

GP 14678-RI

Liquor License Occupant Load is 250 people.

*Occupant load Restricted by City of Kelowna planning department. Max 250 people.

*washrooms do not limit occupant load.

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

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Britannia Brewing

8999 Jim Bailey Road

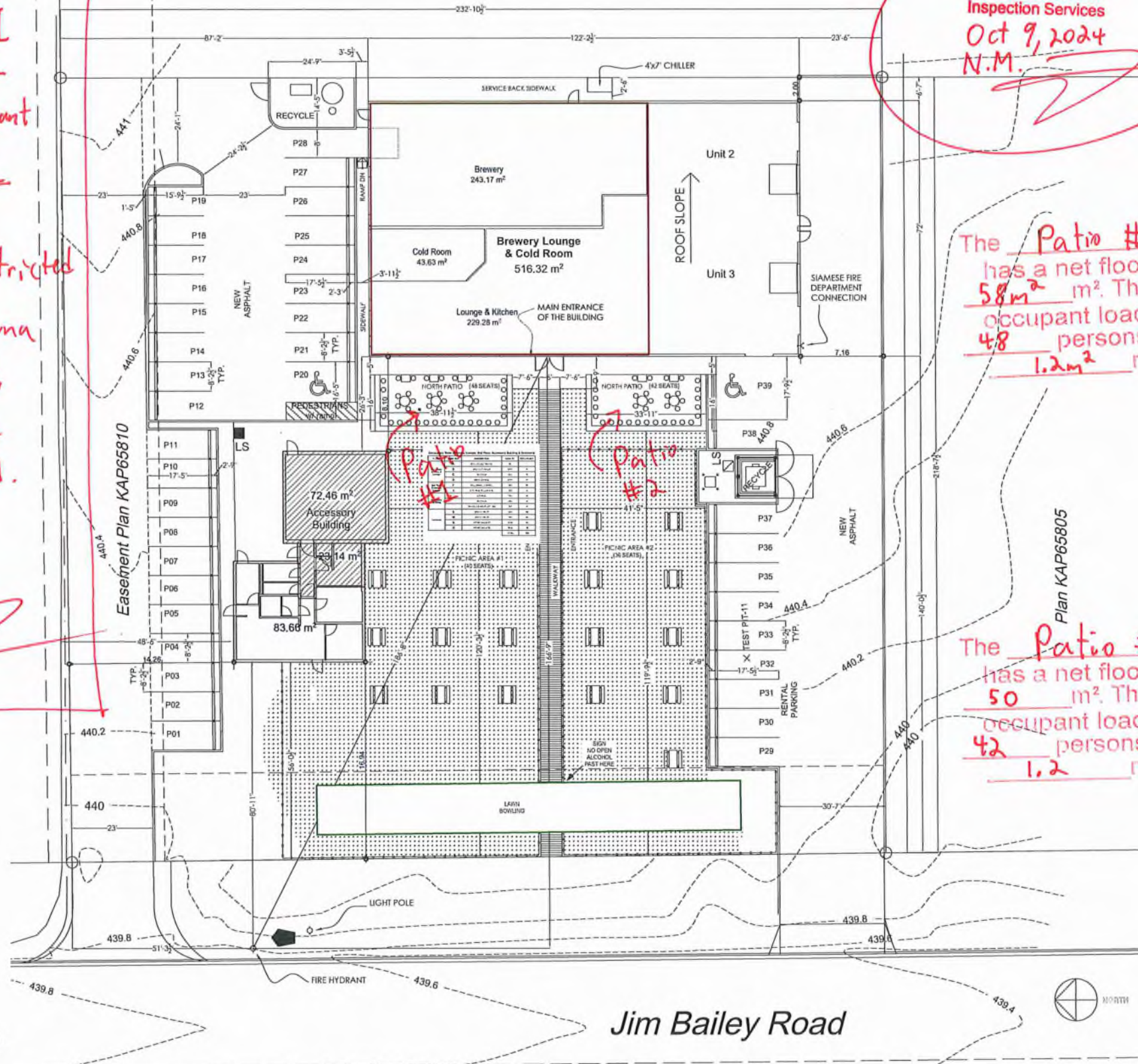
ATTACHMENT **A**

This forms part of application # LL24-0014



City of Kelowna COMMUNITY PLANNING

Planner Initials **SS**



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 m²/person

236 ⇒ 250

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 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

MLKPROPERTIES

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Brad Doré

Residential Design

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Doré Design & Development Inc.

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

SITE PLAN
Scale: 1/16" = 1'

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	

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

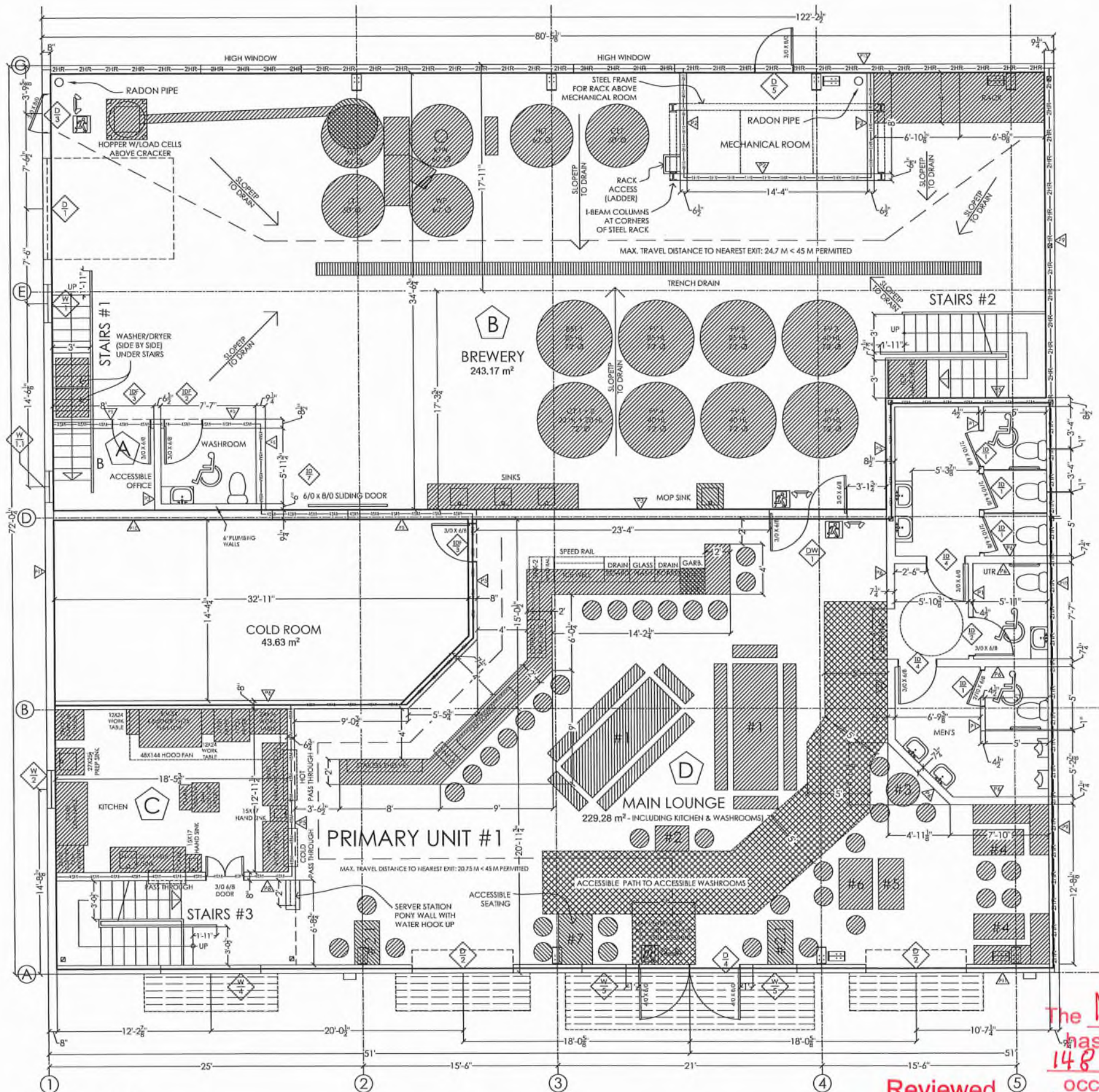
MEN	
WC	2
URINALS	2
(WC. EQUIVALENCY - 3.7.2.2(5))	
2-URINALS X 2/3 = 11/3	
TOTAL WC	1
NUMBER OF MEN	150
WOMEN	
WC	5
TABLE 3.7.2.2.A	
NUMBER OF WOMEN	125
NUMBER OF MEN AND WOMEN	
3.7.2.2(1)	
EQUAL NUMBER OF EACH SEX	125X2
UNIVERSAL TOILET ROOM	10
3.7.2.2(2)	
TOTAL OCCUPANCY LOAD PERMITTED	260

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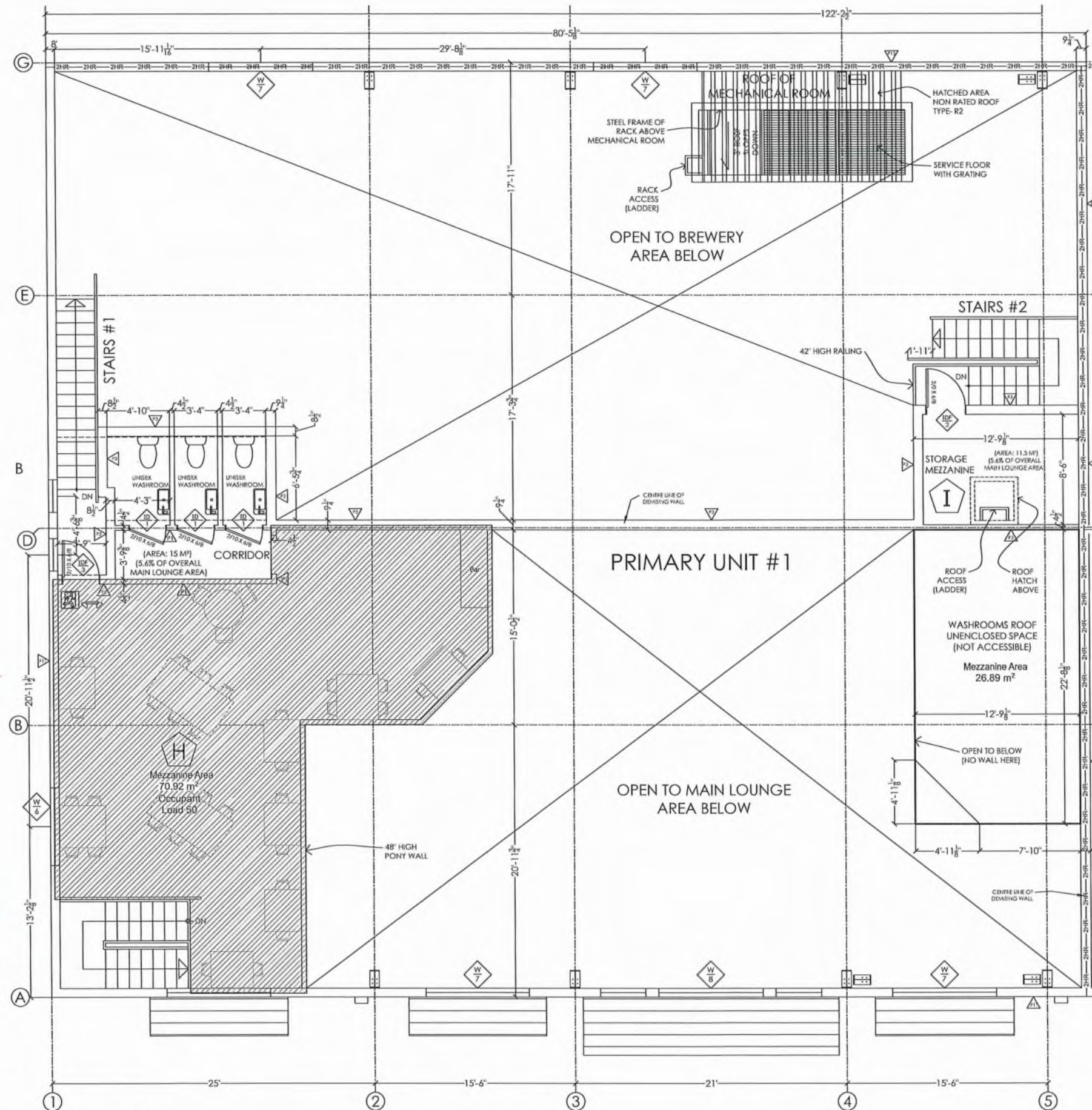
Existing Brewery & Restaurant Main Level	
Issued for pre-application meeting	March 7th, 2024
Issued for LCRB Application	Friday, May 10, 2024
A02	



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. *[Signature]*

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

A03