



City of
Kelowna



LL24-0022
1346 Water St
Liquor Licence Application

Purpose

- ▶ To seek Council's support for a structural change application to the liquor service area, increase the capacity, and extend the hours of operation.

Development Process

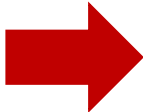


Dec 3, 2024

Development Application Submitted



Staff Review & Circulation



Feb 24, 2025

Monday Council Meeting

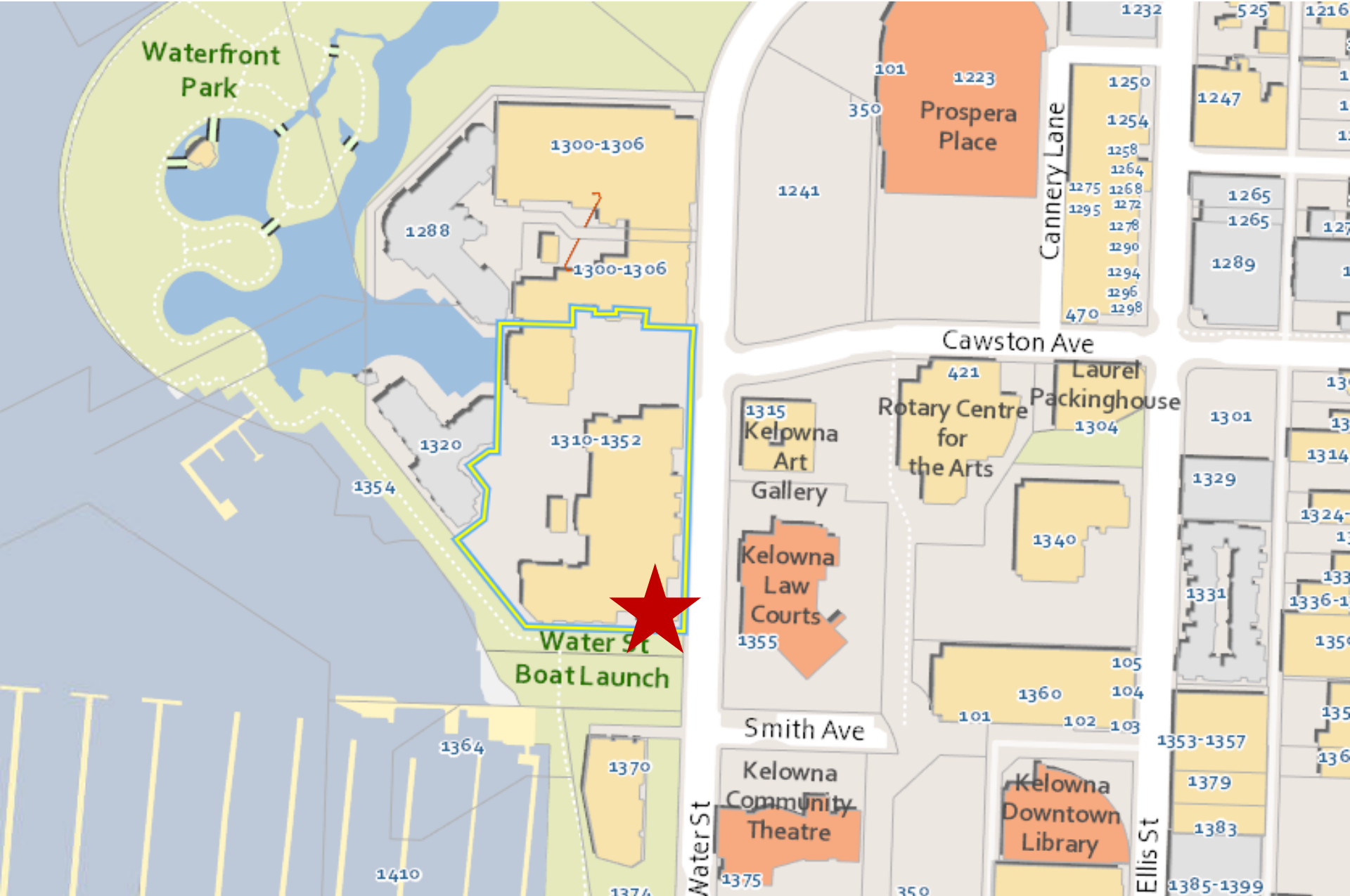


Council Consideration

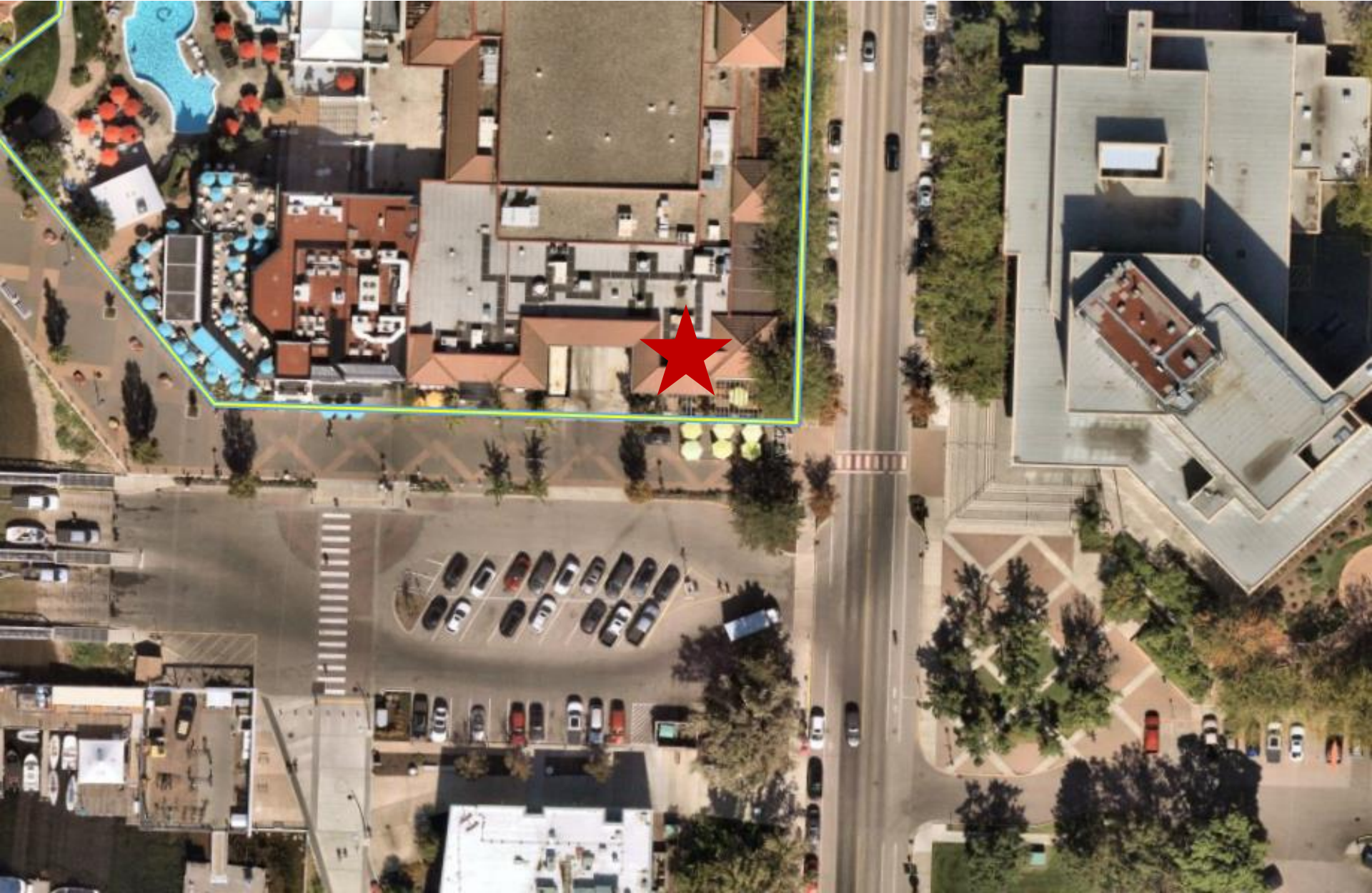


Recommendation Forwarded to LCRB

Context Map



Subject Property Map



Hours of Sale

Existing:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
Close	Indoor	6:00 PM	8:00 PM	8:00 PM	8:00 PM	9:00 PM	9:00 PM	9:00 PM
	Outdoor	6:00 PM	8:00 PM	8:00 PM	8:00 PM	9:00 PM	9:00 PM	9:00 PM

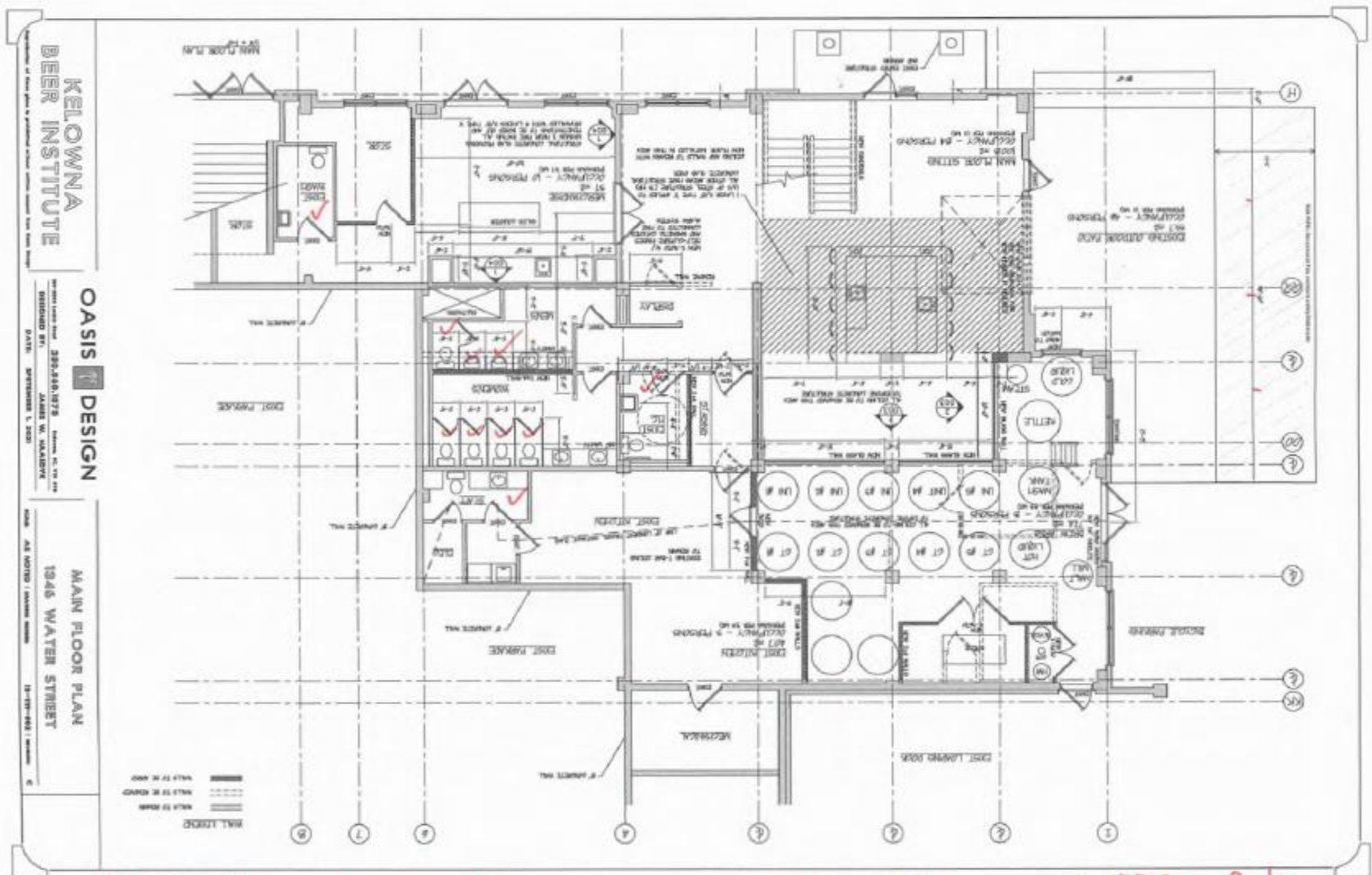
Proposed:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM
	Outdoor	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

Occupant Load

	Existing	Proposed
Indoor	78	78
Outdoor	81	122

Floor Plan



Reviewed
by City of Kelowna
Inspection Services
Nov 25, 2024 Nick Morin

The Main floor Lounge
has a net floor area of
1008 m². The maximum
occupant load shall be
84 persons, based on
1.2 m²/person

The Outdoor patio
has a net floor area of
55.7 m². The maximum
occupant load shall be
46 persons, based on
1.2 m²/person

The TESA Patio
has a net floor area of
56 m². The maximum
occupant load shall be
46 persons, based on
1.2 m²/person

Floor Plan



The Private Function Area has a net floor area of 32.5 m². The maximum occupant load shall be 27 persons, based on 1.2 m²/person

The 2nd floor patio has a net floor area of 70.6 m². The maximum occupant load shall be 59 persons, based on 1.2 m²/person

Liquor license Occupant Load is 262 Reviewed 262 by City of Kelowna Nick Marks Inspection Services Nov 25, 2024

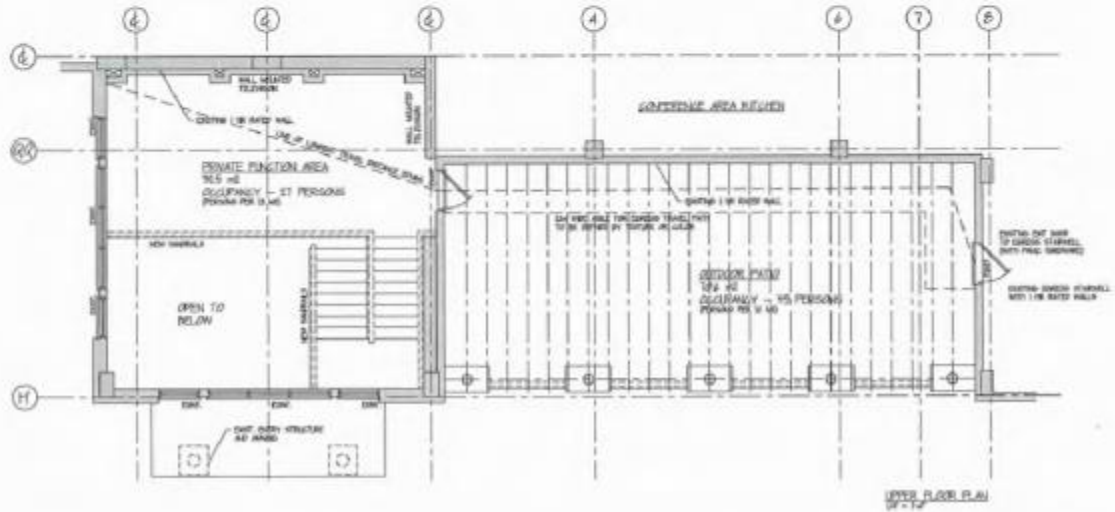


LIMITED DISTANCE CALCULATION

TOTAL NET AREA - 104.10 SQ M
 BEARING WALL BEARING AREA - 17.4 SQ M (17%)
 ALLOWED UNOCCUPIED AREAS - 2.00 SQ M
 PERMITTED BEARING AREA - 84.70 SQ M

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NET AREA (M ²)	PERCENTAGE FROM PROPERTY L.C. 14
104.10	100.00
17.40	16.71
2.00	1.92
84.70	81.37



OASIS DESIGN
 350.885.1873
 DESIGNED BY: JAMES W. BRADY
 DATE: SEPTEMBER 1, 2024
KELOWNA BEER INSTITUTE

UPPER FLOOR PLAN AND SOUTH ELEVATION
 1346 WATER STREET
 AT HOTEL - KALAMAZOO

Public Input

- ▶ Properties within 50m of the subject property were notified.
- ▶ Signage was placed on the property for 2 weeks.
- ▶ No comments from the public received.

Council Policy #359

- ▶ Liquor service for a licenced establishment within the Central Area may be permitted between the hours of 9:00 AM and 2:00 AM.
- ▶ Within the Central Area, an outdoor patio at a licenced establishment may not operate later than 11:00 PM.
- ▶ A licenced establishment within the Central Area that closes later than midnight, must limit capacity to 500 persons.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed liquor licence as it is consistent with:
 - ▶ Council Policy #359
- ▶ That Council directs Staff to forward a resolution of support to the LCRB.