

GP 14678-RI

Liquor License Occupant Load is 250 people.

*Occupant load Restricted by City of Kelowna planning department. Max 250 people.
*wash rooms do not limit occupant load.

Reviewed by City of Kelowna Inspection Services Oct 9, 2024 N.M.

Reviewed by City of Kelowna Inspection Services Oct 9, 2024 N.M.

Britannia Brewing

8999 Jim Bailey Road

ATTACHMENT **A**

This forms part of application # 24-0012

Planner Initials **SS**



Britannia Brewing Unit 1 Existing Code Summary:

Area 1 - Brewery (Group F Division 2 Occupancy); AREA: 243.17 m²
Area 2 - Lounge/Restaurant (Group A Division 2); area: 229.28 m²
Area 3 - Cold Room (Group F Division 2 Occupancy); AREA: 43.63 m²
Main Level Floor Areas: 516 m²

Mezzanines floor area at the brewery: 58.7 m²
Mezzanine floor area at lounge: 117.96 m²
Total floor area: 692.66 m²

Occupancy load - brewery: 287 m² (per business requirements) = 8 persons
Occupancy load - lounge kitchen patios & picnic areas = 251 persons

Travel distance to the nearest exit - brewery: 25 m < 45 m permitted
Travel distance to the nearest exit - restaurant/lounge: 21 m < 45 m permitted
Minimum number of exits required: 2 - two provided.

The brewery and tasting lounge complementary uses are operated under a single management. Patrons are able to tour the brewery and taste the product in the lounge with lunch. The entire facility is considered as a single suite. No fire separation is required between the lounge and the brewery. The open mezzanine office in the lounge is 37.5% of the area below and complies with 3.2.1.1 (3). The enclosed storage on the upper level of the brewery is 4.9% of the open area below and complies with 3.2.1.1.(7).

Britannia Brewing Unit 1 & Accessory Building Proposed Code Summary:

Area 1 - Brewery (Group F Division 2 Occupancy); AREA: 243.17 m²
Area 2 - Lounge/Restaurant (Group A Division 2); area: 229.28 m²
Area 3 - Cold Room (Group F Division 2 Occupancy); AREA: 43.63 m²
Main Level Floor Areas: 516 m²

Mezzanines floor area at the brewery: 58.7 m²
Mezzanine floor area at lounge: 117.96 m²
Total floor area: 692.66 m²

Accessory Building Lounge: 72.46 m²
Accessory Building Kitchen: 23.14 m²
Accessory Building Offices & Brewery R&D: 83.66 m²

Occupancy load - brewery: 287 m² (per business requirements) = 8 persons
Occupancy load - lounge kitchen patios & picnic areas = 251 persons
Occupancy load - Kitchen Offices & Brewery R&D = 40 persons

Britannia Brewing Liquor Primary Variance Section 14.9 Principal and Secondary Land Uses Footnote #5

Liquor primary establishments shall not exceed 235 m² in gross floor area (e.g. neighbourhood pubs) per lot.

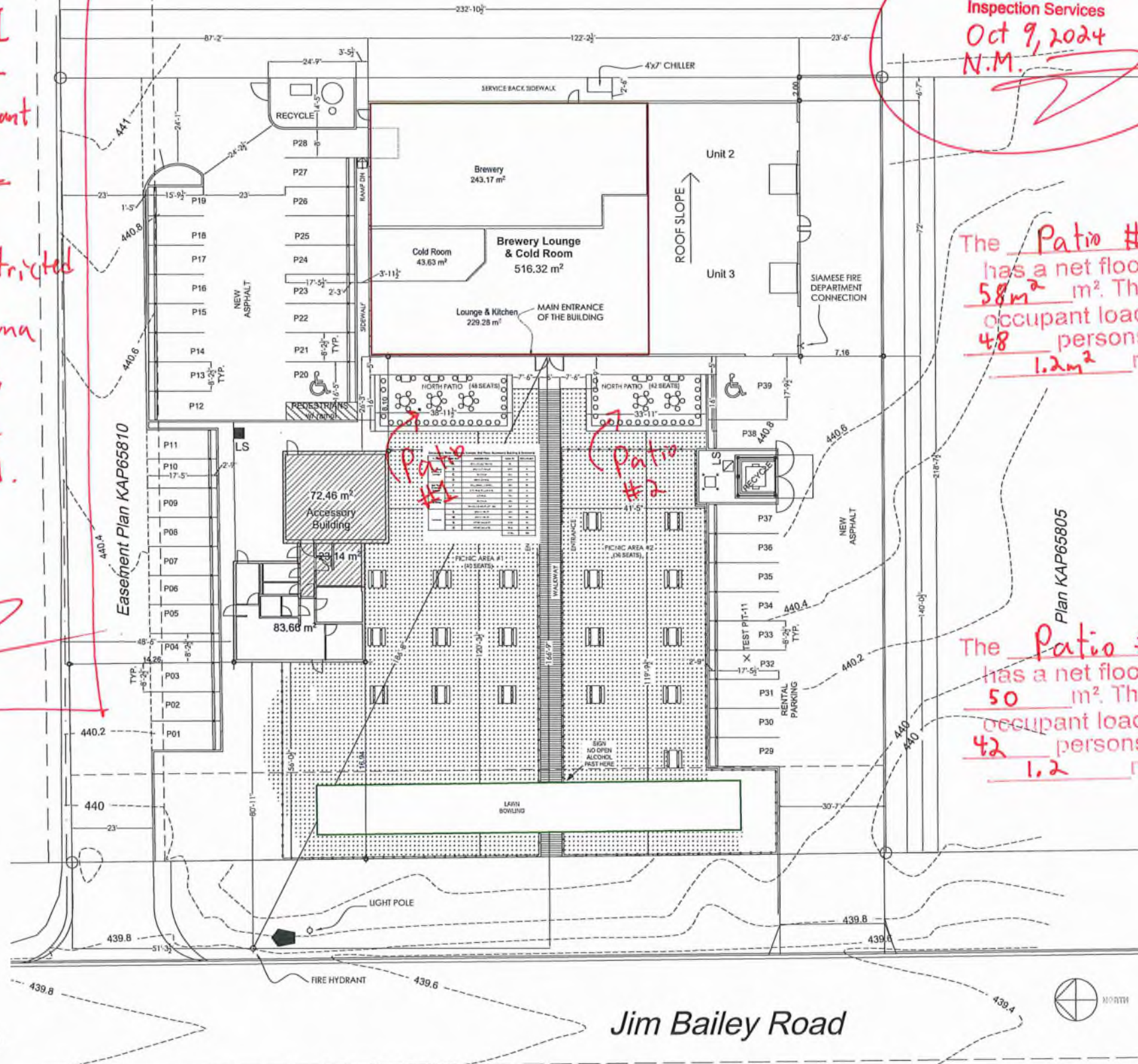
Liquor primary establishment variance requested for 442.84 m² in gross floor area (existing lounge, mezzanine lounge & Accessory Building Lounge & Kitchen)

Sheet Index	Layout ID	Layout Name
A01		Cover Sheet
A02		Existing Brewery & Restaurant Main Level
A03		Proposed Brewery & Restaurant at Mezzanine
A04		Proposed Accessory Building & Occupancy Table

Legal Address

PLAN EPP98124 LOT 1
SECTION 2 TOWNSHIP 20
PID 031-077-731

236 ⇒ 250



The Patio #1 has a net floor area of 58 m². The maximum occupant load shall be 48 persons, based on 1.2 m² m²/person

The Patio #2 has a net floor area of 50 m². The maximum occupant load shall be 42 persons, based on 1.2 m²/person

Jim Bailey Road

SITE PLAN
Scale: 1/16" = 1'

MLKPROPERTIES

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Brad Doré

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Site Plan
1/16" = 1'-0"

Britannia Brewing
Development
Variance
8999 Jim Bailey Road
Kelowna, BC

The design and specifications of all drawings conform to BCBC 2018. All drawings are to SCALE in the absence of a dimension the drawings may be scaled.

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Cover Sheet	
Issued for pre-application meeting	March 7th, 2024
Issued for LCRB Application	Friday, May 10, 2024
A01	

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Planner Initials **SS**

Existing Occupancy

OCCUPANCY TABLE (LOUNGE & BREWERY)

FLOOR	AREA TAG	DESCRIPTION	AREA SI.	OCCUPANCY
MAIN FLOOR	A	ACCESSIBLE OFFICE	52	1
	B	BREWERY AREA	3081	4
	C	KITCHEN	239	5
	D	MAIN LOUNGE	2151	97
2ND FLOOR	H	SALES/MARKETING OFFICE	904	9
	I	STORAGE MEZZANINE	123	0
OUTDOORS	K	NORTH PATIO	623	48
	M	SOUTH PATIO	540	42
	N	PICNIC AREA #1	6760	15
	O	PICNIC AREA #2	5030	15
TOTAL				236

OCCUPANT LOAD PERMITTED BY WASHROOM FACILITY

LONGES & BREWERY

MEN	
WC	2
URINALS	2
(WC. EQUIVALENCY - 3.7.2.2(5))	
2-URINALS X 2/3 = 11/3	
TOTAL WC	1
NUMBER OF MEN	150
WOMEN	
WC	5
TABLE 3.7.2.2.A	
NUMBER OF WOMEN	125
NUMBER OF MEN AND WOMEN	
3.7.2.2(1)	
EQUAL NUMBER OF EACH SEX	250
UNIVERSAL TOILET ROOM	
3.7.2.2(2)	10
TOTAL OCCUPANCY LOAD PERMITTED	260

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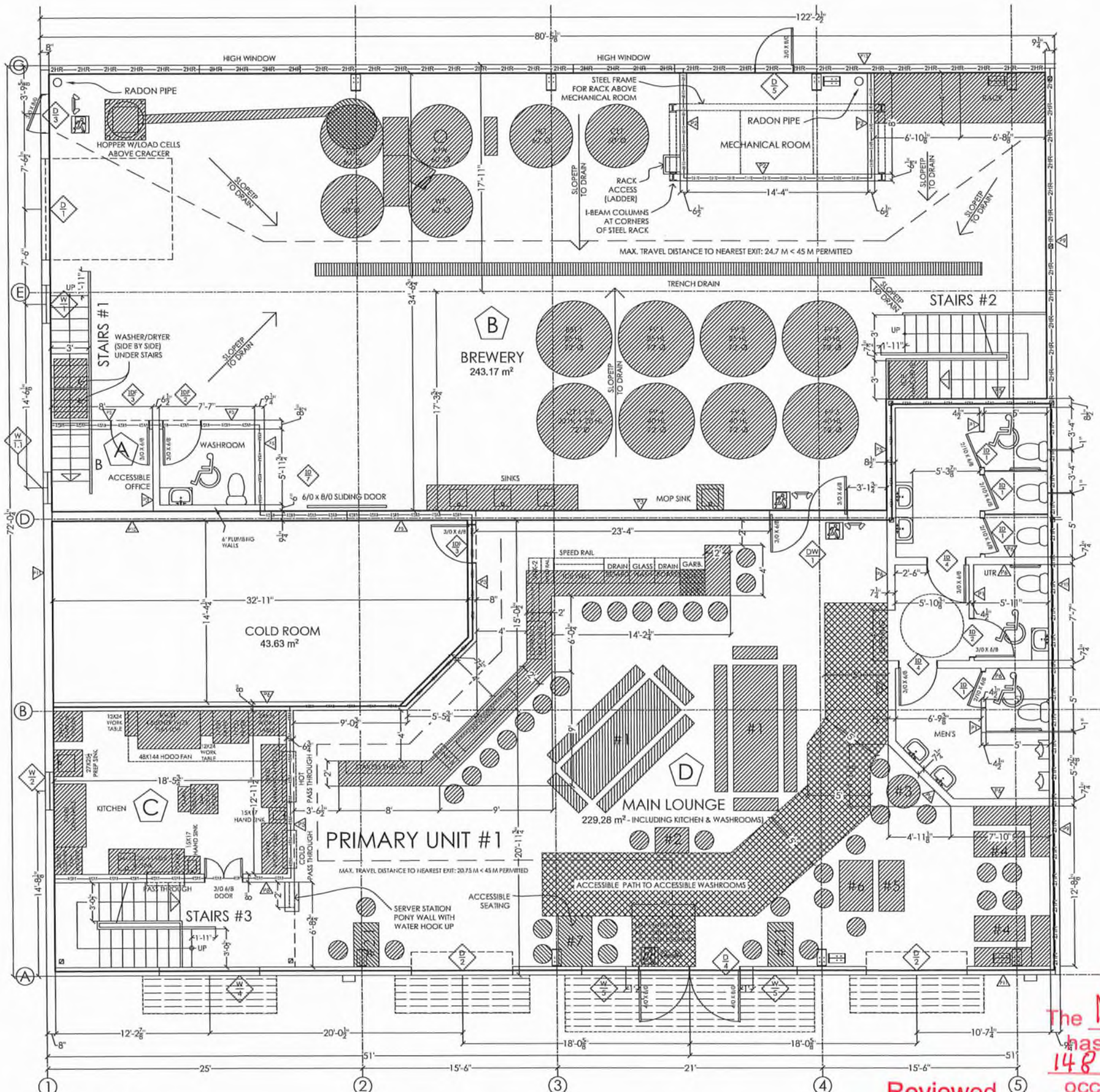
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Existing Brewery & Restaurant Main Level

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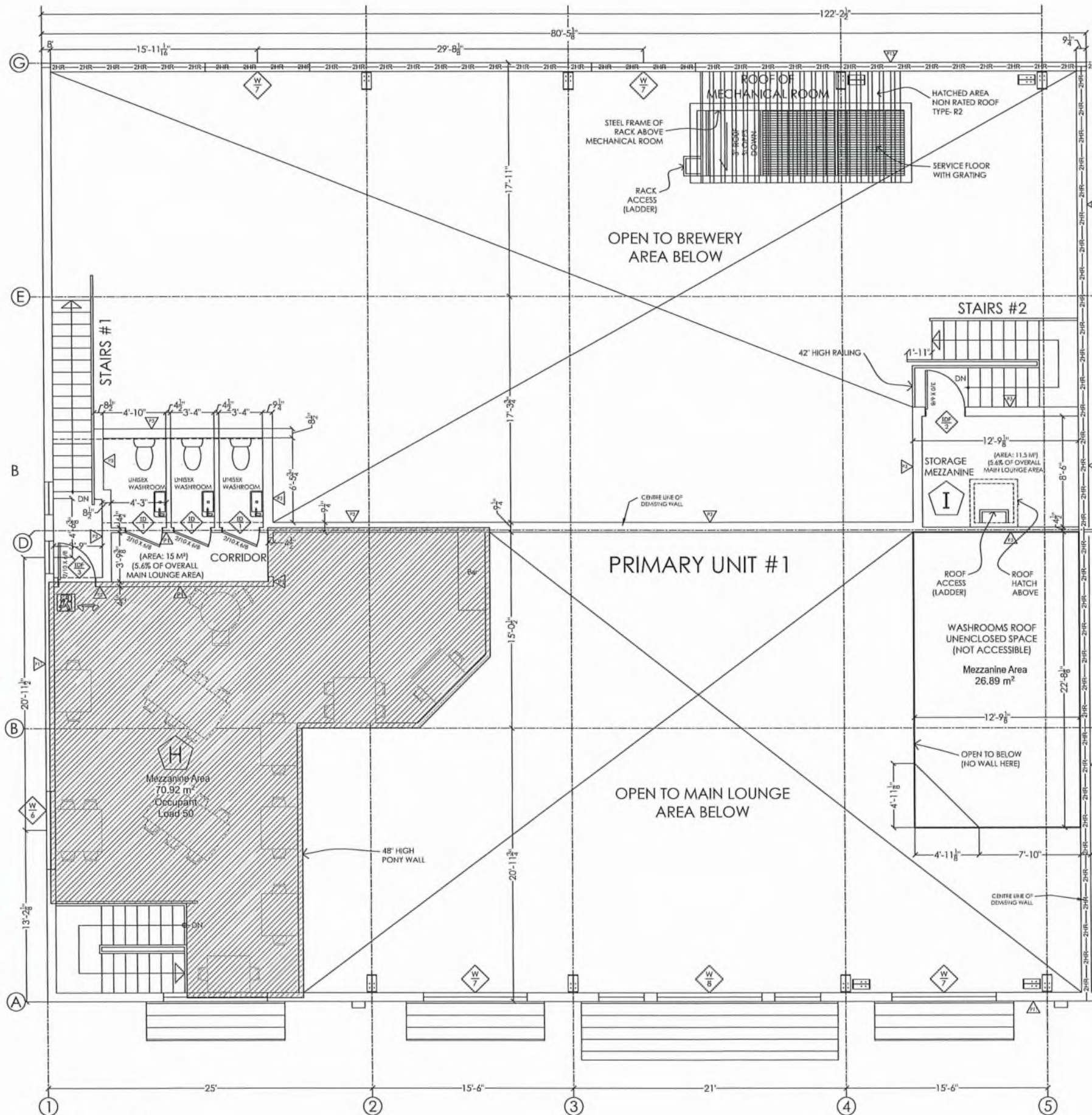
A02



Main Level Plan
1/4" = 1'-0"

The Main Lounge has a net floor area of 148 m². The maximum occupant load shall be 123 persons, based on 1.2 m²/person

Reviewed
by City of Kelowna
Inspection Services
Oct 9, 2024
N.M.



Reviewed
by City of Kelowna
Inspection Services
Oct 9, 2024
N.M.

The Mezzanine Area
has a net floor area of
70.9 m². The maximum
occupant load shall be
59 persons, based on
1.2 m²/person

Second Level Plan
1/4" = 1'-0"

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Proposed Brewery & Restaurant at Mezzanine	
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A03