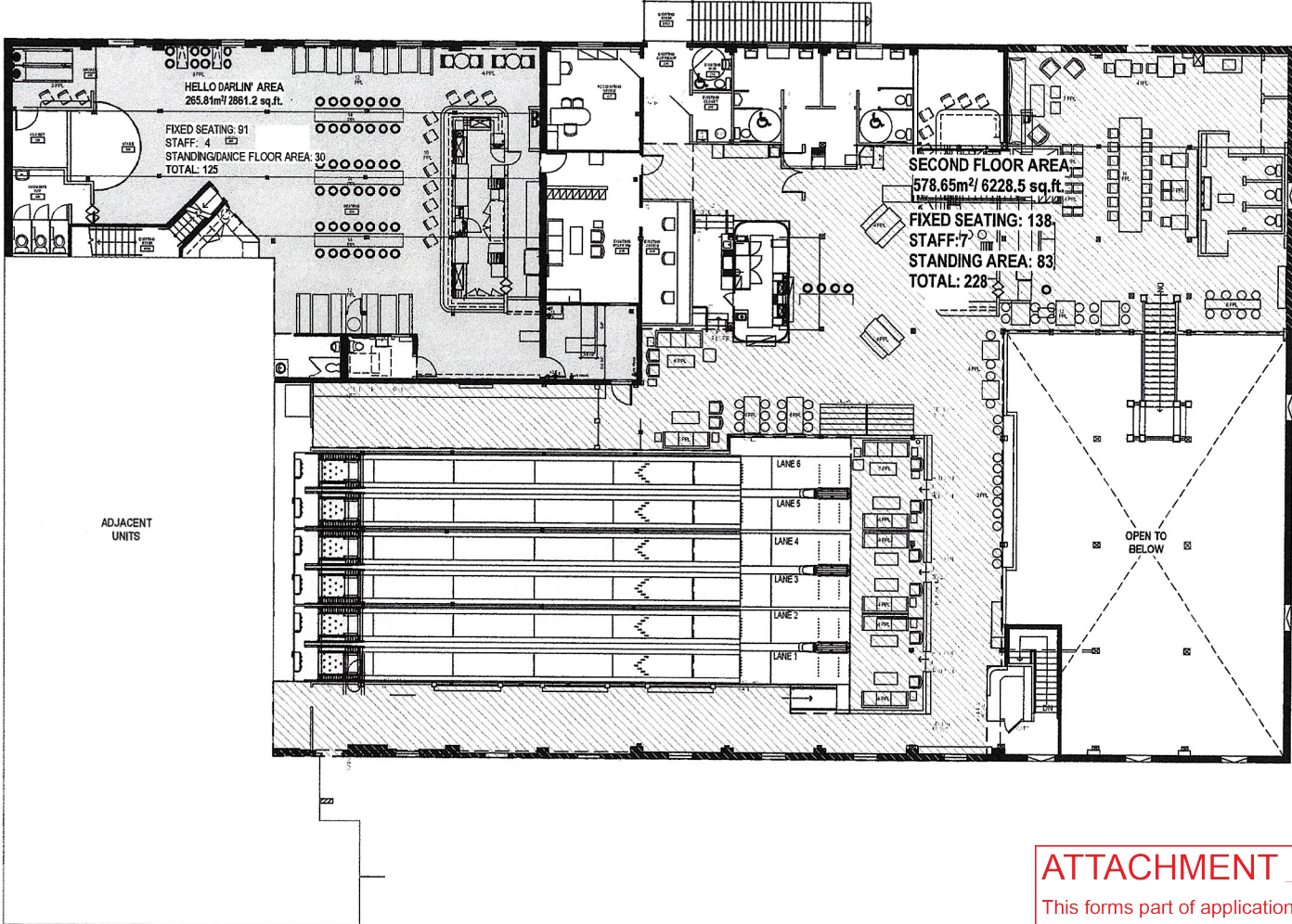
NOVATION
 ARCHITECTURE LTD.
 302 - 2237 LECHE ROAD
 KELOWNA BC V1Y 6T5

Project Title:
BNA BAR EXPANSION
 1560 BLISS ST, KELOWNA, BC V1Y 1Z4
 Project No.: 23057

Drawing Title:
LIQUOR OCCUPANCY CALCULATIONS - MAIN FLOOR

Author	PS	As indicated
Drawn	KAMC	
Checked	PS	
Working No.	A2.10	

Sheet No.: 2024-03-27 02/24



1 LIQUOR CALCULATIONS - SECOND FLOOR
A2.11 1/8" = 1'-0"

LIQUOR OCCUPANCY CALCULATIONS

MAIN FLOOR
 INTERIOR BAR AREA: 124 PERSONS
 EXTERIOR PATIO: 23 PERSONS
 SUB TOTAL: 147 PERSONS ON MAIN FLOOR
TOTAL OCCUPANT LOAD: 500 PERSONS

SECOND FLOOR
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ATTACHMENT B

This forms part of application
 # LL24-0006

Planner Initials **JJ**

City of Kelowna
 DEVELOPMENT PLANNING

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2024-03-25
 Date: 2024-03-25
 Design:
 Per:
 Project No: 23057

NOVATION
 ARCHITECTURE LTD.
 302 - 2237 LECHE ROAD
 KELOWNA BC V1Y 6Y5

Project Title:
BNA BAR EXPANSION

1260 ELLIS ST. KELOWNA, BC V1Y 1Z4
 Project No: 23057

Issued For:
LIQUOR OCCUPANCY CALCULATIONS - SECOND FLOOR

Project: PS
 From: KAMC
 Project: PS
 Project No: A2.11
 Sheet: 20240329 42 of 42