



ATTACHMENT A

This forms part of application
LL25-0004

Planner Initials

The logo for the City of Kelowna Development Planning features a colorful, multi-layered circular graphic to the left of the text "City of Kelowna" and "DEVELOPMENT PLANNING" below it.

October 31, 2024

Planning and Development Services
City of Kelowna

Subject: Rationale Letter for adding patio on Bernard Avenue.
Address: 279 Bernard Avenue, Kelowna
License: Liquor Primary No. 304851
Applicant: Leopold's Tavern Kelowna Bernard Inc. (Licensee)

To Whom it May Concern,

The writer is assisting the above applicant with a request to the City of Kelowna and the Liquor and Cannabis Regulation Branch for an increase in capacity for the liquor primary licence from the current interior capacity of 80 and patio capacity of 8. This increase is a result of the inclusion of Bernard Street Patio from July 1 to September long weekend every year with a capacity of 46 persons. This additional patio is across the sidewalk on the street so the current 8 person patio will remain. As it is necessary to cross an unlicensed sidewalk, only servers will cross the unlicensed sidewalk with any alcoholic beverages to the new patio on the street.

The establishment currently has two licensed areas as follows:

Person 01 (Interior)	80 persons
Patio 01 (Exterior)	8 persons

Our client now wishes to add the 47 person patio to their licence permanently.

Project Rationale

The Licensee has taken over the premises from Fernando's in December 2021. The intention is to operate this Liquor Primary establishment very similar to the way Fernando's operating at this location for many years as a friendly neighbourhood pub/bar. The addition of the street patio is to add to the enjoyment of the community during the summer months as Bernard Avenue will be shut down to vehicle traffic as has been done in previous years.

In order to have liquor service on this patio, it is a requirement to submit a New Patio application to the Liquor and Cannabis Regulation Branch. Since this is an increase in liquor primary seats, the application must go through the City of Kelowna Council process.

This will offer the general public, business people and tourists alike an expanded outdoor liquor primary area for their enjoyment.

This Liquor Primary licence also has a Family Foodservice Endorsement which allows minors in attendance when accompanied by a Parent or Guardian until 10pm.

Hours of Operation

The approved licensed hours of the establishment are currently 10 am – 2 am, seven days per week. Liquor service on this new patio will be permitted until 11pm, seven days per week. Last call will be at 10:30pm and all liquor will be removed from the areas by 11pm and all patrons must vacate the area by Midnight, as was noted on the annual MMOB TESA permit.

Operator

The applicant is Leopold’s Tavern Kelowna Bernard Inc. Leopold’s Taverns are currently located across Western Canada. They have one location in Victoria, one location in Vancouver, six locations in Alberta, nine locations in Saskatchewan and six in Manitoba.

The applicant is excited to add an enticing new patio to this new concept to the City of Kelowna to add to their already vibrant hospitality venues.

If you require any further information, please do not hesitate to contact me.

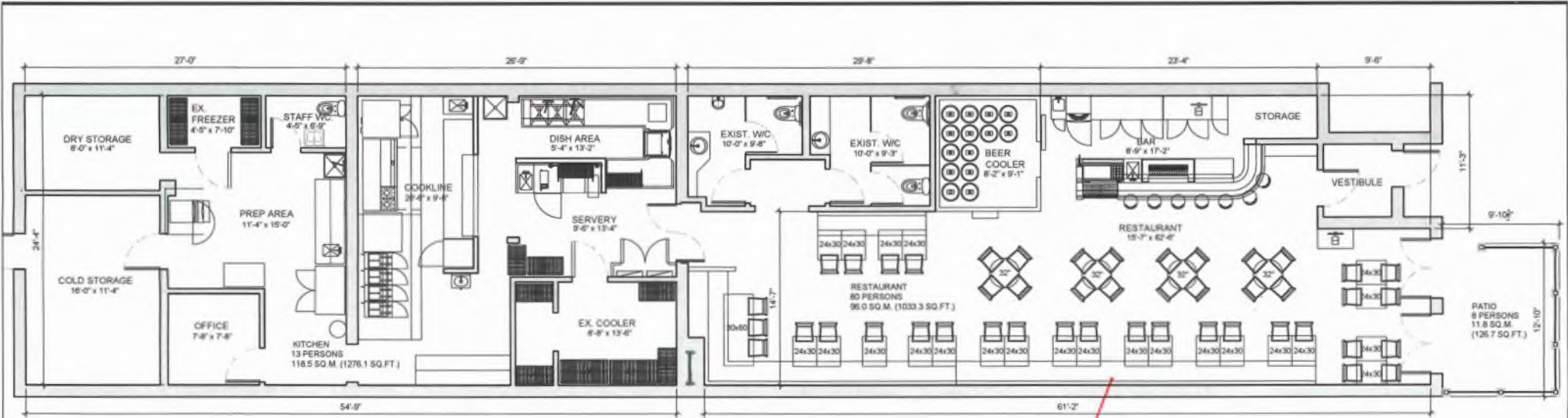
Sincerely,



Chantelle Kraushaar

Project Manager
Leo’s Group

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 City of Kelowna DEVELOPMENT PLANNING	



1 EXISTING RESTAURANT LAYOUT
A1.0 SCALE: 1/8" = 1'-0"

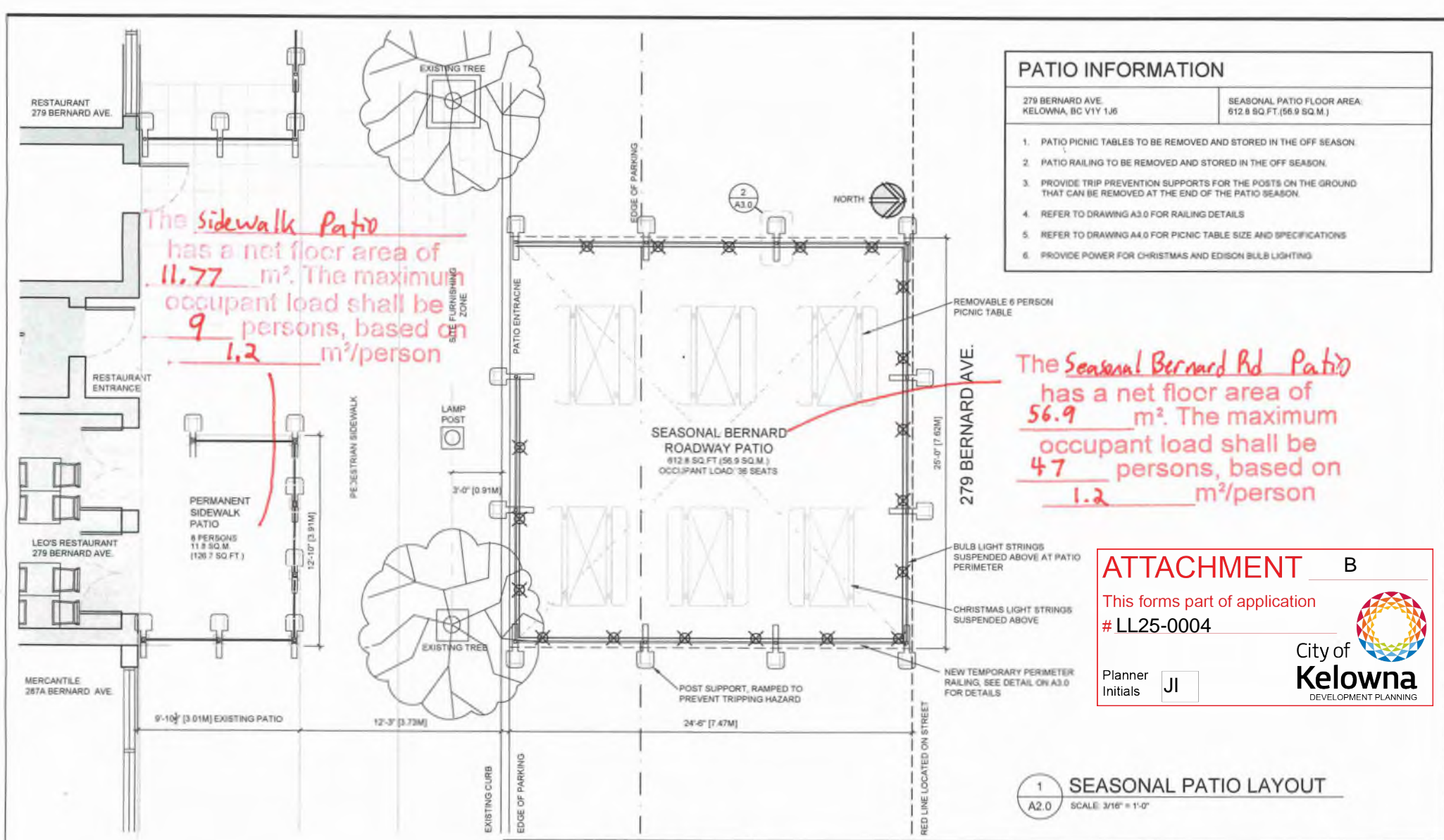
CAPACITY			PLUMBING REQUIREMENTS			
AREA:	OCCUPANT LOAD:	CALCULATIONS:	PLUMBING FIXTURE REQ. MALE/FEMALE COUNT @ 50%_50%			
RESTAURANT	7 SEATS	RESTAURANT = 96.0 SQ.M. DIVIDED BY 1.2 SQ.M. PER PERSON: 80 PERSONS (74 SEATS POSTED)	OCC. LOAD	FIXTURES REQUIRED	FIXTURES PROVIDED	NBC 2023 AE REFERENCE
BAR	67 SEATS	KITCHEN = 118.5 SQ.M. DIVIDED BY 9.3 SQ.M. PER PERSON: 12.74 OR 13 PERSONS	131	2 MALE	2 MALE	3.7.2.2.(4) A
OPEN SEATING	13 PERSONS	PATIO = SEATS 8 PERSONS. SEASONAL PATIO = SEATS 36 PERSONS		3 FEMALE	2 FEMALE	3.7.2.2.(4) A
KITCHEN / STAFF:	8 SEATS					
PATIO:	36 SEATS					
SEASONAL PATIO:						
TOTAL OCC. LOAD	131 PERSONS					

Liquor License
Occupant Load is @
136 people Reviewed
by City of Kelowna
Inspection Services
Jan 8, 2025 N.M.

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The Restaurant has a net floor area of 96 m². The maximum occupant load shall be 80 persons, based on 1.2 m²/person

NORTH	LEOPOLD'S KELOWNA 279 BERNARD, AVE. KELOWNA, BC. V1Y 1J6 SCALE: AS SHOWN PROJECT: 24.2029	ISSUE: R0 ISSUED FOR REVIEW	DATE: 2024-11-22	LEOPOLD'S TAVERN	INTERICS 3011 Centre St NW Calgary AB T2K 0S9 P 403-265-2252 F 403-265-3256 www.interics.ca	SHEET: A1.0



PATIO INFORMATION	
279 BERNARD AVE. KELOWNA, BC V1Y 1J6	SEASONAL PATIO FLOOR AREA: 612.8 SQ.FT. (56.9 SQ.M.)
1. PATIO PICNIC TABLES TO BE REMOVED AND STORED IN THE OFF SEASON. 2. PATIO RAILING TO BE REMOVED AND STORED IN THE OFF SEASON. 3. PROVIDE TRIP PREVENTION SUPPORTS FOR THE POSTS ON THE GROUND THAT CAN BE REMOVED AT THE END OF THE PATIO SEASON. 4. REFER TO DRAWING A3.0 FOR RAILING DETAILS 5. REFER TO DRAWING A4.0 FOR PICNIC TABLE SIZE AND SPECIFICATIONS 6. PROVIDE POWER FOR CHRISTMAS AND EDISON BULB LIGHTING	

The Sidewalk Patio has a net floor area of 11.77 m². The maximum occupant load shall be 9 persons, based on 1.2 m²/person

The Seasonal Bernard Rd Patio has a net floor area of 56.9 m². The maximum occupant load shall be 47 persons, based on 1.2 m²/person

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1 SEASONAL PATIO LAYOUT
A2.0 SCALE: 3/16" = 1'-0"

NORTH	LEOPOLD'S KELOWNA 279 BERNARD, AVE. KELOWNA, BC. V1Y 1J6 SCALE: AS SHOWN PROJECT: 24.2029	ISSUE: R0 ISSUED FOR REVIEW	DATE: 2024-11-22	LEOPOLD'S TAVERN	INTERICS 3011 Centre St NW Calgary AB T2K 0S9 P 403-265-2252 F 403-265-3256 www.interics.ca	SHEET: A2.0



Leopold's Tavern
279 Bernard St, Kelowna, BC, V1Y 6N2

March 3, 2025

Dear Neighbor,

I hope this letter finds you well. We are reaching out to inform you of a development permit application we have submitted to the City of Kelowna for our business, Leopold's Tavern, located at 279 Bernard St.

Our proposal seeks to incorporate our temporary street patio into our annual permit and liquor license, allowing us to continue providing an enhanced outdoor dining experience. This change will help us better serve our guests and contribute to the vibrant atmosphere of Bernard Avenue.

As part of the City of Kelowna's development process, we are required to notify nearby property owners and residents. We welcome any feedback, questions, or concerns you may have regarding this application. Please feel free to reach out to me directly at chantelle@leosgroup.ca.

For more information, you may also contact Jason Issler with the City of Kelowna's planning department at JIssler@kelowna.ca.

We appreciate your time and support and look forward to continuing to be a valued part of the neighborhood.

Sincerely,

Chantelle Kraushaar [chantelle@leosgroup.ca]

Project Manager
Leo's Hospitality Management Group



Address
257-261 Bernard Ave V1Y6N2
262 Bernard Ave V1Y6N4
262 Bernard Ave V1Y6N4
263-265 Bernard Ave V1Y6N2
266 Bernard Ave V1Y6N4
267-271 Bernard Ave V1Y6N2
270 Bernard Ave V1Y6N4
272 Bernard Ave V1Y6N4
273-279 Bernard Ave V1Y6N2
274 Bernard Ave V1Y6N4
279 Bernard Ave V1Y6N2
280 Bernard Ave V1Y6N4
285-287 Bernard Ave V1Y6N2
289 Bernard Ave V1Y6N2
293-297 Bernard Ave V1Y6N2
294 Bernard Ave V1Y6N4
242-246 Lawrence Ave V1Y6L3

252 Lawrence Ave V1Y6L3
256 Lawrence Ave V1Y6L3
266 Lawrence Ave V1Y6L3
274 Lawrence Ave V1Y6L3
1560 Water St V1Y1J7
1562 Water St V1Y1J7
1570 Water St V1Y1J7
1570 Water St V1Y1J7
1580 Water St V1Y1J7
1580 Water St V1Y1J7

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