



November 1, 2024

RE: Kelowna Beer Institute
Manufacturing Licence #306096
Liquor Licence – Permanent Patio Extension, Occupant Capacity Increase, Change of Hours

To Whom It May Concern,

PATIO EXPANTION:

Diligent Liquor Management is representing the Kelowna Beer Institute, which has been operating with a TESA patio extension for the past four years. The institute is seeking permanent approval for this patio to provide an additional seating area within the licensed premises. This approval would enable customers to enjoy the beautiful weather that the City of Kelowna is known for, particularly allowing more sun exposure during the early evening hours.

Over the last four years, there have been no public safety issues related to the TESA-expanded patio. We intend to continue operating in this manner to ensure no disruptions to surrounding residential areas or businesses.

Occupancy Increase:

The Kelowna Beer Institute requests that the City of Kelowna consider increasing the occupancy limits within the licensed area. When the Province of British Columbia approved the expansion of patios through the Temporary Expanded Service Area (TESA) application, there was no corresponding increase in occupancy allowed. If the TESA patio is approved, the Kelowna Beer Institute would like to enhance its overall capacity to utilize the additional space effectively.

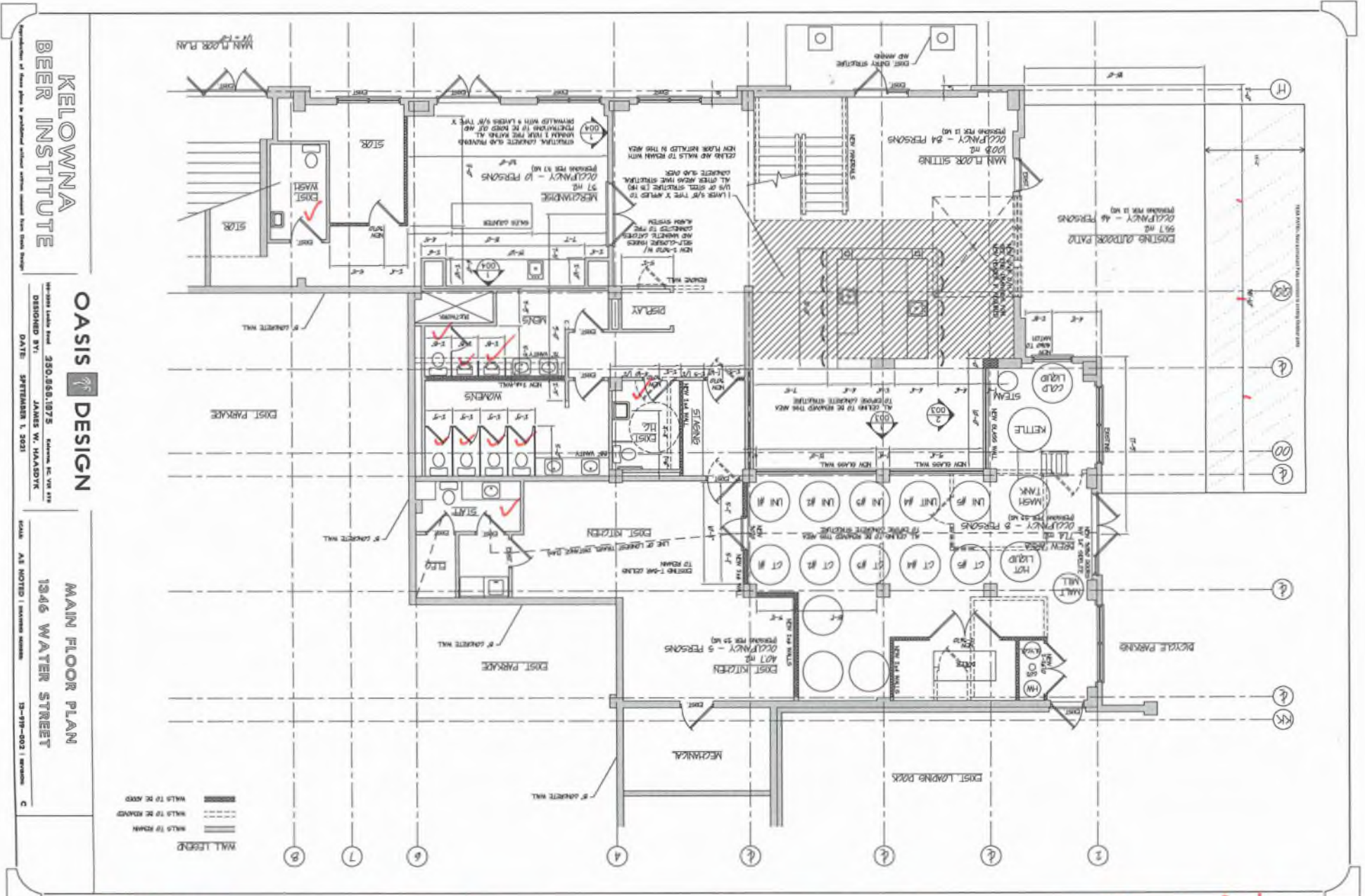
Change to Hours:

When Tree Brewing first opened this location a brewery, it may not have been intended to operate with a full-service kitchen. However, since Kelowna Beer Institute has taken over the space, they have expanded its use to include a full kitchen and a wider selection of both alcoholic and non-alcoholic beverages. Kelowna Beer Institute hopes to offer extended hours for their customers. They are proposing to change the operating hours to 9 AM to midnight, seven days a week. It is not their intention to be open from 9 AM until midnight every day; this proposal simply aims to allow greater flexibility in the use of the space.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Kevin England', written over a horizontal line.

Kevin England
Diligent Liquor Management



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

The Main floor Lounge has a net floor area of 100.8 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

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

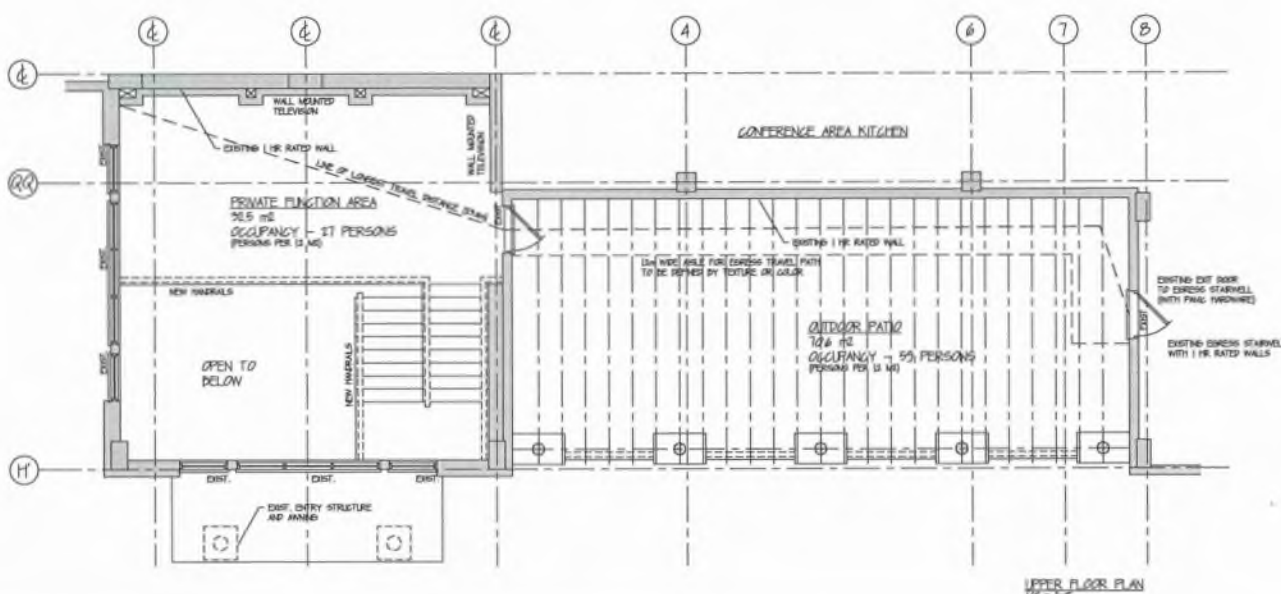
Load is 262

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LIMITING DISTANCE CALCULATIONS

TABLE SLIP	TO BE (NOT TO)	DISTANCE FROM PROPERTY LINE (M)
BUILDING FACE (LEFT) AREA	17-4 5/8 (1100)	5 530 4
DISTANCE FROM PROPERTY LINE	17-4 5/8 (1100)	46 710
ALTERNATE UNPROTECTED OPENINGS	17-4 5/8 (1100)	553 710
PROVIDED UNPROTECTED OPENINGS	17-4 5/8 (1100)	40 44
BUILDING FACE (RIGHT) AREA	17-4 5/8 (1100)	5 540 4
DISTANCE FROM PROPERTY LINE	17-4 5/8 (1100)	46 710
ALTERNATE UNPROTECTED OPENINGS	17-4 5/8 (1100)	553 710
PROVIDED UNPROTECTED OPENINGS	17-4 5/8 (1100)	40 44



OASIS DESIGN

KELOWNA BEER INSTITUTE

UPPER FLOOR PLAN AND SOUTH ELEVATION 1346 WATER STREET

350.858.1875
 DESIGNED BY: JAMES W. HAASDYK
 DATE: SEPTEMBER 1, 2023

13-971-003 | Kelowna, BC