

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

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DATE: 2024-03-27
 PROJECT NO.: 2024-03-27
 PROJECT NAME: BNA BAR EXPANSION
 PROJECT ADDRESS: 1500 ELLE ST. ALEXANDRIA, VA 22304
 PROJECT OWNER: BNA BAR
 PROJECT ARCHITECT: NOMINATION ARCHITECTURE, LLC
 PROJECT ENGINEER: [Name]
 PROJECT CONTRACTOR: [Name]

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NOMINATION
 ARCHITECTURE, LLC
 302 - 2337 LECTIE ROAD
 LELAND, NC 27545

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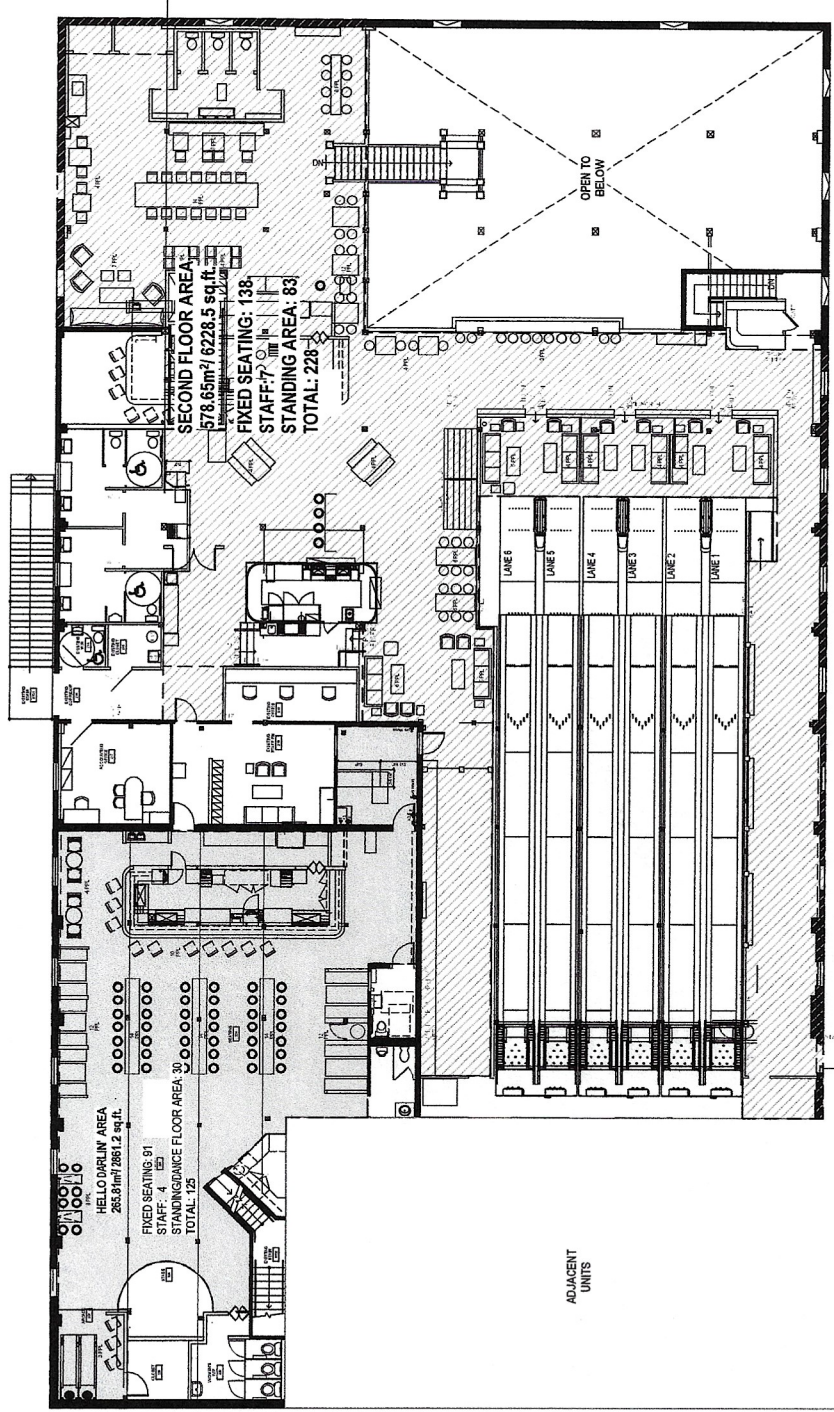
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LIQUOR OCCUPANCY CALCULATIONS - SECOND FLOOR
 INTERIOR BAR AREA: 54 PERSONS
 EXTERIOR PATIO: 28 PERSONS
 SUB TOTAL: 82 PERSONS ON MAIN FLOOR
 TOTAL OCCUPANT LOAD: 800 PERSONS

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1. LIQUOR CALCULATIONS - SECOND FLOOR
 1/27 1/18 * 1/27

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Liquor and Cannabis Regulation Branch
Liquor Primary #306443
 Expires on April 30, 2025

Establishment Name: **BNA Brewing Co. & Eatery**
 Licence Name: **BNA Brewing Co. & Eatery**
 Location Address: 1250 Ellis Street
 Kelowna, B.C., V1Y1Z4
 Issued to: BNA Hospitality Inc.

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End	00:00	00:00	00:00	01:00	01:00	01:00	00:00

CAPACITY

Person01	134	Person02	243	Patio1	38
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- Sale of on-site brewery products for off-premises consumption is permitted during the hours of sale specified on the licence but may not exceed 11 PM.
- Family Foodservice term and condition permits minors accompanied by a parent or guardian in all service areas until 10 PM when meal service is available.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB.
- Subject to terms and conditions specified in the restriction or approval letter(s). Copy of restriction or approval letter(s) must be kept with current liquor licence.

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

1250 ELLIS ST

LP Job #: 024231284-006
Lower Level (Main floor)

LCLB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND
AVAILABLE FOR INSPECTION AT ALL TIMES
Date issued: June 4, 2018
Licence # 306443
General Manager

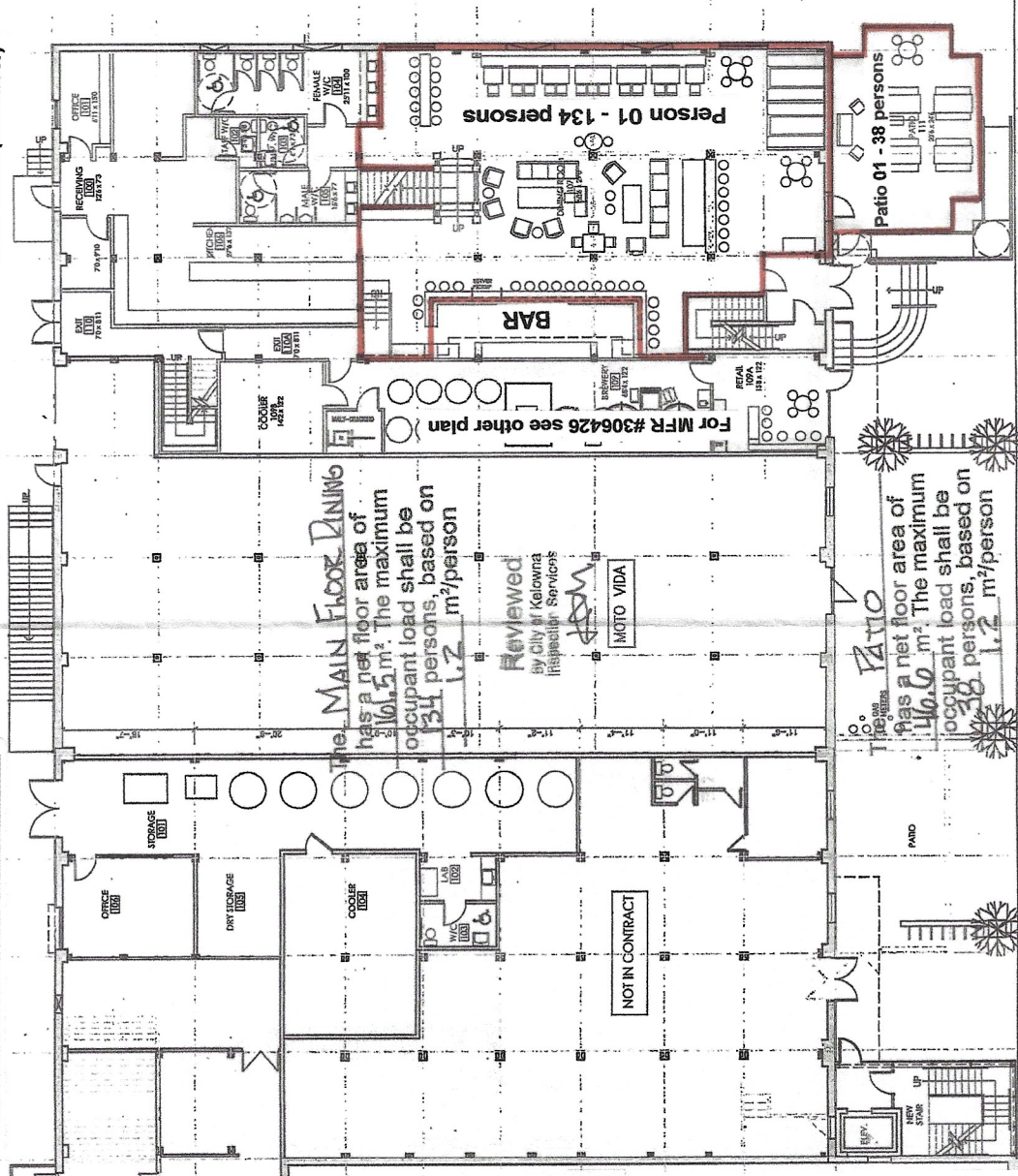
RECEIVED

MAY 08 2018

CITY OF KELOWNA
Development Services Department

LIQUOR CONTROL AND LICENSING BRANCH
FLOOR PLANS - APPROVAL IN PRINCIPLE
DATE: December 14, 2007
LICENSING ADMINISTRATOR:
Maximum Capacity: 165 on 01-15-14
Unless otherwise approved by the General Manager, Liquor Control and
Licensing, approval is subject to the terms and/or conditions specified in
the approval letter's date.

Sale of on-site brewery products for
off-premises consumption is permitted



For Person 02 See Other plan.

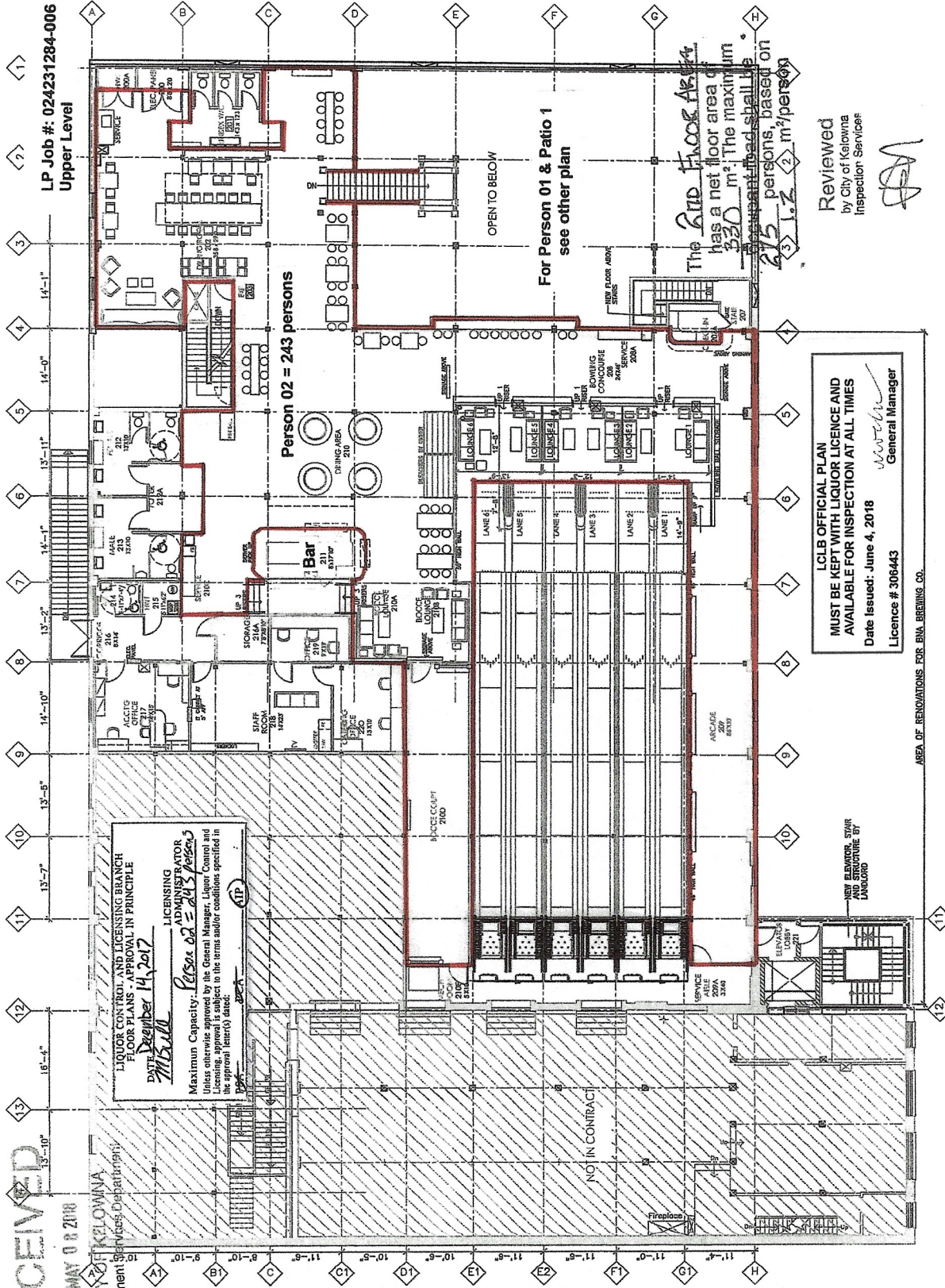
Reviewed
by City of Kelowna
Inspection Services

01.	12/09/17	DOOR SWING	DATE
02.	24/05/17	BACT COMPLIANCE	DATE
03.	19/04/17	FOR REVIEW	DATE
04.	28/02/17	OCCUPANT LOAD CALC	DATE
05.		REVISION	
06.		REVISION	
07.		REVISION	
Formo Interior Design Inc. Tel: 250.752.8484 www.formo.com JAMAL DESIGN ARCHITECTURE			
Copyright reserved. This proposed end design set of plans is issued for the purpose of construction only. It is not to be used for any other purpose without written consent. All dimensions shall be verified on site by contractor before proceeding with work. Responsibility of jobs pending parties is assumed.			
JOB TITLE BNA BREWING CO. & BATTERY EXPANSION PROJECT 1250/1268 ELLIS STREET KELOWNA, BC			
DRAWING LEVEL 1 EXISTING BNA SPACE PLAN			
JOB NO.	2018 009	DATE	JAN 18, 2017
SCALE	1/16"=1'-0"	DRAWING NO.	ID.01

1102 ELIUS ST



LP Job #: 024231284-006
Upper Level



RECEIVED
MAY 08 2018
CITY OF KALOWNA
Development Services Department

LICENSING ADMINISTRATOR
LIQUOR CONTROL AND LICENSING BRANCH
FLOOR PLANS - APPROVAL IN PRINCIPLE
DATE: December 14, 2017
Maximum Capacity: Person 02 = 243 persons
Unless otherwise approved by the General Manager, Liquor Control and Licensing, approval is subject to the terms and/or conditions specified in the approval letter(s) dated:

Person 02 = 243 persons

For Person 01 & Patio 1
see other plan

The 2nd Floor Area has a net floor area of 330 m². The maximum occupancy is 243 persons, based on 3.1 x 2.2 m²/person

LCLB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND
AVAILABLE FOR INSPECTION AT ALL TIMES
Date Issued: June 4, 2018
Licence # 308443
General Manager

Reviewed
by City of Kalowna
Inspection Services

06	02/04/18	AS-BUILT
05	13/12/17	REVISED
04	17/12/17	REVISED FOR REVIEW
03	24/05/17	BCDC compliance
02	18/04/17	FOR REVIEW
01	28/09/17	OCCUPANT LOAD CALC
NA	DATE	REVISION

Forma Interior Design Inc.
160-200-786864
www.formainterior.com

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JOB TITLE
BNA BREWING CO. & EATERY
EXPANSION PROJECT
1280/1285 ELIUS STREET
KALOWNA, BC

DRAWING LEVEL 2 EXISTING
BNA
SPACE PLAN

JOB NO.	2018 009
DATE	JAN 18, 2017
SCALE	1/16"=1'-0"
DRAWING NO.	ID.02

AREA OF RENOVATIONS FOR BNA BREWING CO.