

November 13th, 2018

Planning & Development Services

City of Vancouver
515 W 10th Avenue
Vancouver, BC V5Z 4A8

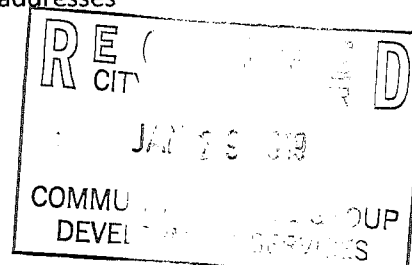
RE: PATIO OPERATIONS LETTER – TAP & BARREL BREWHALL - 97 E. 2ND AVE. VANCOUVER, BC

Please find herein information relevant to Tap & Barrel's BREWHALL patio operations at the above referenced East Vancouver location. This information outlines our company history, summarizes our current Licensed facility operations and describes our proposal to expand the existing outdoor patio footprint and seating.

Explanatory Letter outlining our patio expansion planning:

- company history - our other restaurant locations, dates opened, and addresses
- Brewhall - existing and proposed floorplans
- proposed number of added patio seats
- noise mitigation
- hours of operation

Description of Operations



On July 11, 2018, Tap & Barrel Restaurants opened a new brewery, bar and restaurant concept called BREWHALL BEER CO., in the historic Opsal Steel Building located at 97 East 2nd Avenue, Vancouver BC. Brewhall specializes in serving micro-brewed rotating collaborative beer and scratch-made food in a modern and inspiring beer hall and food hall setting. The micro-brewery at the east side of the building flows straight from eight 12HL bright tanks directly to the taps for a fresh and unique beer experience. We have a collaborative culture and drive our beer program through partnerships with the amazing brewers throughout our province to contribute to Vancouver's colourful Brewery District neighbourhood and the Province-wide burgeoning brewing industry. We source and serve our unique brand of healthful focused comfort food, made with locally grown ingredients, and prepared from scratch recipes, supporting local producers, farmers and food artisans.

We are committed to environmental and social responsibility through all our guiding decisions made in our daily operations, which are ingrained in our core values and our ethos. By serving as much of our product as possible on tap in an effort to eradicate bottles, Tap & Barrel has defined itself as an industry leader in greatly reducing our environmental carbon footprint throughout our operations, which has been taken to new heights at Brewhall where we produce our own beer and even repurpose the spent grain from the brewing process to make our pizza dough, also made in house from scratch.

Our commitment to providing a safe and fun work environment has earned us recognition as one of the province's best employers, along with recognition as one of Canada's 50 Best Managed Companies as awarded by Deloitte and CIBC (2017 and 2018 winners). We are committed to the success of our team and are invested in training and developing leaders for mutual growth.

Tap & Barrel

900 - 850 W. Hastings St. Vancouver BC V6C 1E1 Canada tapandbarrel.com @tapandbarrel



Tap & Barrel opened its first store in Olympic Village, just two blocks away from Brewhall in July 2012. The following year, in 2013, we opened a second location at the Convention Centre West, downtown Vancouver. Two years later, 2015, we opened our third location on North Vancouver's Lower Lonsdale waterfront neighbourhood, anchoring the new Shipyards development with a 750 seat flagship restaurant that has helped put the Lower Lonsdale entertainment area on the map. In 2016 we renovated two of our smaller footprint locations and re-opened as, TAPshack Eatery, one in Coal Harbour and another in False Creek. Recently, our company acquired Bridges Restaurant on Granville Island, expanding our unique hospitality group to seven.

Patio Hours of Operation

Current Brewhall hours of operations currently under LCLB Licensing are as follows:

- Interior: Sunday to Thursday 10:00am to 12:00am
- Interior: Friday and Saturday 10:00am to 1:00am.
- Exterior: Patio has been closing at 10:00pm promptly

We propose to extend Brewhall patio hours of operation on the South side of our building along 2nd Avenue by one hour to, 11:00pm. As there are no residences along 2nd Avenue, a main artery with substantial vehicular traffic flow, there will be no disturbance impact by extending the patio closing by one hour on this side of the building. On the North patios, we propose to maintain the existing 10:00pm closure time, since we are situated close to a residential tower on the northeast side of our building.

Name of Operators

- Nick Menzies – General Manager: nmenzies@tapandbarrel.com
- Kerry Dyson – Head Brewer: kdyson@tapandbarrel.com
- Brennan Burden – Head Chef: bburden@tapandbarrel.com

Noise Mitigation

Since opening our first Tap & Barrel in 2012, we have worked successfully in all the neighbourhoods in which we operate, with neighbourly respect and have always assumed responsibility for our patrons. We anticipate and engage crowd control measures whenever necessary, and strictly adhere to the parameters of our Licensing. We supervise patron exiting after hours and monitor to minimize noise disturbances. This past summer at Brewhall, we did experience some noise complaints from our residential neighbors when we initially opened. We have since then worked closely with our neighbors and the strata to mitigate noise disturbances and have nurtured a successful working relationship with them.

The Brewhall (Opsal Steel Building) was entirely re-built in 2014 but, has retained its heritage building designation. Although the building was constructed to current construction industry standards and building codes, there is some sound migration from the interior to the exterior during busy periods. Towards building on our commitment to our neighbours, we are presently investing in sound abatement work throughout our interior premises including the employment of engineered acoustic baffels, that will dampen the current sound transfer to the exterior. On the North patios, we plan to substantially increase the present landscaping to further



reduce the acoustic footprint.

Floor Plans

The attached floor plans outline the proposed patio expansion details. All added seating occupant loads are in compliance with VBBL 2014 fire and life safety and meet the requirement for washroom facilities as follows:

South Patio A: Proposed expansion from 16 to 60 seats (Net Increase: 44 – seats)

North Patio B: Proposed expansion from 24 to 46 seats (Net Increase: 22 – seats)

New North Patio C: 24 seats - at North courtyard area (Net Increase: 24 – seats)

Existing Established Patio Seating: 40-seats (Existing North = 24 / Existing South =16)

Net Patio Expansion Increase: 50-seats

Total Proposed Patio Seating: 90-seats

Should you require any further information, please do not hesitate to contact me or any of our operations team at any time.

Sincerely,

Daniel Frankel, President
Tap & Barrel Restaurants