

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, April 20, 2021
6:20 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Given.

3. Confirmation of Minutes

1 - 5

Public Hearing - April 6, 2021

4. Liquor License Application Reports

Mayor to invite anyone participating online who deems themselves affected by the required variance(s) to indicate they wish to speak for each item.

4.1. START TIME 6:20 PM - Clement Ave 890 301 - LL21-0003 - 1568447 Alberta Ltd., Inc. No. A0093042

6 - 24

To seek Council's support for a lounge endorsement area for a brewery to allow patrons to purchase and consume liquor products on-site between the hours of 9:00 am to 11:00 pm Sunday to Thursday and 9:00 am to Midnight Friday and Saturday for the indoor areas and 9:00 am to 10:00 pm daily for the outdoor patio area, with a total capacity of 89 people (57 people – indoors, 32 people – outdoor patio).

5. Development Permit and Development Variance Permit Reports

Mayor to invite anyone participating online who deems themselves affected by the required variance(s) to indicate they wish to speak for each item.

5.1. START TIME 6:20 PM - Walrod St 758 - DVP20-0214 - Darryl John Reuter

25 - 48

To vary the minimum side yard setback from a flanking street and the setback from a flanking street to a garage to facilitate an addition to the single-family home for a secondary suite.

- 5.2. **START TIME 6:20 PM - Ladd Ct 4303 - DVP21-0031 - Kevin Bruce Nichol and Valerie Virginia Nichol** 49 - 70

To vary the minimum front yard setback, minimum side yard setback and minimum rear yard setback to facilitate the construction of a single-family home.

- 5.3. **START TIME 6:45 PM - Ellis St 1383 - DP20-0155 DVP20-0156 - 1383 Developments Inc., Inc.No. BC1100537** 71 - 133

To issue a Form & Character Development Permit for a three-storey commercial building and a Development Variance Permit for three variances to setbacks and continuous building dimensions in the Zoning Bylaw.

6. **Reminders**

7. **Termination**



City of Kelowna Public Hearing Minutes

Date: Tuesday, April 6, 2021
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given and Mohini Singh

Members participating remotely Councillors Charlie Hodge*, Luke Stack* and Loyal Wooldridge

Members Absent Councillor Brad Sieben

Staff Present City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Urban Planning Manager, Jocelyn Black; Planner, Aaron Thibeault*

Staff participating remotely City Manager, Doug Gilchrist; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items.**
2. **Call to Order the Public Hearing - START TIME 6:00 PM - Glenmore Dr 888 and 892 - Z20-0071 (BL12184) - A and S Infinity Homes Ltd., Inc. No. BC1159817**

Mayor Basran called the Hearing to order at 6:02 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

3. Individual Bylaw Submissions

- 3.1 **START TIME 6:00 PM - Glenmore Dr 888 and 892 - Z20-0071 (BL12184) - A and S Infinity Homes Ltd., Inc. No. BC1159817**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jesse Alexander, New Town Architecture & Engineering, Applicant's Agent

- Spoke to concerns that were raised in the correspondence received.
- Believed there would be minimal traffic impacts from the proposed 10 townhomes and provided comment on road improvements.
- Spoke to on-site parking for residents and confirmed that all units will have double garages and guest parking on site.
- Spoke to proposed density in the area that is in keeping with the Official Community Plan.
- Responded to questions from Council.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:18 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:18 p.m.

6. Bylaws Considered at Public Hearing

- 6.1 START TIME 6:00 PM - Glenmore Dr 888 and 892 - BL12184 (Z20-0071) - A and S Infinity Homes Ltd., Inc. No. BC1159817**

Moved By Councillor Given/Seconded By Councillor Singh

R0366/21/04/06 THAT Bylaw No. 12184 be read a second and third time.

Carried

7. Termination

The meeting was declared terminated at 6:19 p.m.

8. Call to Order the Public Hearing - START TIME 6:00 PM - Valley Rd 368 - Z20-0097 (BL12190) - Gregory S. Baytalan

Mayor Basran called the Hearing to order at 6:19 p.m.

9. Individual Bylaw Submissions

- 9.1 START TIME 6:00 PM - Valley Rd 368 - Z20-0097 (BL12190) - Gregory S. Baytalan**

Councillor Stack declared a conflict of interest as their employer submitted an application under the same Provincial Request for Proposal and disconnected from the meeting at 6:20 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Kim McKechnie and Mike Culos, Culos Development, Applicant's Agent

- Responded to questions from Council.
- Spoke to their BC Housing application and continued intent of the property to provide affordable rental housing.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

10. Termination

The Hearing was declared terminated at 6:27 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:27 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 6:00 PM - Valley Rd 368 - BL12190 (Z20-0097) - Gregory S. Baytalan

Moved By Councillor Singh/Seconded By Councillor Given

R0367/21/04/06 THAT Bylaw No. 12190 be read a second and third time.

Carried

13. Termination

The Hearing was declared terminated at 6:32 p.m.

The meeting adjourned at 6:32 p.m.

Councillor Stack reconnected to the meeting at 7:01 p.m.

14. Call to Order the Public Hearing - START TIME 7:00 PM - Infill Neighbourhood and RU7 Zone Changes

Mayor Basran called the Hearing to order at 7:01 p.m.

15. Individual Bylaw Submissions

15.1 START TIME 7:00 PM - Infill Neighbourhood and RU7 Zone Changes

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Councillor Hodge declared a conflict of interest as he believes his property is zoned RU7 and disconnected from the meeting at 7:06 p.m.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

16. Termination

The Hearing was declared terminated at 7:07 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:07 p.m.

18. Bylaws Considered at Public Hearing

18.1 START TIME 7:00 PM - BL12185 (TA21-0004) - Amendment to Chapter 14 - Urban Design DP Guidelines

Moved By Councillor Given/Seconded By Councillor Singh

R0368/21/04/06 THAT Bylaw No. 12185 be read a second and third time.

Carried

18.2 START TIME 7:00 PM - BL12186 (TA21-0003) - Amendment to Section 13 - Urban Residential Zones - RU7 - Infill Housing

Moved By Councillor Singh/Seconded By Councillor Given

R0369/21/04/06 THAT Bylaw No. 12186 be read a second and third time.

Carried

19. Termination

The meeting was declared terminated at 7:09 p.m.

Councillor Hodge reconnected to the meeting at 7:09 p.m.

20. Call to Order the Public Hearing - START TIME 7:00 PM - Pacific Ave 1220 1230 - Z20-0094 (BL12191) - Great A and A Properties Ltd., Inc. No. BCo888141

Mayor Basran called the Hearing to order at 7:10 p.m.

21. Individual Bylaw Submissions

21.1 START TIME 7:00 PM - Pacific Ave 1220 1230 - Z20-0094 (BL12191) - Great A and A Properties Ltd., Inc. No. BCo888141

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jamela Van Steinburg, VLS Developments, Applicant's Agent

- Worked with staff in advance of selecting an appropriate zone in this area.
- Available for questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

22. Termination

The Hearing was declared terminated at 7:15 p.m.

23. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:15 p.m.

24. Bylaws Considered at Public Hearing

24.1 START TIME 7:00 PM - Pacific Ave 1220 1230 - BL12191 (Z20-0094) - Great A and A Properties Ltd., Inc. No. BCo888141

Moved By Councillor Given/Seconded By Councillor Singh

R0370/21/04/06 THAT Bylaw No. 12191 be read a second and third time.

Carried

25. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0371/21/04/06 THAT the Minutes of the Public Hearing and Regular Meetings of March 16, 2021 be confirmed as circulated.

Carried

26. Reminders – Nil.

27. Termination

The meeting was declared terminated at 7:17 p.m.

Mayor Basran

/acm



Deputy City Clerk

REPORT TO COUNCIL



Date: April 20, 2021

To: Council

From: City Manager

Department: Development Planning

Application: LL21-0003

Owner: 1568447 Alberta Ltd., Inc. No.
A0093042

Address: Unit 301, 890 Clement Avenue

Applicant: The Office Brewery Corp.
(Dillan Crema)

Subject: Liquor License Application

Existing OCP Designation: IND - Industrial

Existing Zone: I4c – Central Industrial (Retail Cannabis Sales)

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Section 71 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from The Office Brewery Corp. for a manufacturer lounge endorsement area for Strata Lot 19 Section 30 Township 26 ODYD Plan EPS7283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V located at Unit 301, 890 Clement Avenue, Kelowna, BC for the following:
 - a. 9:00 am to 11:00 pm Sunday to Thursday for indoor service areas;
 - b. 9:00 am to midnight Friday and Saturday for indoor service areas.
 - c. 9:00 am to 10:00 pm daily for the outdoor patio service area.
2. Council's comments on LCLB's prescribed considerations are as follows:
 - a. The location of the lounge endorsement area: The brewery is located on an industrial property which consists of three separate buildings. The business is located in the eastern-most building which fronts onto Clement Ave. The property is east of the City Centre Urban Centre on a 4-lane arterial roadway;
 - b. The proximity of the establishment to other social or recreational facilities and public

buildings: The north-end industrial area is becoming a destination with it being home to a number of small-scale wineries, cideries and breweries. The area is within walking distance of the downtown City Centre Urban Centre, it is close to the Rail Trail and the Ethel Street Active Transportation Corridor (ATC).

The site is within walking distance to multiple recreation facilities which includes Elks Stadium Ballpark, the Curling Club, and the Kelowna Badminton Club.

Earlier this year, a lounge endorsement area for another brewery was approved on the subject site. This would be the second small capacity lounge with an outdoor patio on the site.

c. The person capacity and hours of liquor service of the establishment: The business proposes a total capacity of 89 persons as follows: Main Floor – 27 persons, Mezzanine – 30 persons, Outdoor Patio – 32 persons;

d. Traffic, noise, parking and zoning: The brewery is proposed in an industrial area adjacent to Clement Avenue, a 4-lane arterial roadway. The south side of Clement is primarily single-family dwellings with a small amount of multi-family residential. Any impacts of traffic, parking and associated noise already exist due to the industrial nature of the area on the north side of Clement Ave and the proximity to Clement Avenue. To minimize additional noise the outdoor patio would close at 10:00 pm nightly;

e. The impact on the community if the application is approved: The negative impact the business poses is considered minimal due to the existing nature of the area. The brewery would aide in activating the Clement Streetscape beyond the hours of a standard workday.

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To seek Council's support for a lounge endorsement area for a brewery to allow patrons to purchase and consume liquor products on-site between the hours of 9:00 am to 11:00 pm Sunday to Thursday and 9:00 am to Midnight Friday and Saturday for the indoor areas and 9:00 am to 10:00 pm daily for the outdoor patio area, with a total capacity of 89 people (57 people – indoors, 32 people – outdoor patio).

3.0 Development Planning

Staff generally support manufacturer lounge endorsements in order to allow customers to consume the manufacturer's product on-site. Staff do not foresee any negative impacts of permitting this type of business. The applicant has agreed to reduce the hours of operation of the outdoor patio to 10:00 pm daily with the intent of limiting noise impacts to the adjacent residential areas. This aligns with the outdoor patio hours of operation that have been approved for other similar businesses in the area and addresses the R.C.M.P concern related to noise.

Earlier this year, Council approved a liquor license application for a lounge endorsement area with an outdoor patio for the 'Unleashed' Brewery on the same site. The two breweries are in adjacent buildings fronting onto Clement Avenue. The clustering of a few small-scale businesses is positive as it provides choices in the immediate area for patrons.

The Official Community Plan (OCP) encourages complete communities which includes entertainment beyond the standard workday hours. The proposal will provide residents with a walkable neighbourhood that provides access to other breweries in the City's north end industrial area. The subject site is in proximity to

the Rail Trail and Ethel Street ATC. With the proximity to the City Centre Urban Centre, the site is accessible to Kelowna residents along with visitors to the city.

4.0 Proposal

4.1 Background

An application has been forwarded by the licensee to the Provincial Liquor and Cannabis Regulation Branch (LCRB) for their approval. Procedurally, this type of application requires a Local Government resolution prior to the LCRB making a final decision.

4.2 Project Description

The Office Brewery Corp. proposes a brewery which includes a lounge endorsement area and an outdoor patio. The capacity of the indoor seating area is 57 people with an outdoor patio capacity of 32 people.

Proposed Hours of Sale (Lounge Endorsement Area):

		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	12:00 PM	12:00 PM
	Patio	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM

4.3 Site Context

The subject property is located in the Central City Sector directly facing onto Clement Avenue. The area to the north is mainly industrial with the south side of Clement Avenue being residential with a mix of single family and multi-family developments.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ - Central Industrial	General Industrial
East	I ₄ - Central Industrial	General Industrial Rapid Drive-Through Vehicle Service
South	RU6 – Two Dwelling Housing	Residential (Single and Multi-family)
West	I ₄ - Central Industrial	General Industrial

Subject Property Map: 301 890 Clement Ave (The Office Brewery Corp.)



5.0 Current Development Policies

5.1 Council Policy #359 – Liquor Licensing Policy and Procedures

The following sections of Policy #359 are applicable to this application:

- New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

6.0 Technical Comments

6.1 R.C.M.P.

- As the property is in close proximity to single dwelling houses and multi dwelling condo units, RMCP raise concerns related to noise and would like to know if there are plans to mitigate noise from the patio.

7.0 Application Chronology

Date of Application Received: February 1, 2021

Date Public Consultation Completed: March 11, 2021

Report prepared by: Lydia Korolchuk, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Letter of Rationale

Attachment B: Site Plan & Floor Plan/ Occupant Load

Dear Madam/Sir, It is an honor and pleasure to be writing this letter for The Office Brewery Corp. Company located at 301-890 Clement Ave, Kelowna, BC V1Y 7E4

Description of Operation

The Office Brewery is an open concept establishment focusing on the production of specialty crafted beers and consumer education. Beers will be offered through its on-site tasting room and served in growlers and canned formats for home consumption. It will be joining a community of other small breweries in Kelowna's brewery district, creating jobs, encouraging tourism, and adding further diversity to the region's already booming craft beer industry.

The Office Brewery will be focused on producing premium, limited release, refreshing beer for all beer lovers to enjoy. The use of a small kitchen will supply patrons with a select limited-menu and a variety of sustainably sourced local, healthy brunch and dinner fare throughout the week.

The space will showcase local artists and elements of the Okanagan's beautiful landscape through its bright open space. The brewery will be a self-sustaining production facility capable of producing up to 500 HL annually. The tasting room will be designed to service take away guests with off-sales cooler located in the tasting room. The space will also feature a separate area featuring a mezzanine overlooking the brewery for guests choosing the dine-in experience to sample beers and have a bite with friends and family.

Our target market is 25–55-year-old Kelowna residents, tour, and travel customers. The brewery will also house a walk-in cooler where it will store cans and kegs of beer ready for local delivery.

Food

In accordance with BCLDC lounge endorsement regulations, we will be serving both hot and cold fare. The brewery will house a kitchen in accordance with food safe guidelines. Our menu will range from a variety of items including tacos, tapas, pizza, and salads, etc.

An electric rational oven and induction burners will be used to cook the ingredients.

ATTACHMENT		A
This forms part of application		
# LL21-0003		
Planner Initials	LK	 City of Kelowna DEVELOPMENT PLANNING

Retail

All retail sales will be in accordance with BCLDB guidelines on retail sales as outlined in the manufacturer's handbook for liquor manufacturers. The Office Brewery will offer growler fill sales in addition to sales of cans produced on site.

Hours of Operation:

The proposed brewery hours that will be open to the public on:

Sundays from 09:00 – 23:00,

Monday - Thursday 09:00 – 23:00,

Friday - Saturday 09:00 – 00:00 (midnight)



Production scheduling will be dependent on the style of beer and demand. We are forecasting two production shifts daily from Monday to Friday to run between 7:00 and 14:00, kegs will be loaded for delivery from 8:00-14:00.

Number of Staff:

The Office Brewery will employ a brewery and delivery team of 2-3. Our lounge endorsement area will employ a team of 5-7 to get us up and running. We will have additional positions for management, sales, marketing, and administrative as the business grows.

Parking and Load Strategy:

Parking – Manufacturing Area & Lounge Endorsement Area has total parking spots of (3) + (9) spots from units #302, #303, #306 890 Clement Ave. to accommodate our desired maximum capacity of **89 patrons' limit**.

We currently have 3 allotted parking spaces in the behind our building; however, part ownership group (Tradon Investments Ltd.) also has leased space at units #302, 303, 306, on 890 Clement Ave.

I have attached a signed copy of parking agreements to utilize the above listed units respective parking spots when not filled for The Office Brewery's patrons (total of 9 spots from #302, 303, 306). With the parking agreement in-place The Office brewery will have a total of **12 parking spots**.

At The Office Brewery we are committed to the safety of our community and patrons by adhering to BCLDB guidelines and ensuring responsible drink consumption and encouragement of use of ride share and local taxis.

Other Information

Projected number of patrons: We anticipate roughly two to three seating's per evening in our establishment.

Noise Mitigation: The manufacturing process produces little amounts of noise. Our lounge/tasting room will be designed with sound defusing engineering to ensure proper sound absorption reducing buildup of ambient noise. The installation of HVAC to the building will ensure we will not need open air circulation to control the temperature ensuring we can keep doors and windows closed. Every effort will be taken to keep noise to a minimum.

Line-ups: We do not anticipate line-ups, however, in a situation where we are at capacity, we will suggest waiting patrons try some of our neighboring local businesses while they wait and employ a wait list call system to page customers when space comes available.

Patio: Occupancy of the patio will be controlled by staff. Access to the patio will only be through the main floor of the brewpub, patrons will not be able to walk off the street onto the patio area. Occupancy is based on the maximum seating; however, seating will be controlled by staff. The patio area will have 2 exits and a clear path of travel for exit of 1100mm to ensure access to each exit. The patio will also have exterior lighting. **The patio will close at 22:00.**

Thank you for your time and consideration. Please do not hesitate to contact me for further information.

Respectfully,

Dillan Crema

The Office Brewery Corp., (250) 863-2097

ATTACHMENT		A
This forms part of application # LL21-0003		
Planner Initials	LK	 City of Kelowna DEVELOPMENT PLANNING

ATTACHMENT

B

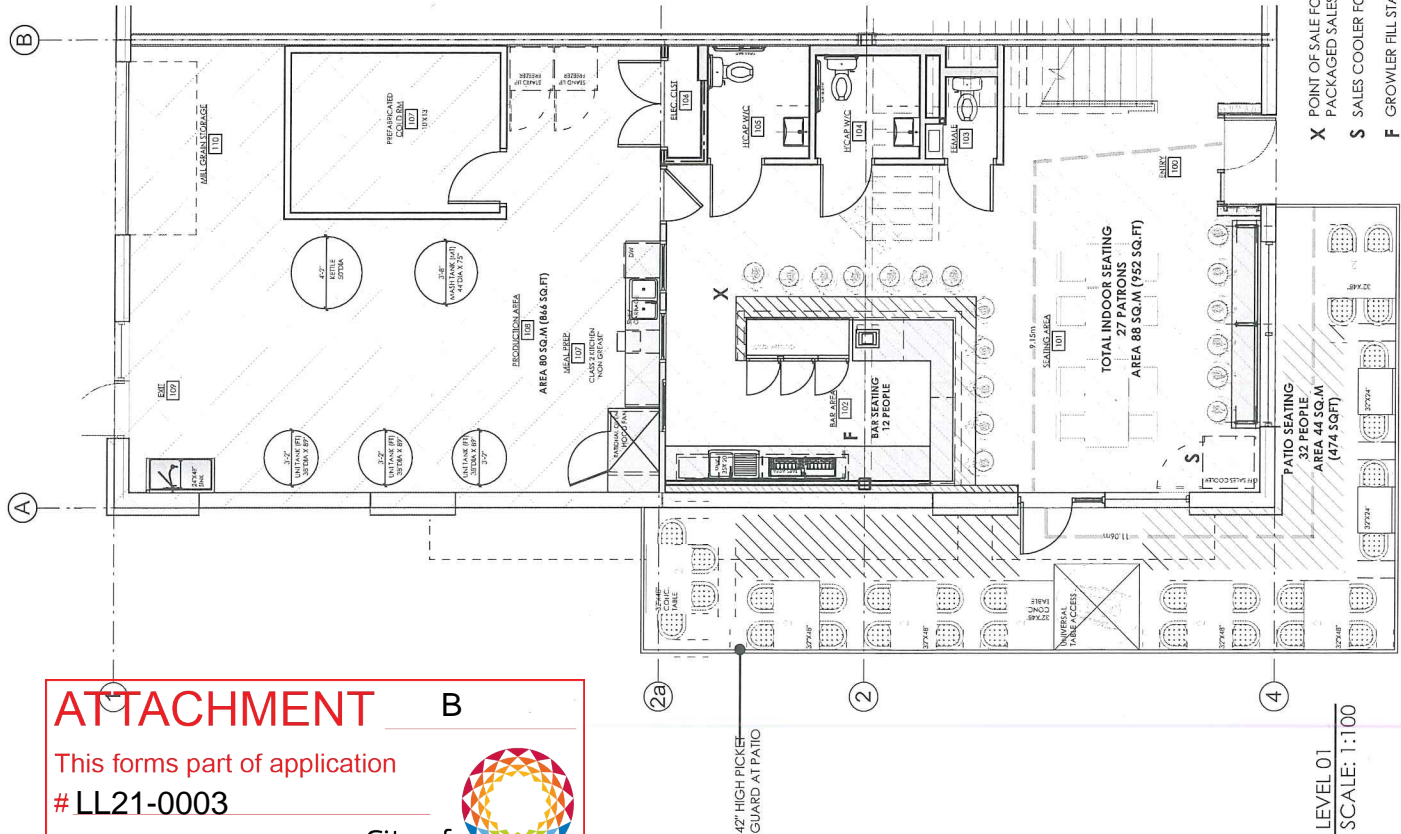
This forms part of application

LL21-0003

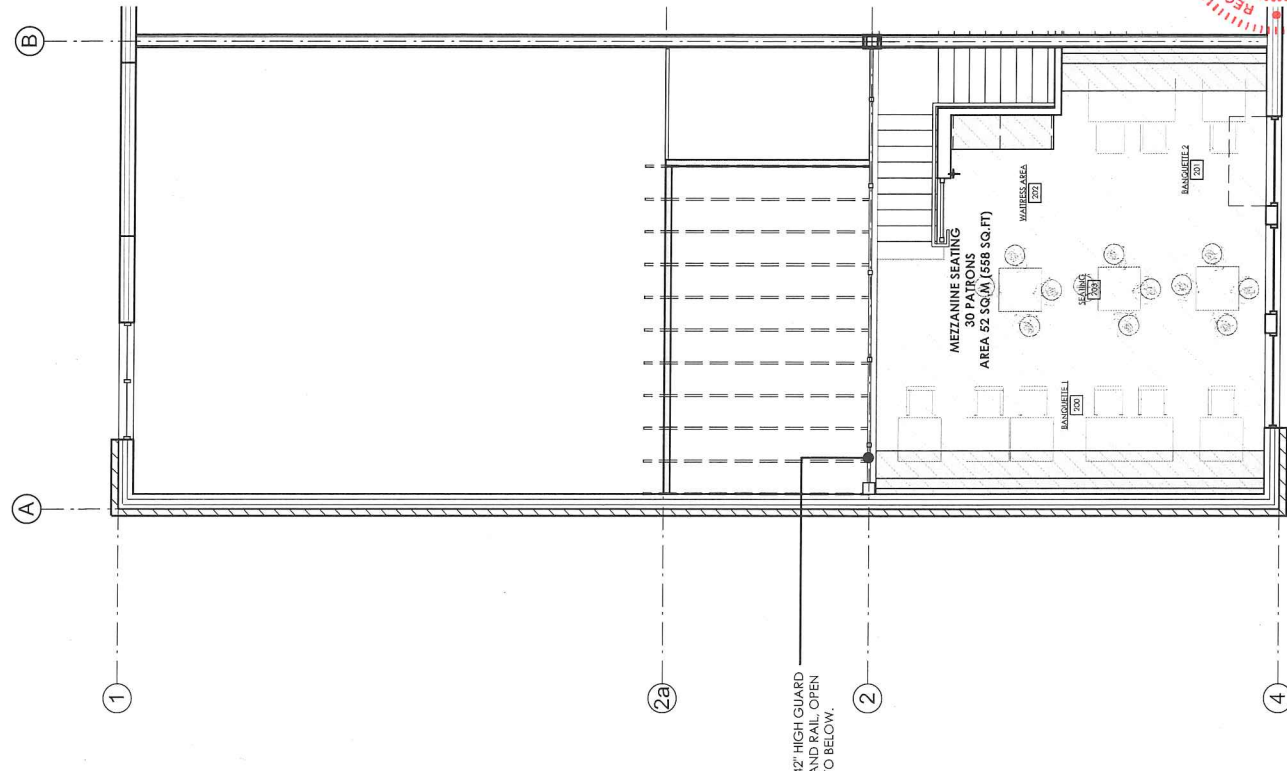
Planner
Initials

LK

City of
Kelowna
DEVELOPMENT PLANNING



1 LEVEL 01
SCALE: 1:100



2 LEVEL 02
SCALE: 1:100

- X POINT OF SALE FOR GROWLER & PACKAGED SALES
- S SALES COOLER FOR BEVERAGES
- F GROWLER FILL STATION AT BAR

2021.03.10

DATE 2021.03.09
SCALE 1"= 9'32"
ISSUED FOR LC LICENCE APPROVAL
PROJECT 20-839

SK-1

REGISTERED ARCHITECT
KENDY E. REMPEL



LL21-0003

301 – 890 Clement Avenue

Lounge Endorsement Application



Proposal

- ▶ To consider a Lounge Endorsement for a new brewery to allow patrons to purchase and consume liquor products on-site between the hours of 9:00 am to 11:00 pm Sunday to Thursday and 9:00 am to Midnight Friday and Saturday for the indoor areas and 9:00 am to 10:00 pm daily for the outdoor patio area, with a total capacity of 89 people (57 people – indoors, 32 people – outdoor patio).

Development Process

Feb 1, 2021

Development Application Submitted

Staff Review & Circulation

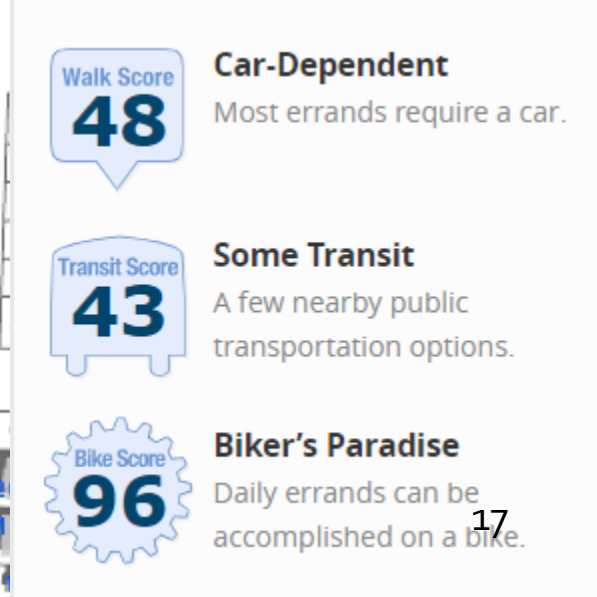
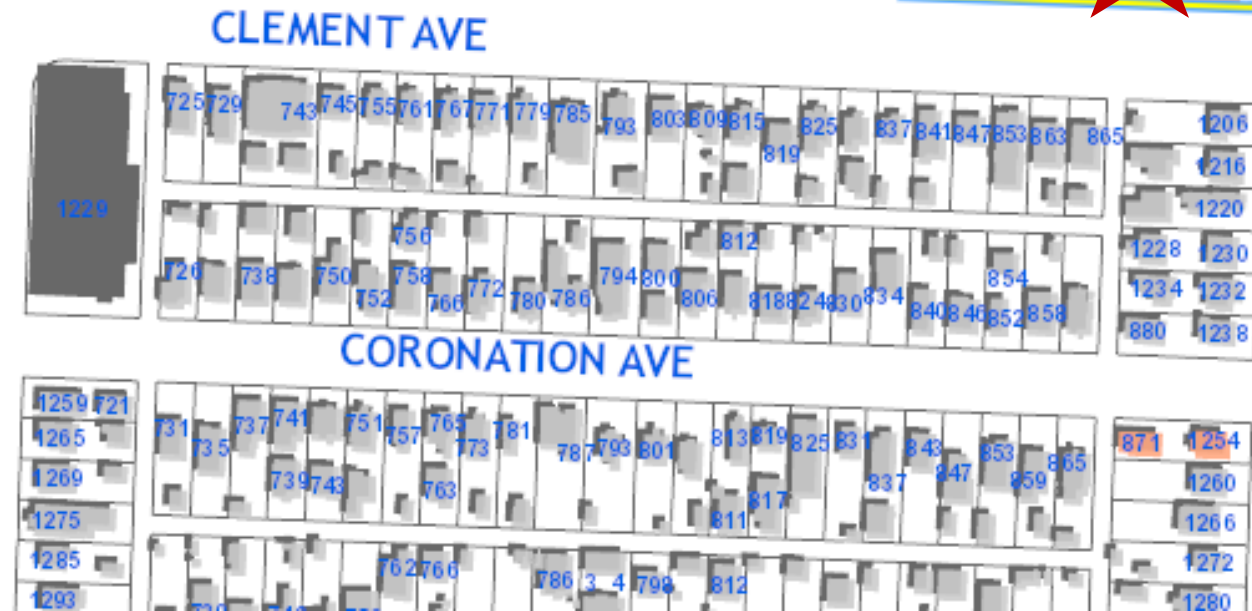
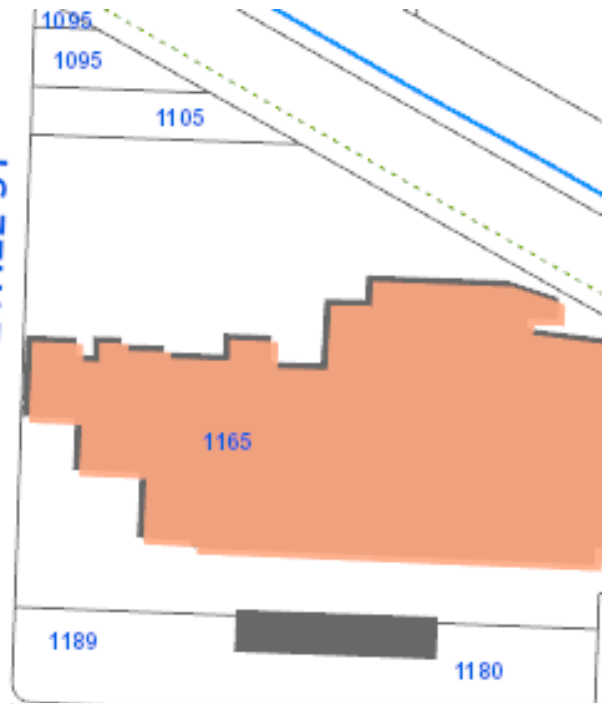
Apr 20, 2021

Tuesday Council Meeting

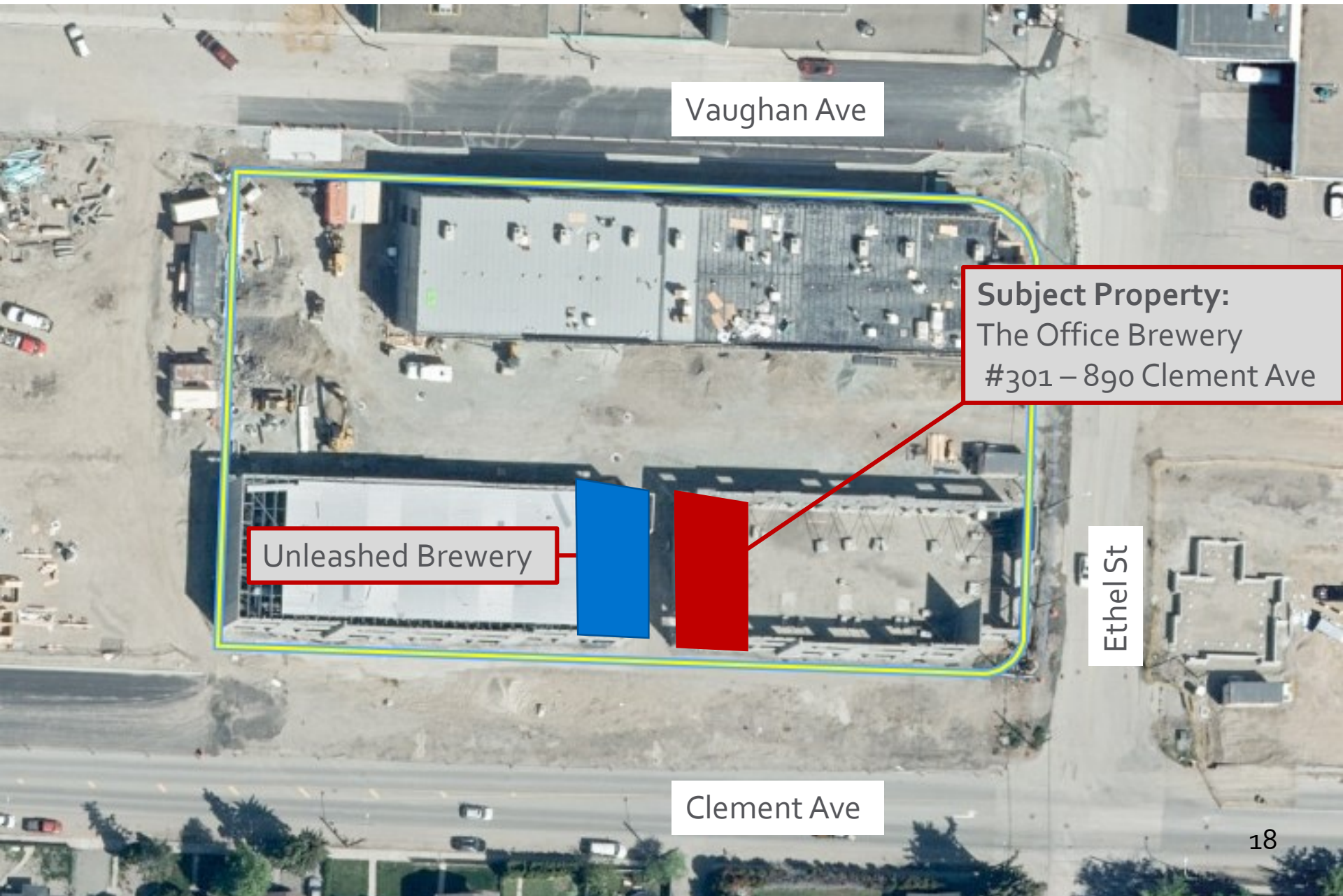
Council Approvals

Recommendation Forwarded to LCRB

Context Map



Subject Property Map



Vaughan Ave

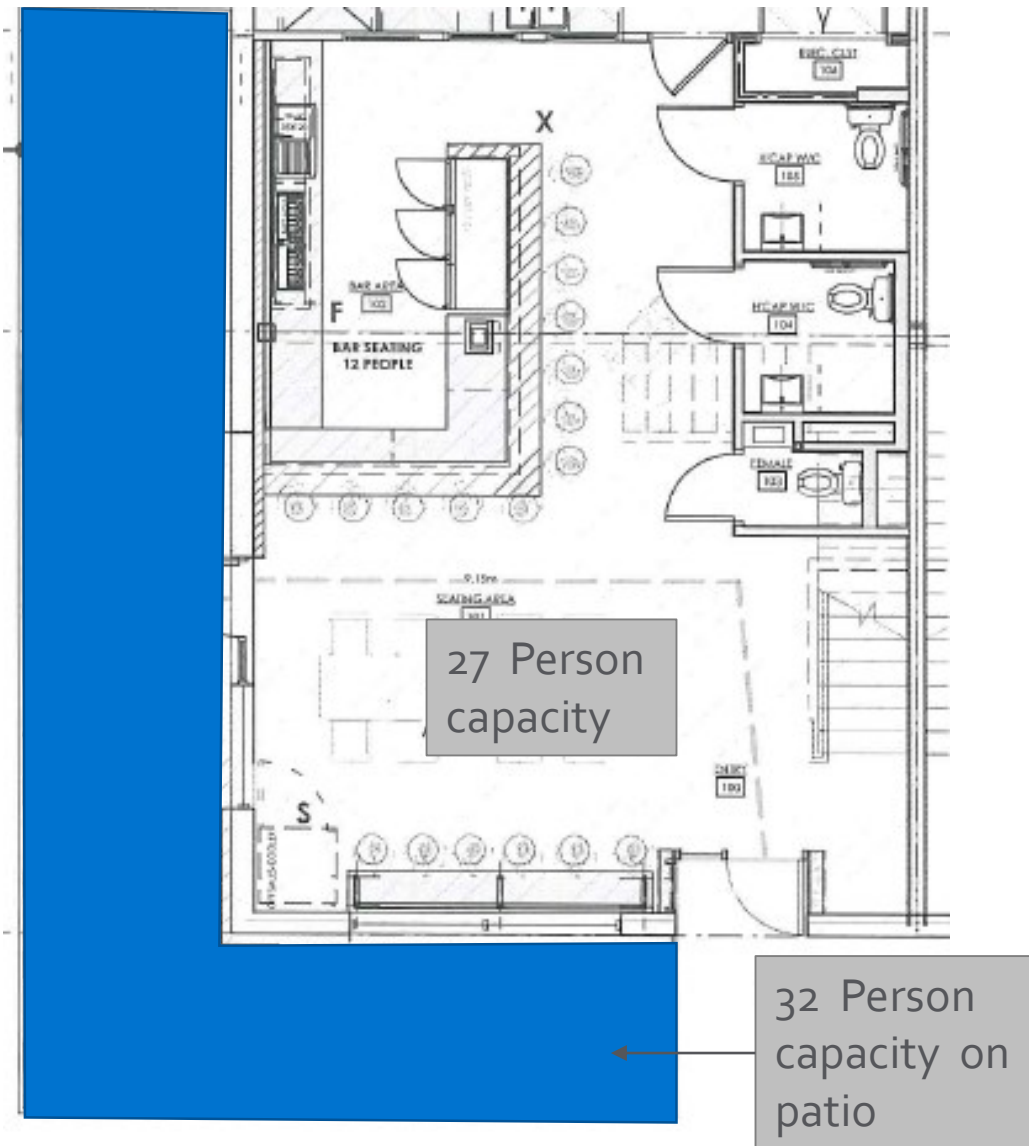
Subject Property:
The Office Brewery
#301 – 890 Clement Ave

Unleashed Brewery

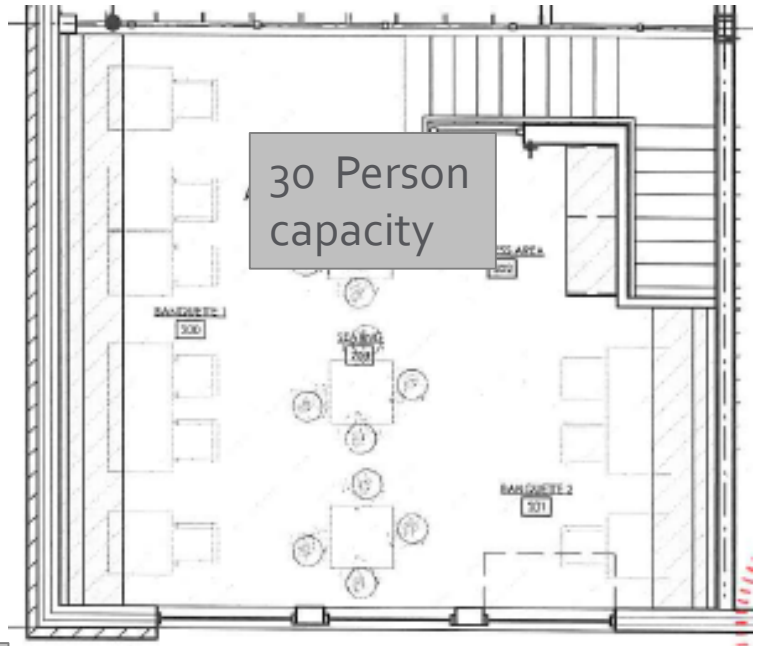
Ethel St

Clement Ave

Site Layout



Main Floor Level



Mezzanine Level

Project/technical details

- ▶ Lounge Endorsement for Brewery
- ▶ Maximum capacity of 89 persons (27 – Main Floor, 30 – Mezzanine, 32 –Patio)
- ▶ Developed area of 140 m²
 - ▶ Based on BC Building Code and # of washrooms
- ▶ Licensed Hours:

		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	12:00 PM	12:00 PM
	Patio	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM

Council Policy#359

- ▶ Location is suitable within new industrial development
 - ▶ Surrounded by industrial: North, East & West
 - ▶ Residential to the South
 - ▶ Restricted patio hours (10 pm daily close time)
 - ▶ Adjacent to 'Unleashed Brewery'
- ▶ Hours of service are appropriate and consistent to other locations
 - ▶ Low occupant load total of 57 persons indoors
- ▶ Minimal risk of negative impact

Staff Recommendation

- ▶ Recommend **support** of the Lounge Endorsement application;
- ▶ That Council directs Staff to forward a resolution of support to the LCRB.



Conclusion of Staff Remarks



THE Office BREWERY

We are a small team dedicated to bringing authentic, amazing craft beer to the Okanagan as a unique part of the vibrant Kelowna craft brewing community.

REPORT TO COUNCIL



Date: April 20, 2021
To: Council
From: City Manager
Department: Development Planning
Application: DVP20-0214
Owner: Darryl John Reuter
Address: 758 Walrod St
Applicant: Urban Options Planning & Permits
Subject: Development Variance Permit Application
Existing OCP Designation: S2RES – Single/Two Unit Residential
Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0214 for Lot 4 Section 30 Township 26 ODYD Plan 8373, located at 758 Walrod Street, Kelowna, BC;

AND THAT variances to the following sections of the Zoning Bylaw No. 8000 be granted:

Section 13.6.6(g): RU6 – Two Dwelling Housing, Development Regulations

To vary the side yard setback from a flanking street from 4.5m required to 3.24m proposed.

Section 13.6.6(g)(i): RU6 – Two Dwelling Housing, Development Regulations

To vary the side yard setback from a garage off a flanking street from 6.0m required to 3.91m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To vary the minimum side yard setback from a flanking street and the setback from a flanking street to a garage to facilitate an addition to the single-family home for a secondary suite.

3.0 Development Planning

The variance to the side yard setback is to accommodate the addition to the existing structure to allow for a proposed secondary suite. The side yard setback variances are required due to an existing pool and other

restrictions that result from the on-site conditions. The applicant worked with Staff to redesign the building to meet as many Zoning Bylaw regulations as possible. Staff typically require all access to be off the laneway for new construction, however, the subject property already has an existing access off Oxford Avenue, which is permitted to remain. The applicant has indicated they want to keep the access of Oxford Avenue and has agreed to plant shade trees on their property, which Staff have made a condition of the Development Variance Permit. Shade trees provide a several community benefits and Staff believe this will result in neighbourhood beautification and overall will be a positive contribution to the neighbourhood. Overall, Staff do not anticipate any negative neighbourhood impacts from the proposed variances to the side yard setback and recommend that Council support the application.

4.0 Proposal

4.1 Project Description

The applicant is seeking a Development Variance Permit to build an addition to the existing single-family home. This addition is to accommodate a secondary suite, which was designed around the existing site. The proposed suite will be 89.9m² in size and will meet all other Zoning Bylaw Regulations around secondary suites. The applicant is removing the existing carport, which will result in it losing its legal non-conforming status. Due to this, the applicant is required to apply for two variances to the side yard setback from a flanking road, one from the proposed addition and the other from the proposed new garage.

4.2 Site Context

The subject property is zoned RU6 and has a Future Land Use Designation of S2RES – Single/Two Unit Residential. The property is located on the corner of Oxford Avenue and Walrod Street in the Central City OCP Sector. The surrounding area is primarily characterized by single-family residential development.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single-Family Dwelling
East	RU6 – Two Dwelling Housing	Single-Family Dwelling
South	RU6 – Two Dwelling Housing	Single-Family Dwelling
West	RU6 – Two Dwelling Housing	Single-Family Dwelling

Subject Property Map: 758 Walrod Street**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	440m ²	769m ²
Min. Lot Width	15.0m	18.67m
Min. Lot Depth	30.0m	41.47m
Development Regulations		
Max. Site Coverage (buildings)	40%	27.8%
Max. Site Coverage (buildings, parking, driveways)	50%	34.5%
Max. Height	9.5m	6.43m
Min. Front Yard	4.5m	7.15m
Min. Side Yard (south)	2.0m	2.99m
Min. Side Yard (north)	4.5m (6.0m from garage)	3.24m ❶ / 3.91m ❷
Min. Rear Yard	7.5m	7.5m
Other Regulations		
Min. Parking Requirements	3	3
❶ Indicates a requested variance to Section 13.6.6g: RU6 – Two Dwelling Housing: Development Regulations ❷ Indicated a requested variance to Section 13.6.6g(i): RU6 – Two Dwelling Housing: Development Regulations		

5.0 Application Chronology

Date of Application Received: December 7th, 2020

Date Public Consultation Completed: January 7th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Variance Permit DVP20-0214

Attachment B: Proposed Design

Schedule A: Site Plan

Schedule B: Landscape Plan

Development Permit DVP20-0214



This permit relates to land in the City of Kelowna municipally known as 758 Walrod Street

and legally known as Lot 4 Section 30 Township 26 ODYD Plan 8373

and permits the land to be used for the following development:

Single-Family Dwelling with Secondary Suite (RU6 – Two Dwelling Housing)

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision: April 20th, 2021

Decision By: COUNCIL

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S2RES – Single/Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Darryl John Reuter

Applicant: Urban Options Planning & Permits

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT		A
This forms part of application # DVP20-0214		
Planner Initials	TC	City of Kelowna DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) That variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 13.6.6(g): RU6 – Two Dwelling Housing, Development Regulations

To vary the side yard setback from a flanking street from 4.5m required to 3.24m proposed.

Section 13.6.6(g)(i): RU6 – Two Dwelling Housing, Development Regulations

To vary the side yard setback from a garage off a flanking street from 6.0m required to 3.91m proposed.

- b) Landscaping to be provided on the land be in accordance with Schedule "B"; and
- c) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$6,000.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the**

GARAGE/ BONUS ROOM & SUITE ADDITION 758 WALROD ST.

ATTACHMENT

B

This forms part of application

DVP20-0214

Planner
Initials **TC**



SHEET LIST		
Sheet Number	Sheet Name	Current Revision Date
A0.0	TITLE	18.03.21
A1.0	SITE PLAN	18.03.21
A2.0	ELEVATIONS	18.03.21
A3.0	PLANS	11.09.20
A3.1	PLANS	18.03.21



Blue Vision
Design Inc.
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
blue.vision@hotmail.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20
3	Variance	18.03.21



URBAN ELEGANCE
HOMES INC.
758 WALROD ST.
Kelowna, BC V1Y 2S2
PH: 250.821.0088
jmac@urbanelegancehomes.com

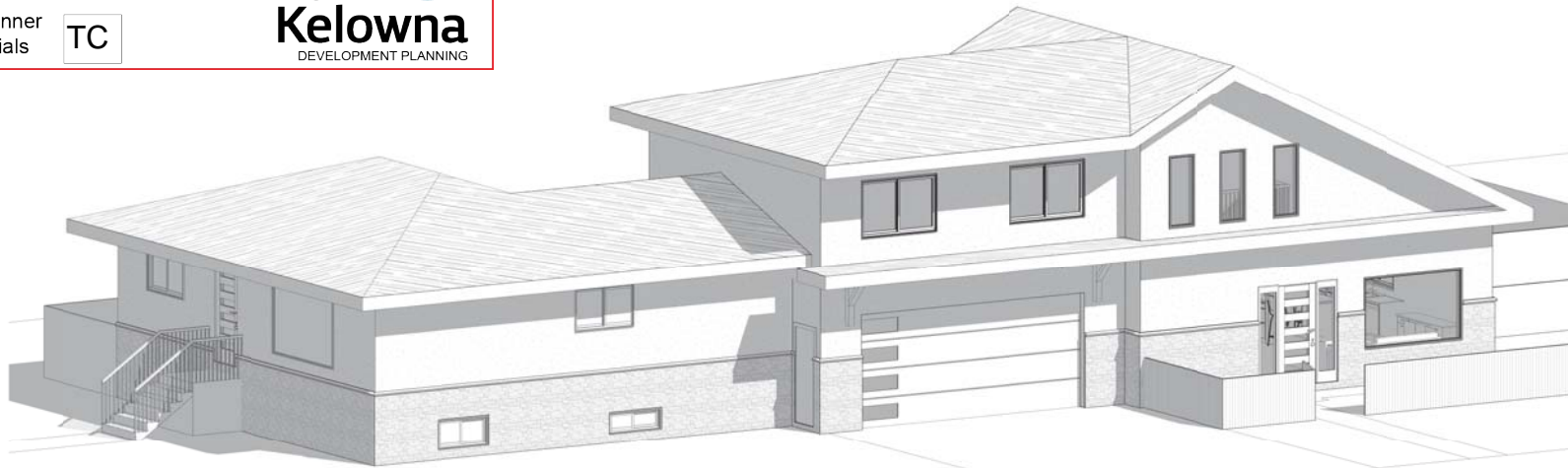
GARAGE/ BONUS
ROOM & SUITE
ADDITION
758 WALROD ST.
KELOWNA, BC

TITLE

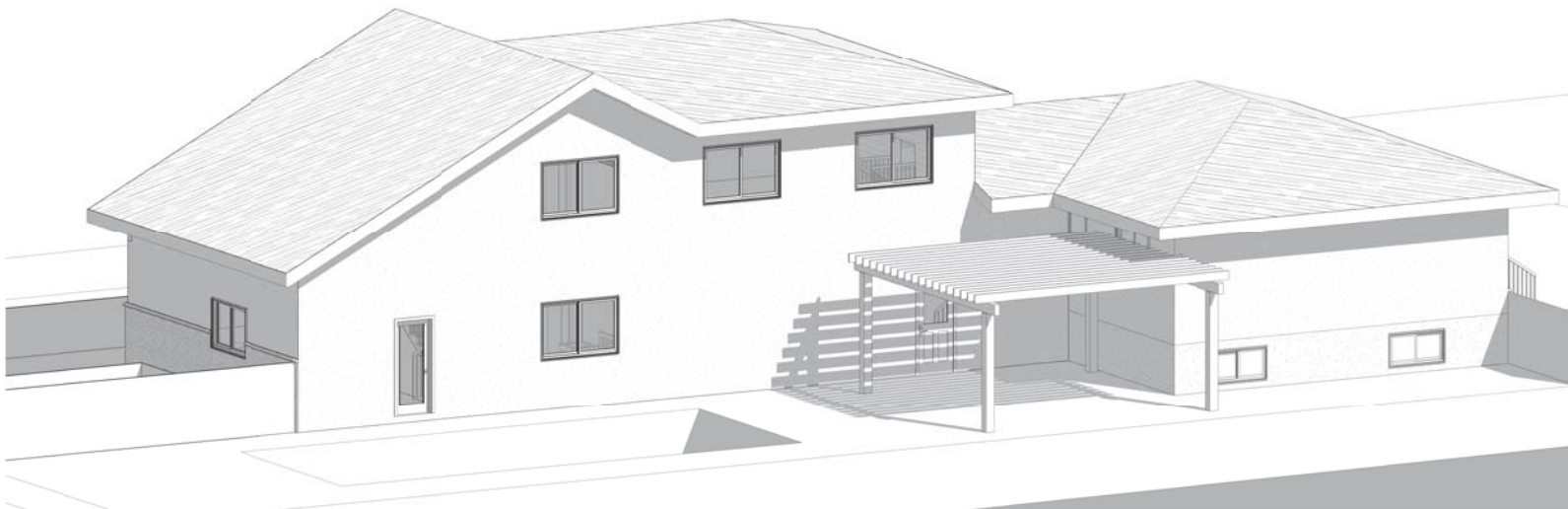
SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

A0.0

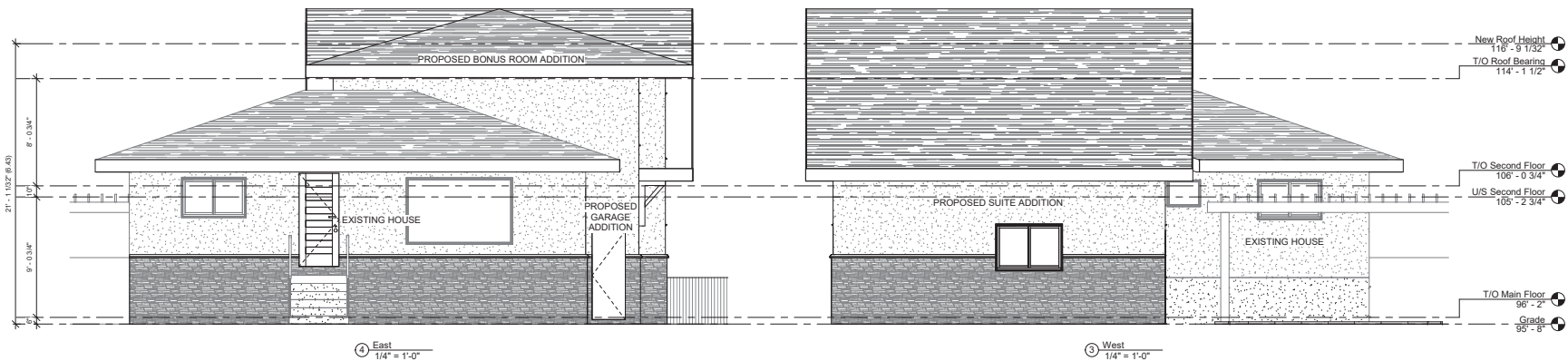
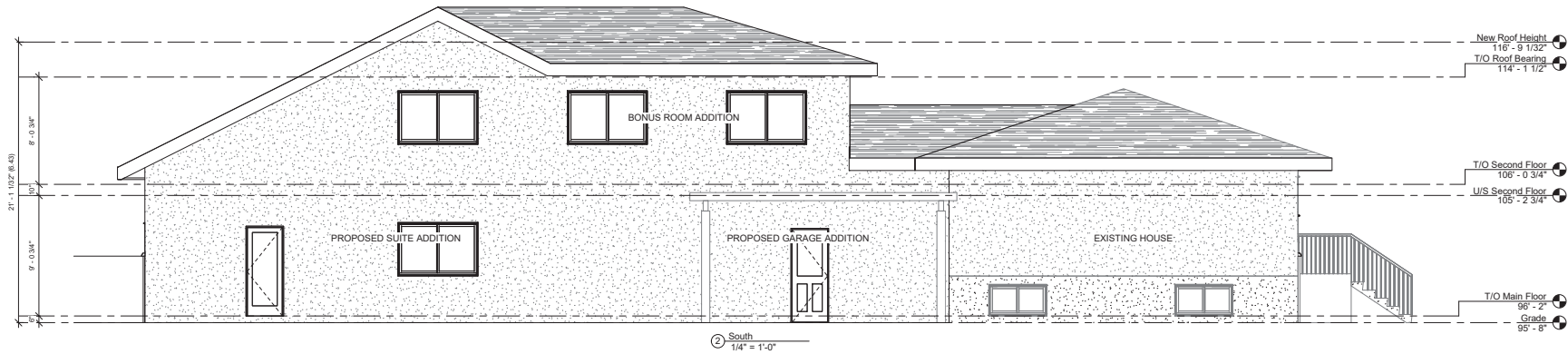
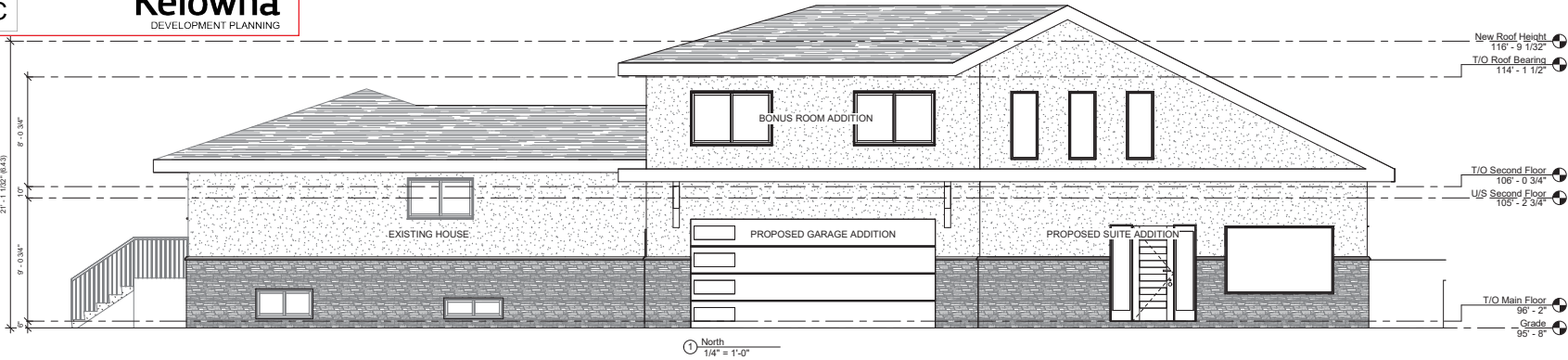


① FRONT VIEW



② REAR VIEW

Planner Initials TC



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GARAGE/ BONUS
ROOM & SUITE
ADDITION
758 WALROD ST.
KELOWNA, BC

ELEVATIONS

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

A2.0

ATTACHMENT B

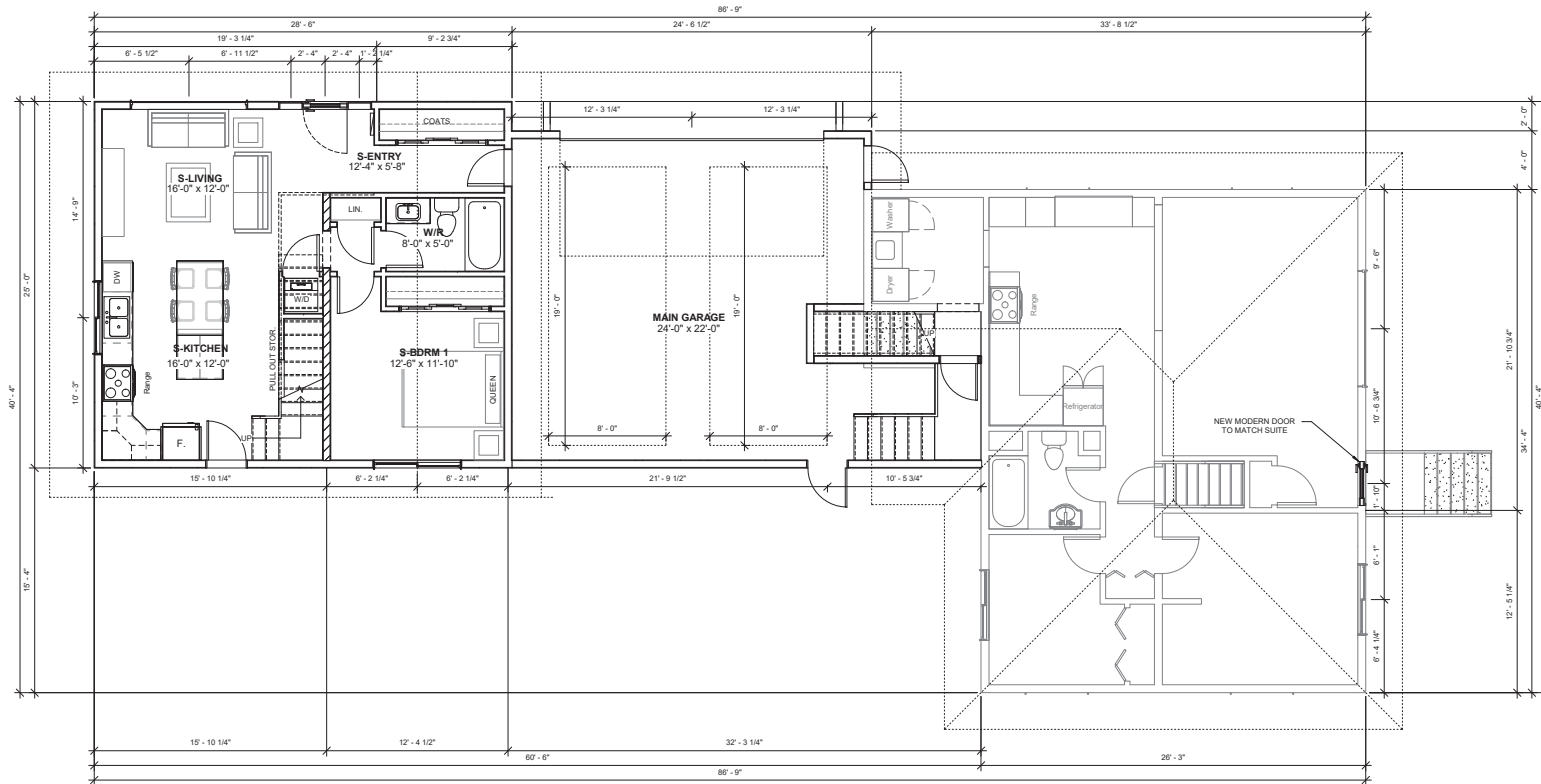
This forms part of application
DVP20-0214

Planner
Initials **TC**

City of
Kelowna
DEVELOPMENT PLANNING



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West Kelowna, BC
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① PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"

SUITE ADDITION FLOOR AREA: 713sqft (66.2m²)

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20



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HOMES INC.
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jmac@urbanelegancehomes.com

GARAGE/ BONUS
ROOM & SUITE
ADDITION
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KELOWNA, BC

PLANS

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 11.09.20	PROJECT: 2020-034

A3.0

ATTACHMENT B

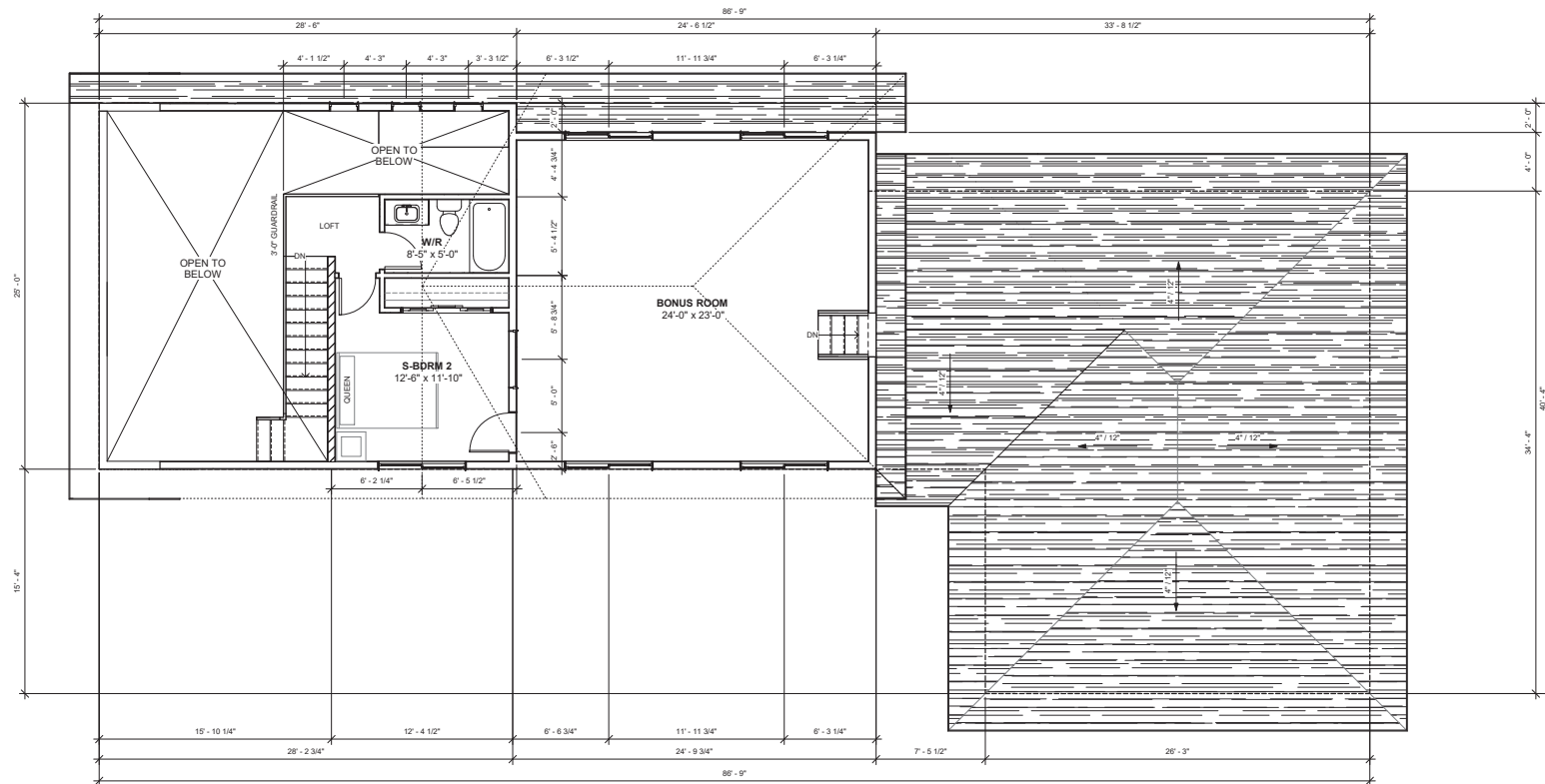
This forms part of application
DVP20-0214

Planner
Initials **TC**

City of
Kelowna
DEVELOPMENT PLANNING



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① PROPOSED SECOND FLOORPLAN
1/4" = 1'-0"

SUITE ADDITION FLOOR AREA:	255sqft [23.7m ²]
BONUS ROOM FLOOR AREA:	554sqft [51.4m ²]

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20
3	Variance	18.03.21



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GARAGE/ BONUS
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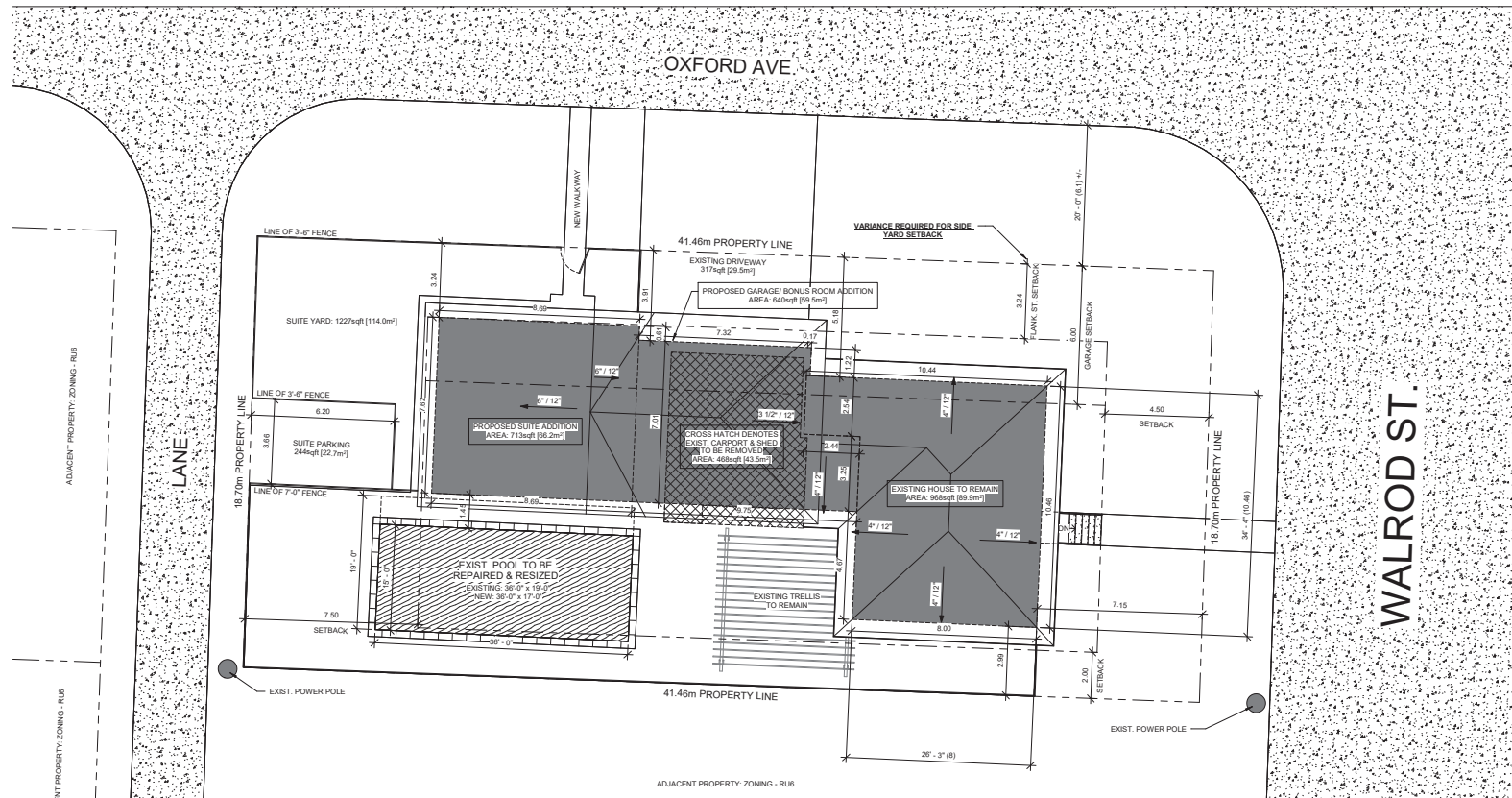
PLANS

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

A3.1





① SITE PLAN
1/8" = 1'-0"

SCHEDULE

A

This forms part of application

DVP20-0214

Planner
Initials

TC



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Issue Schedule

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GARAGE/ BONUS
ROOM & SUITE
ADDITION
758 WALROD ST.
KELOWNA, BC

SITE PLAN

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

A1.0

BUILDING NOTES	
GENERAL ZONING AND SITE INFORMATION	
CIVIC ADDRESS: 758 WALROD ST.	
LEGAL: PLAN 8793, LOT 4	
ZONE: RUC - TWO DWELLING HOUSING	
AUTHORITY: CITY OF KELOWNA	
TOTAL LOT AREA:	8,346sqft (775.4m ²)
MAXIMUM PARCEL COVERAGE:	40.0%
PARCEL COVERAGE:	
+ EXISTING HOUSE FOOTPRINT:	968sqft (89.9m ²)
+ EXISTING CARPORT/SHED FOOTPRINT:	468sqft (43.5m ²)
= TOTAL EXISTING FOOTPRINT:	1,436sqft (133.4m ²) 17.2%
+ EXISTING HOUSE FOOTPRINT:	968sqft (89.9m ²)
+ PROPOSED GARAGE FOOTPRINT:	640sqft (59.5m ²)
+ PROPOSED SUITE FOOTPRINT:	713sqft (66.2m ²)
= TOTAL BUILDING COVERAGE:	2,321sqft (215.6m ²) 27.8%
+ PROPOSED DRIVEWAY COVERAGE:	561sqft (52.1m ²)
= TOTAL SITE COVERAGE:	2,882sqft (267.7m ²) 34.5%
FLOOR AREA:	
EXISTING HOUSE	
+ BASEMENT FLOOR AREA:	878sqft (81.6m ²)
+ MAIN FLOOR AREA:	968sqft (90.0m ²)
= TOTAL FLOOR AREA:	1,846sqft (171.5m ²)
PROPOSED HOUSE	
+ BASEMENT FLOOR AREA:	878sqft (81.6m ²)
+ MAIN FLOOR AREA:	968sqft (90.0m ²)
+ BONUS ROOM:	968sqft (90.0m ²)
= TOTAL FLOOR AREA:	2,410sqft (224.0m ²)
SUITE ADDITION	
+ MAIN FLOOR AREA:	713sqft (66.2m ²)
+ SECOND FLOOR AREA:	265sqft (24.5m ²)
= TOTAL FLOOR AREA:	968sqft (89.9m ²)
+ TOTAL HOUSE FLOOR AREA:	2,410sqft (224.0m ²) 70.3%
+ TOTAL SUITE ADDITION FLOOR AREA:	968sqft (89.9m ²) 28.7%
= TOTAL FLOOR AREA:	3,378sqft (313.9m ²)
SITE CONSTRAINTS:	
- FRONT YARD SETBACK: 4.5m & 6.0m FOR CARPORT/GARAGE	
- REAR YARD SETBACK: 7.5m	
- SIDE YARD SETBACK: 3.0m & 4.5m FOR FLANKING STREET	
- MAXIMUM HEIGHT OF MAIN HOUSE: 9.5m (2.5 STOREY)	

SCHEDULE

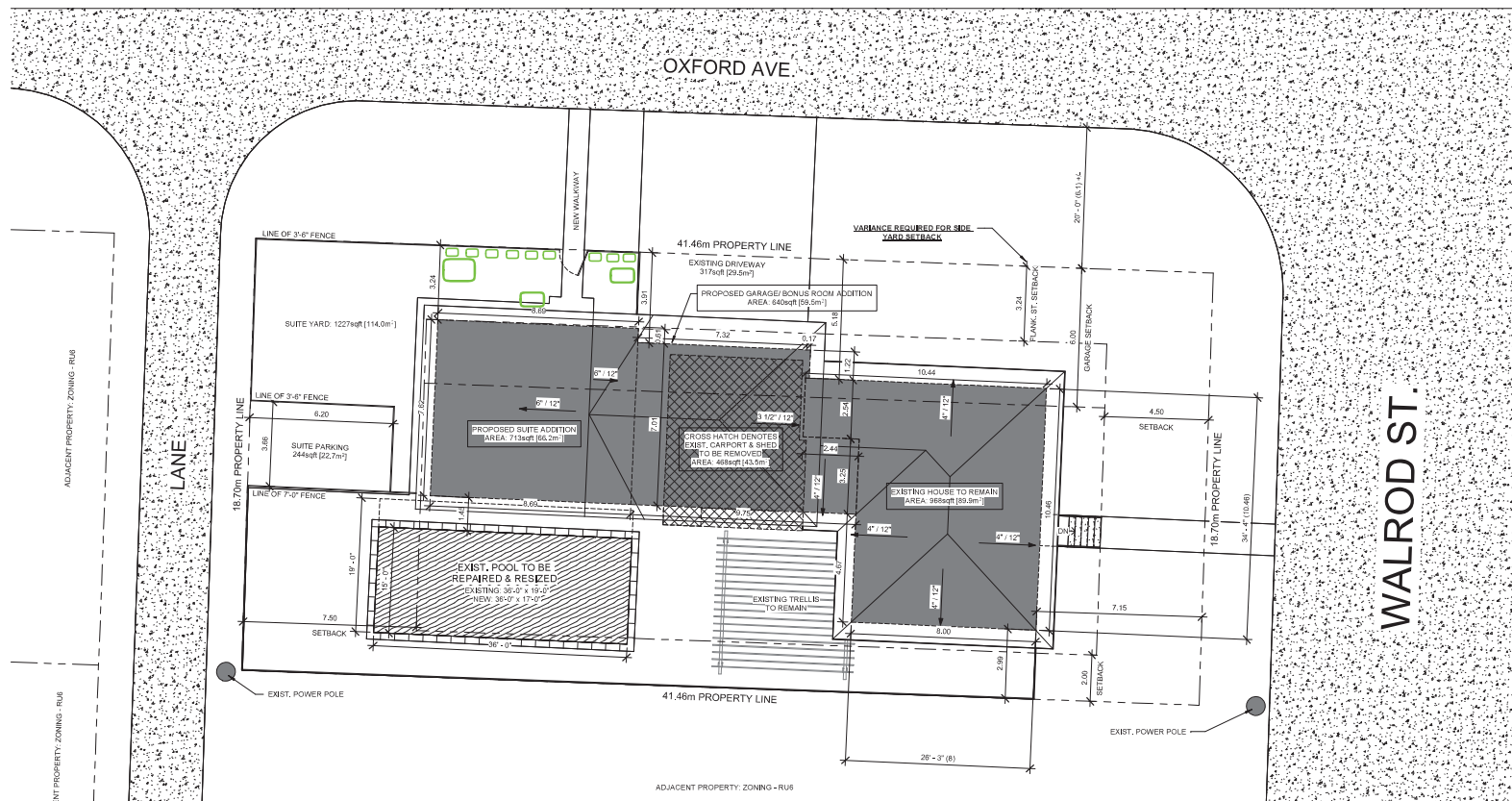
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This forms part of application
DVP20-0214

Planner
Initials TC



1 SITE PLAN
1/8" = 1'-0"



BUILDING NOTES GENERAL ZONING AND SITE INFORMATION

- CITY ADDRESS: 758 WALROD ST.
- LEGAL: PLAN 8373, LOT 4
- ZONE: RUK - TWO DWELLING HOUSING
- AUTHORITY: CITY OF KELOWNA
- TOTAL LOT AREA: 8,346sqft (775.4m²)
- MAXIMUM PARCEL COVERAGE: 40.0%

PARCEL COVERAGE

- EXISTING HOUSE FOOTPRINT: 968sqft (89.9m²)
- EXISTING CARPORT/SHED FOOTPRINT: 468sqft (43.5m²)
- TOTAL EXISTING FOOTPRINT: 1,436sqft (133.4m²) 17.2%
- EXISTING HOUSE FOOTPRINT: 968sqft (89.9m²)
- PROPOSED GARAGE FOOTPRINT: 840sqft (77.8m²)
- PROPOSED SUITE FOOTPRINT: 713sqft (66.2m²)
- TOTAL BUILDING COVERAGE: 2,519sqft (234.0m²) 30.2%
- PROPOSED DRIVEWAY COVERAGE: 561sqft (52.1m²)
- TOTAL SITE COVERAGE: 2,882sqft (267.7m²) 34.5%

FLOOR AREA

- EXISTING HOUSE
- BASEMENT FLOOR AREA: 878sqft (81.6m²)
- MAIN FLOOR AREA: 968sqft (89.9m²)
- TOTAL FLOOR AREA: 1,846sqft (171.5m²)
- PROPOSED HOUSE
- BASEMENT FLOOR AREA: 878sqft (81.6m²)
- MAIN FLOOR AREA: 968sqft (89.9m²)
- BONUS ROOM: 968sqft (89.9m²)
- TOTAL FLOOR AREA: 2,410sqft (224.0m²)
- SUITE ADDITION
- MAIN FLOOR AREA: 713sqft (66.2m²)
- SECOND FLOOR AREA: 259sqft (24.0m²)
- TOTAL FLOOR AREA: 968sqft (89.9m²)
- TOTAL HOUSE FLOOR AREA: 2,410sqft (224.0m²) 70.3%
- TOTAL SUITE ADDITION FLOOR AREA: 968sqft (89.9m²) 28.7%
- TOTAL FLOOR AREA: 3,378sqft (313.5m²)

SITE CONSTRAINTS:

- FRONT YARD SETBACK: 4.5m & 6.0m FOR CARPORT/GARAGE
- REAR YARD SETBACK: 7.5m
- SIDE YARD SETBACK: 2.0m & 4.5m FOR PLANNING STREET
- MAXIMUM HEIGHT OF MAIN HOUSE: 9.5m (2.5 STOREY)



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Issue Schedule

Issue Number	Description	Date (dd,mm,yy)
1	Variance	05.05.20
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GARAGE/ BONUS
ROOM & SUITE
ADDITION
758 WALROD ST.
KELOWNA, BC

SITE PLAN

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

A1.0



DVP20-0214

758 Walrod St

Development Variance Application



Proposal

- ▶ To vary the minimum side yard setback from a flanking street and the setback from a flanking street to a garage to facilitate the addition of a single-family home to facilitate a secondary suite.

Development Process

Dec 7th, 2020

Development Application Submitted



Staff Review & Circulation



Jan 7th, 2021

Public Notification Received



Apr 20th, 2021

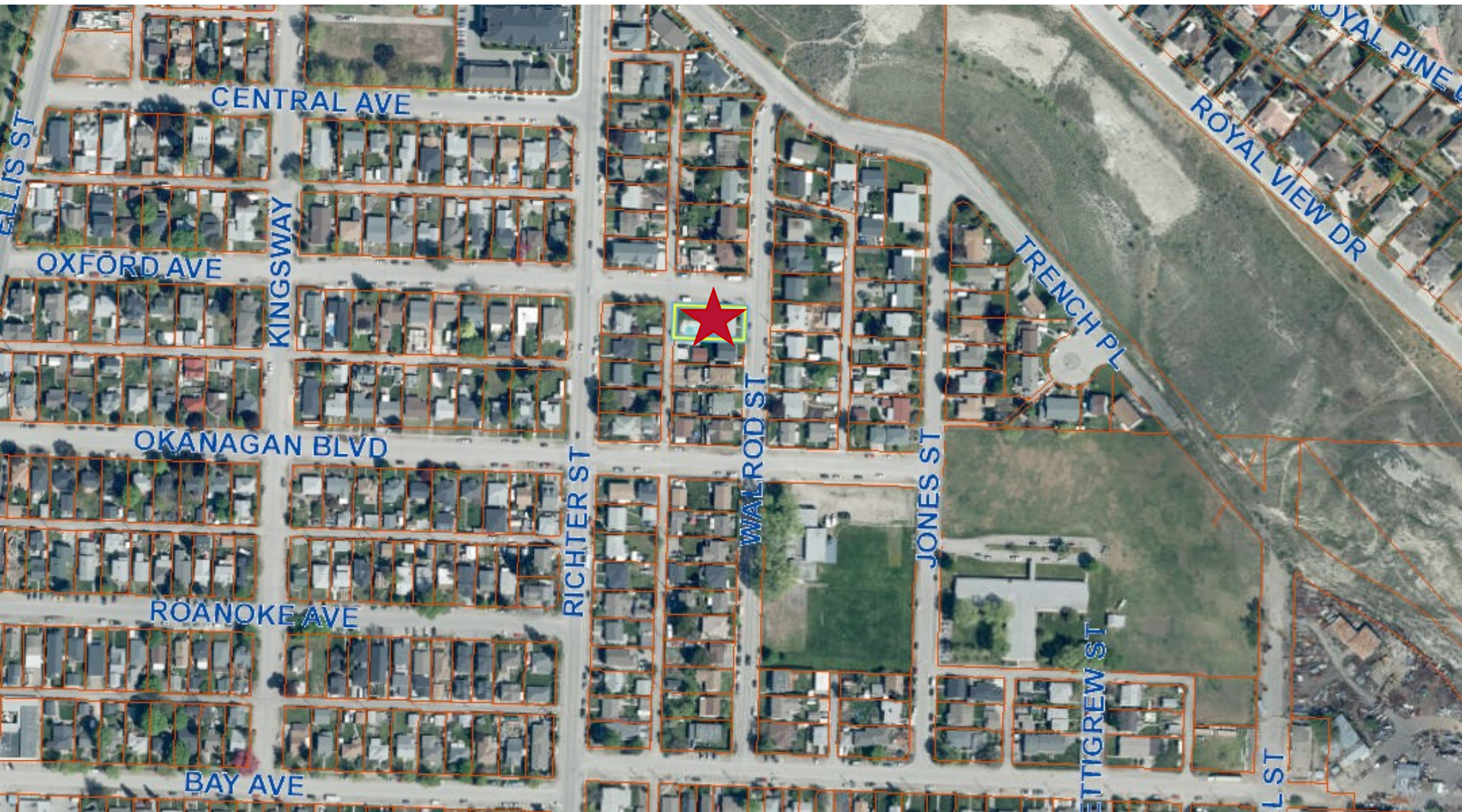
Development Variance Permit

} Council
Approval



Building Permit

Context Map



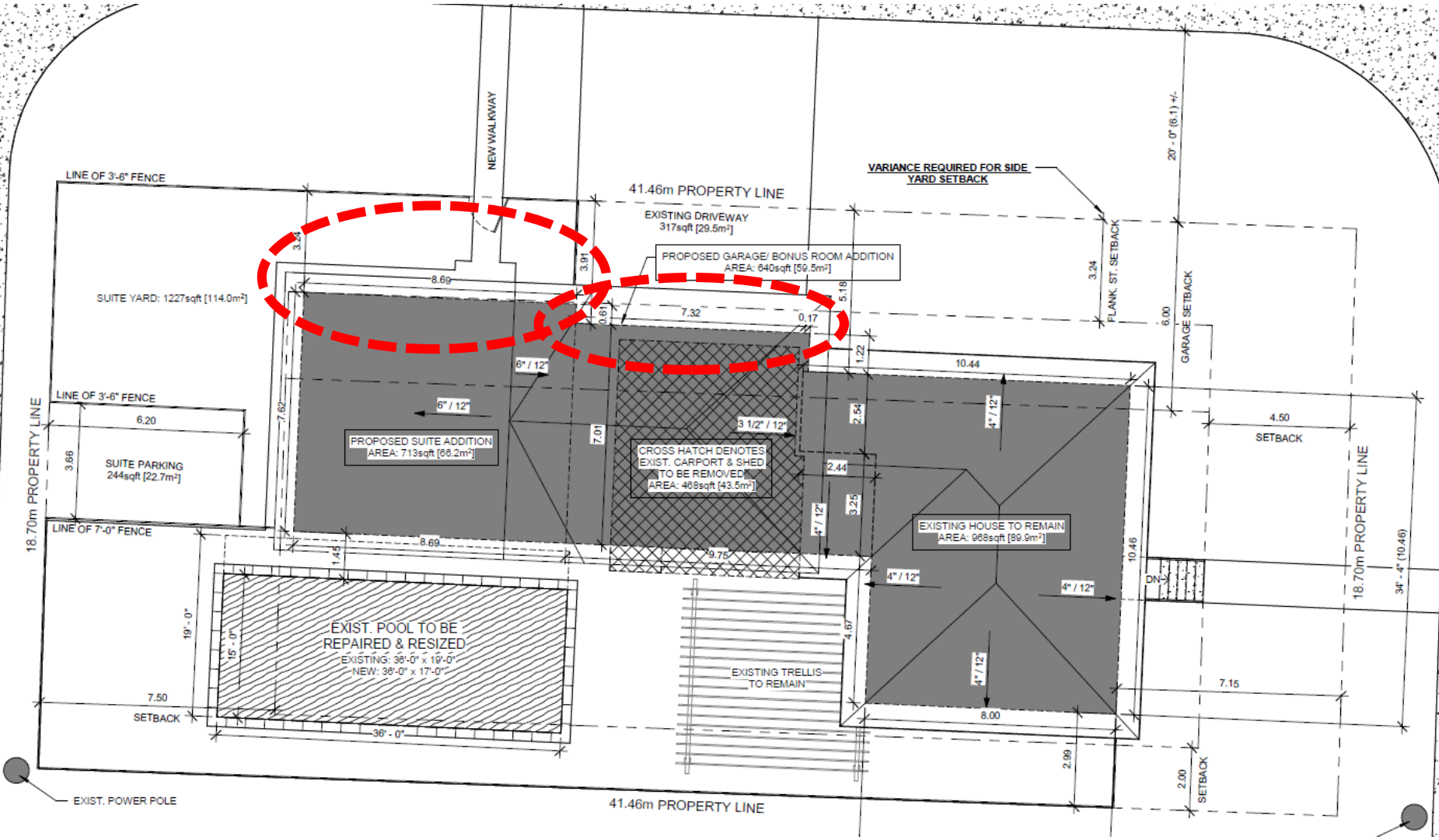
Site Map



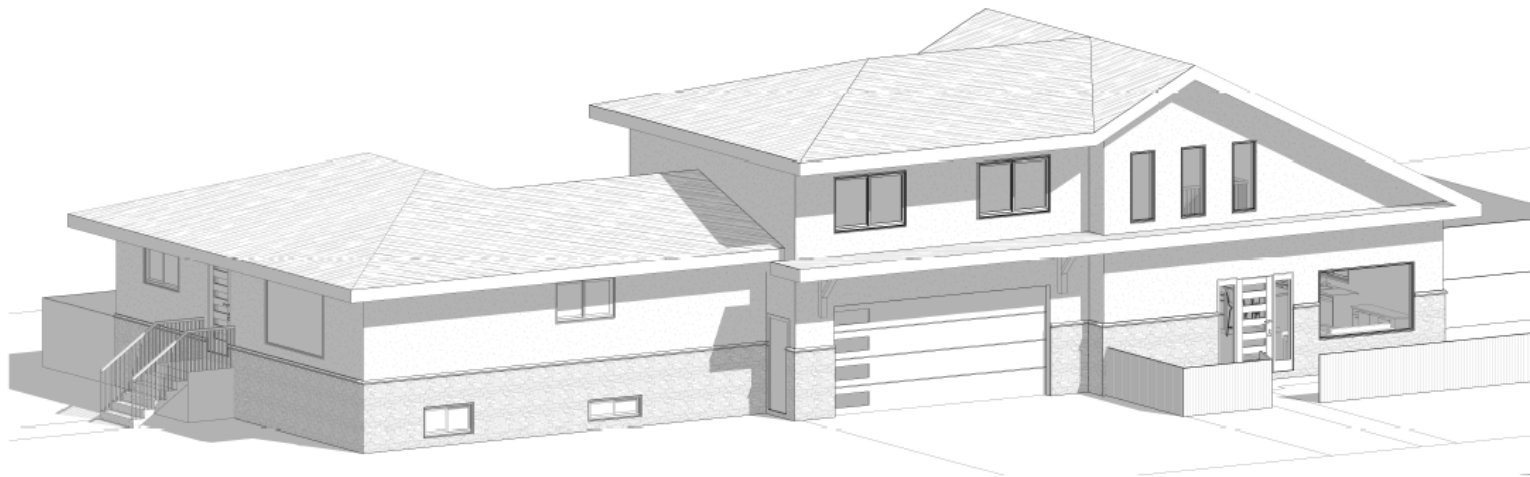
Project/technical details

- ▶ The applicant is seeking two variances.
 - ▶ A variance to the side yard setback from a flanking street from 4.5m required to 3.24m proposed.
 - ▶ A variance to the side yard setback from a garage off a flanking street from 6.0m required to 3.91m proposed.
- ▶ The two variances are to facilitate an addition to facilitate a secondary suite.

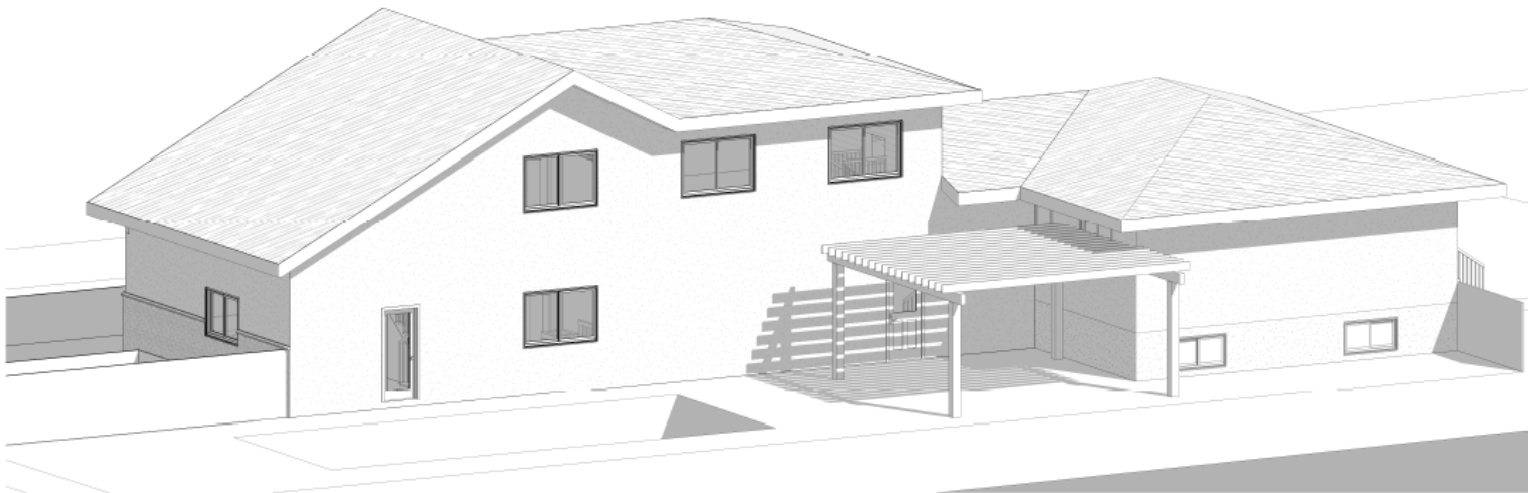
Conceptual Site Plan



Conceptual Design

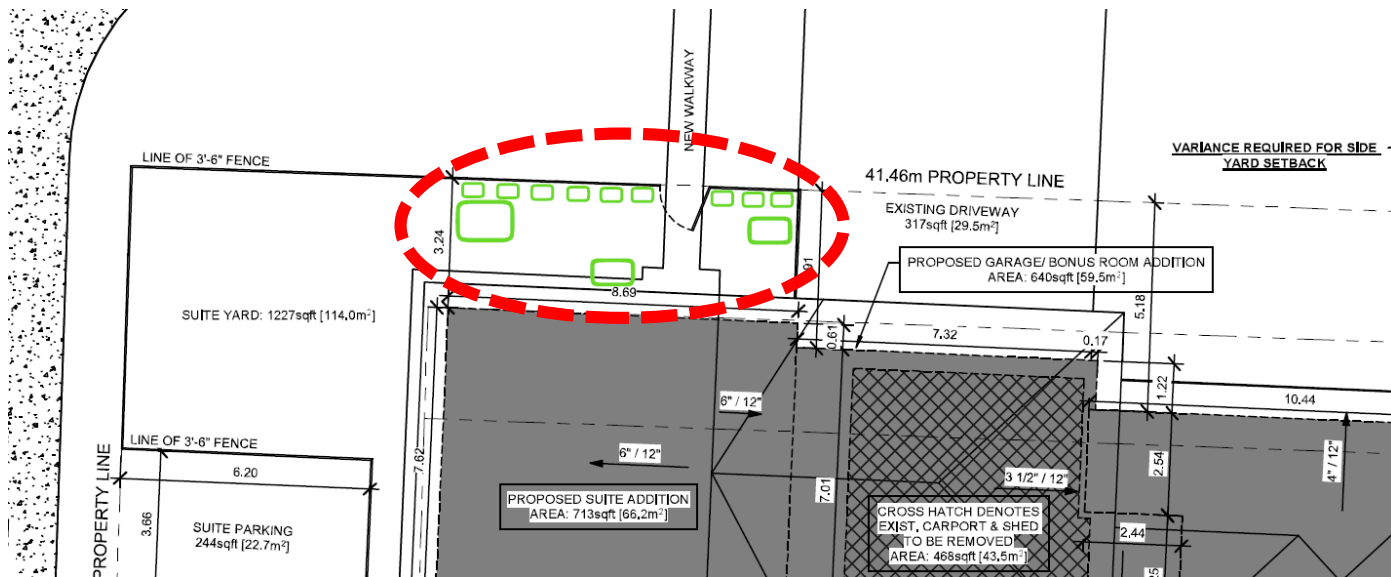


① FRONT VIEW



② REAR VIEW

Landscape Plan



Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
 - ▶ Existing site conditions and pool make an addition challenges
 - ▶ Addition is for a secondary suite, which will add dwelling unit in the Central City OCP Sector.
 - ▶ Applicant has agreed to plant street trees, which will be significant community benefit.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: April 20, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DVP21-0031

Owner: Kevin Bruce & Valerie Virginia Nichol

Address: 4303 Ladd Ct

Applicant: Urban Options Planning & Permits

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0031 for Lot 19 Section 31 Township 29 ODYD Plan EPP94940, located at 4303 Ladd Court, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.1.6(c): RU1 – Large Lot Housing, Development Regulations:

To vary the front yard setback from 6.0m required to 3.0m proposed.

Section 13.1.6(d): RU1 – Large Lot Housing, Development Regulations:

To vary the side yard setback from 2.3m required to 1.5m proposed.

Section 13.1.6(e): RU1 – Large Lot Housing, Development Regulations:

To vary the rear yard setback from 7.5m required to 6.0m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To vary the minimum front yard setback, minimum side yard setback and minimum rear yard setback to facilitate the construction of a single-family home.

3.0 Development Planning

Staff support the Development Variance Permit for the front yard, side yard and rear yard setbacks. This property is part of *The Orchard in the Mission* subdivision that was recently approved in 2019. The new subdivision borders the Agricultural Land Reserve (ALR) and active agriculture, so Staff required a 15m ALR landscape buffer to be registered on Title prior to completion of the subdivision. Sprays and machinery from normal farm practices can create conflicts with urban neighbours, so the landscape buffer benefits both the farming operation and the residents of the subdivision. The landscape buffer was registered on Title and an easement was created on the subject property, which encumbered the lot and limited the buildable area. Staff support the variances, as the subject property is a triangular shape and the construction of a single-family home is challenging without the requested variances.

4.0 Proposal

4.1 Project Description

The applicant is seeking a Development Variance Permit to build a single-family home on the subject property. The proposal is to build a 2 ½ storey dwelling with a footprint of 178m² (1,916ft²). The subject property is encumbered due to an ALR landscape buffer and is triangular in shape, which limits the buildable area. The variances to the rear yard, front yard and side yard will allow the owner to develop a single-family home on the unencumbered portion of the property.

4.2 Site Context

The subject property is zoned RU1 – Large Lot Housing and has a Future Land Use Designation of S2RES – Single/Two Unit Residential. The property is located on Ladd Ct, near the intersection with DeHart Road in the North Mission – Crawford OCP Sector. The surrounding area is primarily zoned RU1 – Large Lot Housing, A1 – Agriculture 1 and RR2 – Rural Residential 2.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Home
East	A1 – Agriculture 1	Active Agriculture
South	RU1 – Large Lot Housing	Single-Family Home
West	RU1 – Large Lot Housing	Single-Family Home

Subject Property Map: 4303 Ladd Ct**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550m ²	807.14m ²
Min. Lot Width	16.5m	27.03m
Min. Lot Depth	30.0m	30.39m
Development Regulations		
Max. Site Coverage (buildings)	40%	22.1%
Max. Site Coverage (buildings, parking, driveways)	50%	24%
Max. Height	9.5m	7.0m
Min. Front Yard	6.0m (from garage)	3.0m ❶
Min. Side Yard (West)	2.3m (for 2 or 2 ½ storey)	1.5m ❷
Min. Rear Yard	7.5m	6.0m ❸
Other Regulations		
Min. Parking Requirements	2	2
❶ Indicates a requested variance to Section 13.1.6c: Development Regulations – Front Yard Setbacks ❷ Indicates a requested variance to Section 13.1.6d: Development Regulations – Side Yard Setbacks ❸ Indicates a requested variance to Section 13.1.6e: Development Regulations – Rear Yard Setbacks		

5.0 Application Chronology

Date of Application Received: February 13th, 2021
 Date Public Consultation Completed: March 5th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

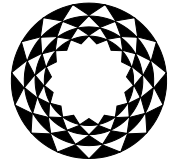
Attachments:

Attachment A: Draft Development Variance Permit DVP21-0031

Schedule A: Conceptual Site Plan

Development Variance Permit DVP21-0031

ATTACHMENT		A
This forms part of application # DVP21-0031		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



Kelowna

This permit relates to land in the City of Kelowna municipally known as

4303 Ladd Court

and legally known as

Lot 19 Section 31 Township 29 ODYD Plan EPP94940

and permits the land to be used for the following development:

Single-Family Dwelling (RU1 – Large Lot Housing)

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision April 20th, 2021

Decision By: COUNCIL

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S2RES – Single/Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Kevin Bruce & Valerie Virgina Nichol

Applicant: Urban Options Planning & Permits

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

That variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 13.1.6(c): RU1 - Large Lot Housing, Development Regulations:

To vary the front yard setback from 6.0m required to 3.0m proposed.

Section 13.1.6(d): RU1 - Large Lot Housing, Development Regulations:

To vary the side yard setback from 2.3m required to 1.5m proposed.

Section 13.1.6(e): RU1 - Large Lot Housing, Development Regulations:

To vary the rear yard setback from 7.5m required to 6.0m proposed.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT		A
This forms part of application		
# DVP21-0031		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

SCHEDULE

A

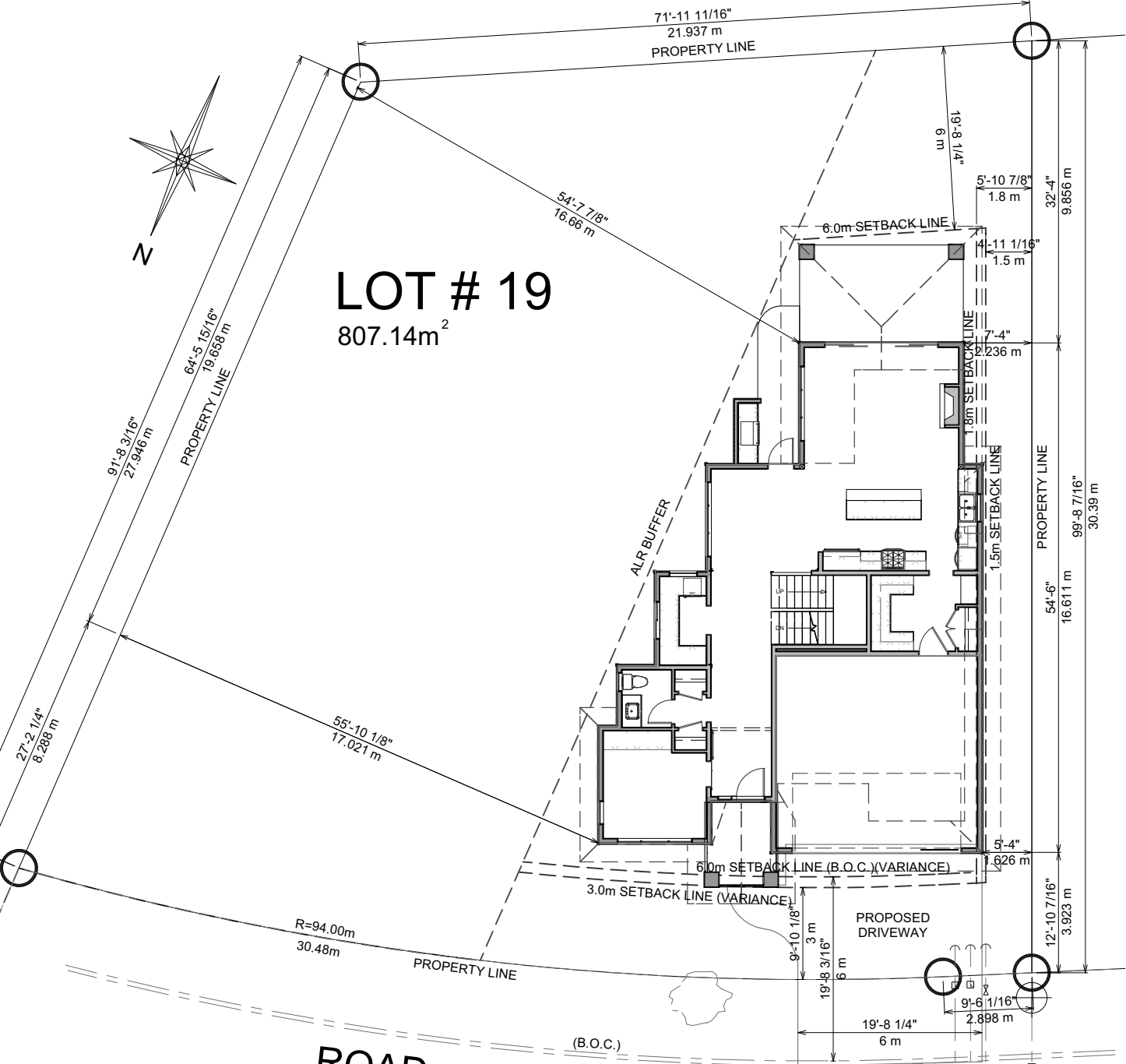
This forms part of application

DVP21-0031

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING

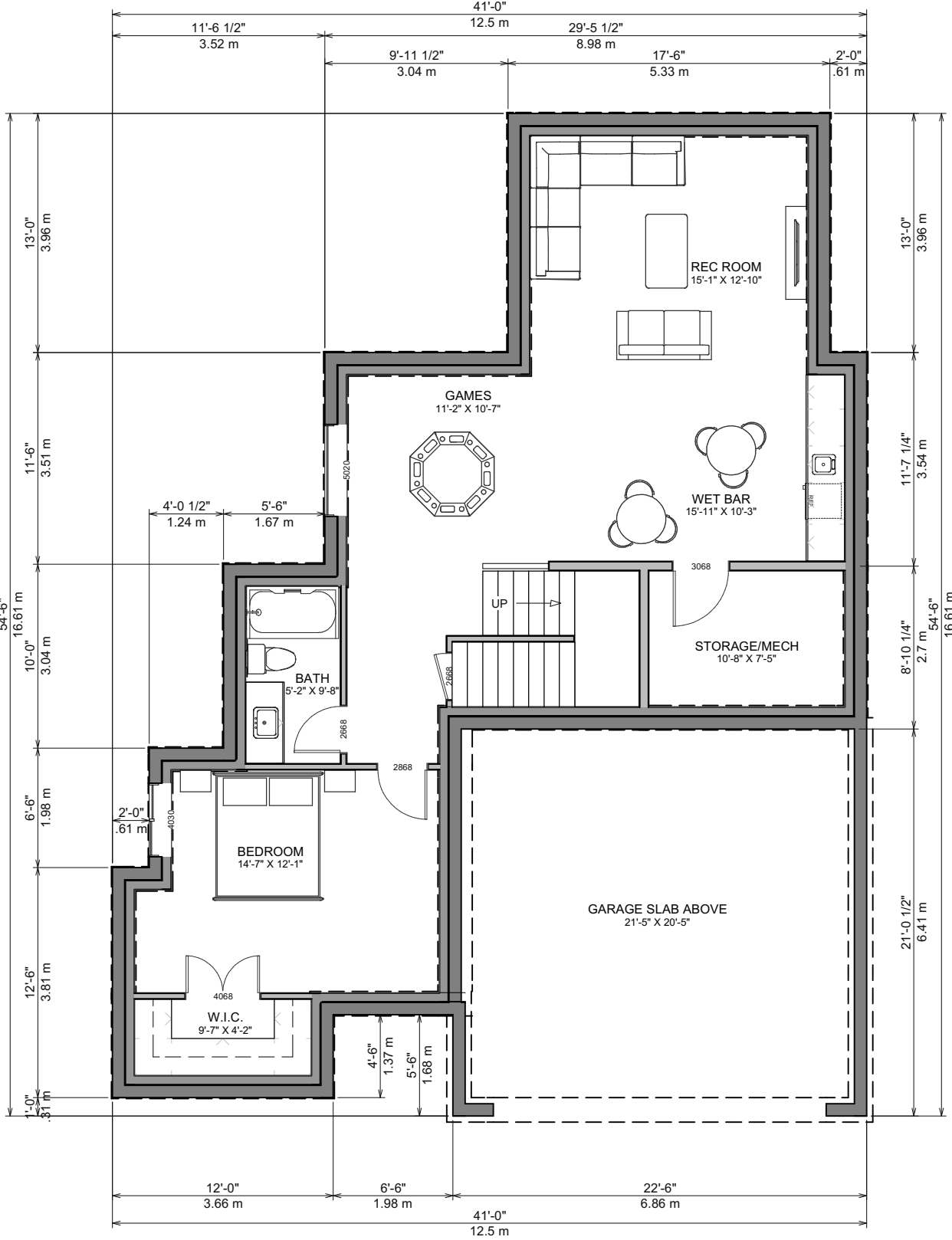


LOT COVERAGE	
MAIN FLOORS	= 1,210 SQ.FT.
GARAGES	= 466 SQ.FT.
COVERED DECKS/PATIO	= 183 SQ.FT.
COVERED ENTRY(S)	= 62 SQ.FT.
TOTAL FOOTPRINT	= 1,921 SQ.FT.
TOTAL LOT SQ.FT.	= 8,687.96 SQ.FT.
TOTAL COVERAGE	= 22.1%

PLOT PLAN

SCALE: 1/8" = 1'

****NOTE****
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.



LOWER FLOOR

AREA: 1,014 SQ. FT.
(EXCLUDING STAIRS & STORAGE/MECH)

SHEET NUMBER
3/4

SCALE: 1/4" = 1'

DATE : FEB-04-2021

PROPOSED PROJECT FOR
NICHOL RESIDENCE
LOT #19
THE ORCHARD

UNIT 203 - 1889 SPALL RD.
Kelowna BC V1Y 4R2
Bus: (250) 717-3415
Cell: (250) 258-7819
E-mail: mullinsdrafting@shaw.ca





DVP21-0031

4303 Ladd Court

Development Variance Application



Proposal

- ▶ To consider a Development Variance Permit to vary the minimum front yard setback from 6.0m required to 3.0m proposed, to vary the minimum rear yard setback from 7.5m required to 6.0m proposed and to vary the minimum side yard setback from 2.3m required to 1.5m proposed to facilitate the development of a single-family home.

Development Process

Feb 13th, 2021

Development Application Submitted



Staff Review & Circulation



Mar 5th, 2021

Public Notification Received



Apr 20th, 2021

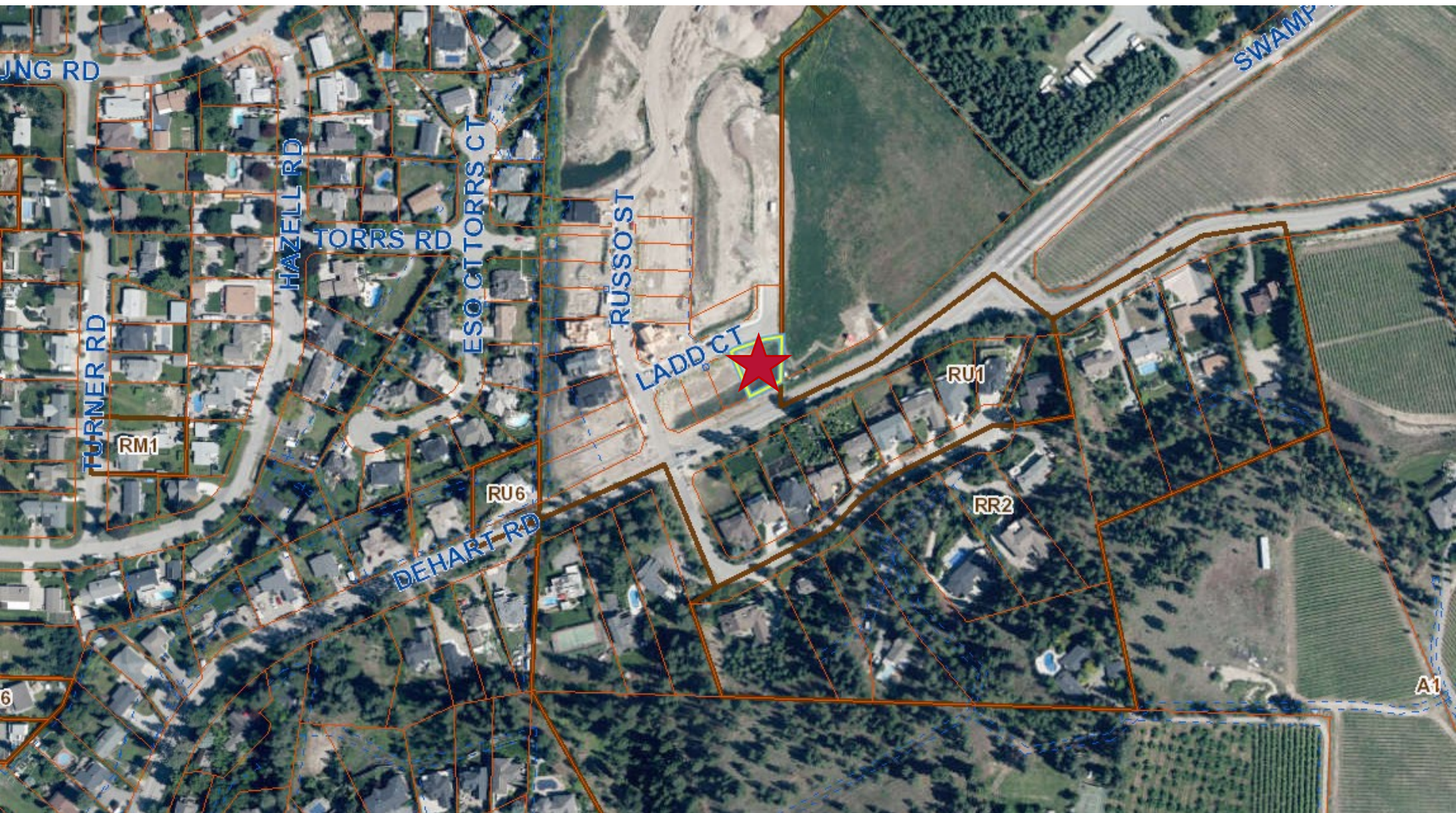
Development Variance Permit

Council
Approval



Building Permit

Context Map



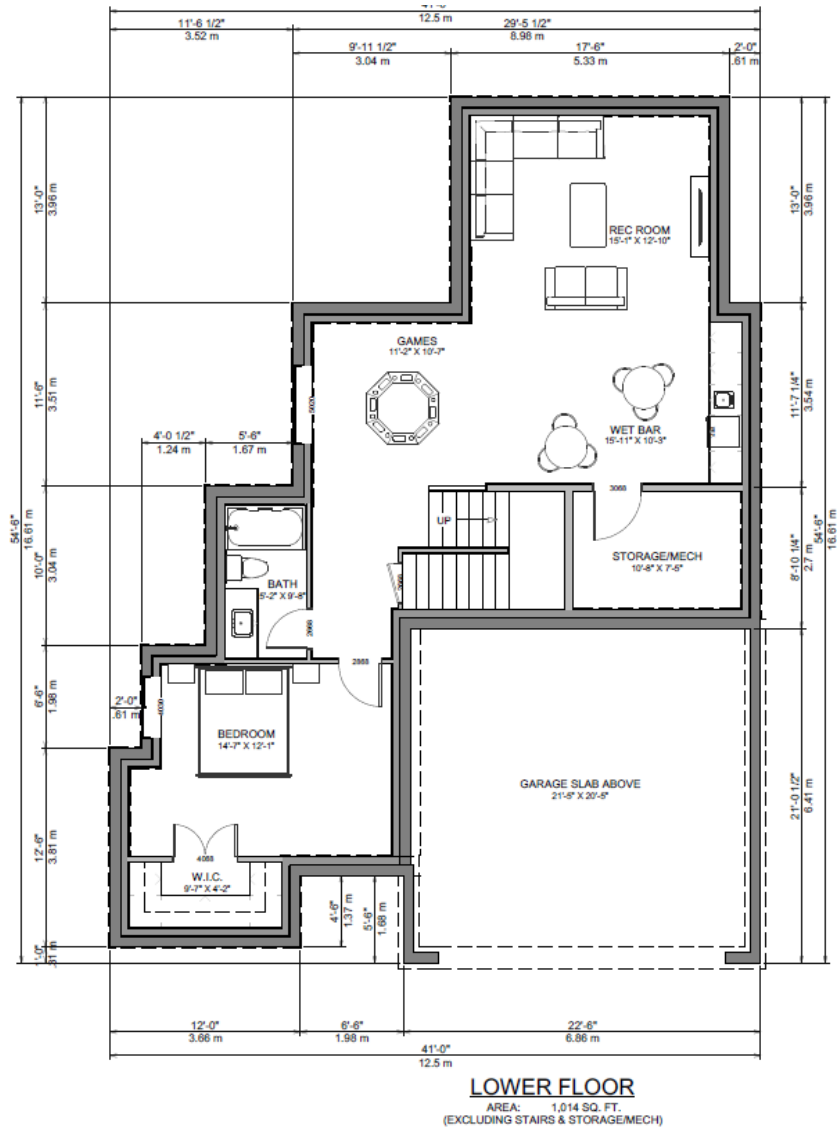
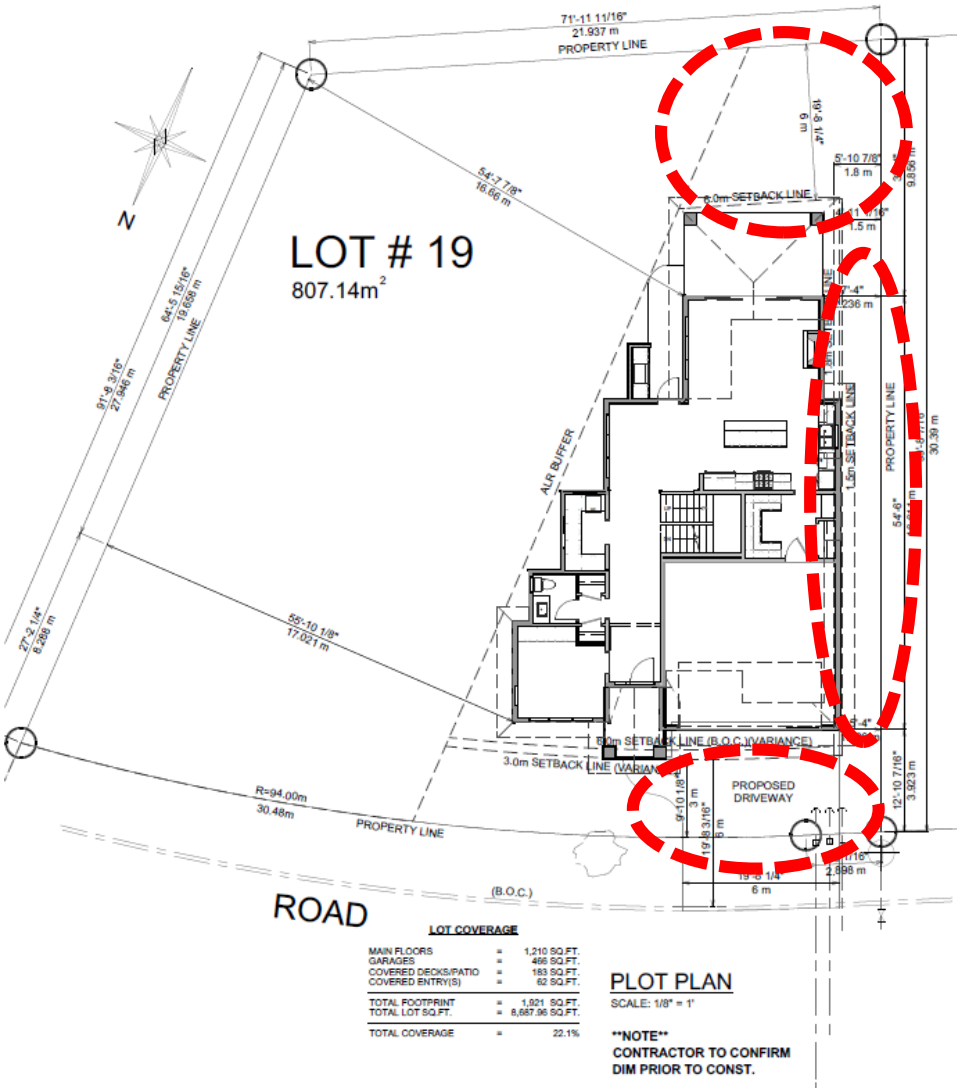
Site Map



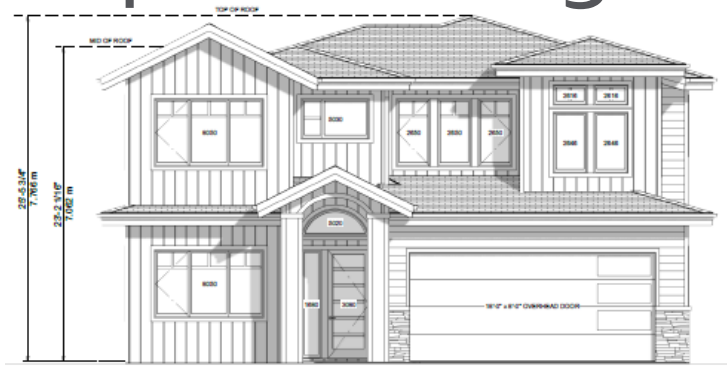
Project/technical details

- ▶ The applicant is seeking three variances to develop a single-family home:
 - ▶ A variance to the front yard setback from 6.0m required to 3.0m proposed;
 - ▶ A variance to the side yard setback from 2.3m required to 1.5m proposed;
 - ▶ And a variance to the rear yard setback from 7.5m required to 6.0m proposed.
- ▶ The three variances are for the construction of single-family home.

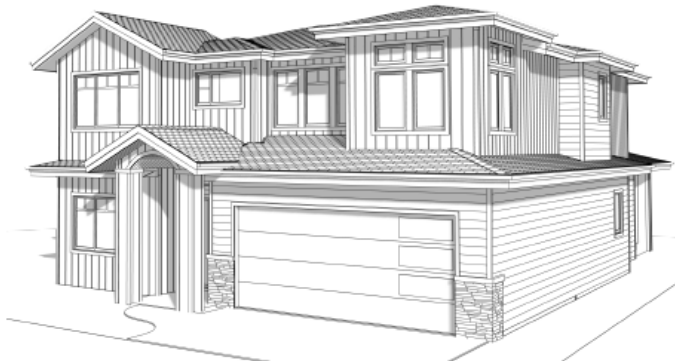
Conceptual Site Plan



Conceptual Design



FRONT ELEVATION



RIGHT ELEVATION

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
 - ▶ Unique triangular shape parcel due to the required Agricultural Buffer.
 - ▶ No/Minimal neighbourhood impacts are anticipated.



Conclusion of Staff Remarks



4303 Ladd Court



The lot is part of “The Orchards in the Mission” development.

- Multiple variances are sought to balance the location of the proposed home within the useable area of the lot.

- Questions?



REPORT TO COUNCIL



Date: April 20, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0155 / DVP20-0156

Owner: 1383 Developments Inc.,
Inc.No. BC1100537

Address: 1383 Ellis Street

Applicant: Urban Options Planning &
Permits & Lake Monster Studio
Architecture & Design

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: C7 – Central Business Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0155 for Lot 8, District Lot 139 ODYD Plan 432, located at 1383 Ellis Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A",
2. The exterior design and finish of the building be constructed on the land be in accordance with Schedule "B"

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0156 for Lot 8, District Lot 139 ODYD Plan 432, located 1383 Ellis Street, Kelowna, BC;

AND THAT variances to the following sections of the Zoning Bylaw No. 8000 be granted:

Section 14.7.6(f): C7 – Central Business Commercial: Civic Precinct Development Regulations

To vary the setback for the portion of the building above the 9.0m height mark from any property line abutting a street from 3.0m required to 0.0m proposed.

Section 14.7.6(g): C7 – Central Business Commercial: Civic Precinct Development Regulations

To vary the setback for the portion of the building above the 9.0m height mark from any property line abutting another property from 4.0m required to 0.0m proposed.

Section 14.7.6(l): C7 – Central Business Commercial: Civic Precinct Development Regulations

To allow for the portion of the building above 12.0m in height to exceed a continuous exterior horizontal dimension of 40.0m.

AND FURTHER THAT this Development Permit and Development Variance Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Form & Character Development Permit for a three-storey commercial building and a Development Variance Permit for three variances to setbacks and continuous building dimensions in the Zoning Bylaw.

3.0 Development Planning

Design & Development Policies

Staff recommend support for the proposed Development Permit and Development Variance Permit Applications. The form and character of the building is positive in nature and generally meets the intent of the Civic Precinct Design Guidelines. Staff worked with the applicant to redesign their building to meet as many Zoning Bylaw regulations and Official Community Plan (OCP) policies as possible.

The proposal aligns with several policies and objectives outlined in the City of Kelowna's 2020-2025 Cultural Plan and Civic Precinct Area of the OCP. There has been a closure of a few music venues over the past few years and the creation of a new music venue would help create available production space for local artists. The proposal also meets the intent of the Central Okanagan Music Strategy project, which has the goal to advance music within the region. Staff believe this venue would support many aspects of the strategy. The property is also in the City's Cultural District and would likely compliment the proposed Creative Hub, Civic Plaza and Art Walk Extension and could help grow arts and culture community in Kelowna.

Variances

To accommodate the proposed changes to the building, the applicant requires three variances.

Any building above 16.0m in height requires setbacks for the portion of the building over 9.0m from both the street and the abutting properties. The regulations in the Civic Precinct requirement is intended to regulate tower development but is challenging for smaller buildings on narrow lots. If applied on this site, the setbacks would largely take away from the form and character of the building. Given the proposal does not exceed the height of the podium of the neighbouring tower (The Madison), Staff believe these variances are a reasonable request.

The Civic Precinct area also doesn't allow continuous horizontal structures for the portion of the building above 12.0m to exceed 40.0m horizontally. These requirements are challenging to achieve for preexisting structures and was largely created to limit the size of podiums of tower. Staff believe the three variances are reasonable due to the uniqueness of the Civic Precinct area and the difficulty to achieve the setbacks on existing structures.

Use & Scale

Although Staff are recommending support, the proposed business model is one that is challenging to fit in the City's land use regime and may potentially be challenging to fit into the provincial liquor licensing regulations. Staff had originally directed the applicant to apply for a rezoning application to allow for a Liquor Primary Establishment (major). This process would have required the applicant to apply for a rezoning to C7lp – Central Business Commercial (Liquor Primary) and a Liquor License Application. However, as the file progressed, the applicant indicated to Staff that they believe they will be granted a food primary license from

the Liquor and Cannabis Regulation Branch (LCRB). If the LCRB requires the applicant to apply for a liquor primary application, Staff would require the applicant to return to Council with a Rezoning application to C7lp.

The applicant's proposal includes a café, music hall, urban ballroom, and events space (Attachment B). Staff believe a music hall and urban ballroom are both consistent with the City of Kelowna's definition of Liquor Primary Establishment, Major, which includes "dancing or cabaret entertainment; and facilities primarily intended for the provision and consumption of alcoholic beverages". The applicant has indicated that food will be offered to patrons and that liquor will not be the primary focus of the business activity and as such, the application is proceeding forward on that basis.

If Council is supportive of this application, the applicant will be required to apply for a Patron Participation Endorsement, which will be required to come back to Council. A Patron Participation Endorsement is an application to the LCRB, which is required for food primary licenses that permits the active involvement of patrons leaving their seats, dancing, or singing. This endorsement requires Council support to address noise, nuisance and other impacts before it is forwarded to the LCRB.

Cash-in-Lieu

The applicant has agreed to pay the required cash-in-lieu for the proposed development. The proposal is to add an additional floor onto the existing building, which triggers the requirement for additional parking. The C7 – Central Business Commercial zone requires 0.9 spaces per 100m² of GFA added, which equals five additional stalls. The applicant provided two long-term bicycle parking bonus, which lowered the requirements by 20%, down to 4 parking stalls, making the cash-in-lieu payment \$132,000 (\$33,000 per stall). A cash-in-lieu payment is a compensation measure to the City to aid the construction of public parking facilities elsewhere in the Downtown a future time. Council's direction was set in July 2019, which included an increase in the cash-in-lieu amount from \$22,500 per stall to \$33,000 per stall, which properly reflected the construction for a structure parking stall. Overall, Staff are supportive of the application due to the intent of the project in the Civic Precinct Area and how it has the potential to advance arts and culture in Kelowna.

4.0 Proposal

4.1 Project Description

The proposal is to build a 3-storey commercial development that will act as a café, music hall, urban ballroom, and event space. The proposal will utilize the existing two storeys and add a third storey, for a total Gross Floor Area of 1,699m² (18,287.9ft²). The first two storeys will act as a café, music hall and urban ballroom, while the third storey will primarily be used for an event space.

The front façade will consist largely of the existing concrete block; however, a screening element will be added. The North portion of the building will have a vertical element consisting of red standing seam cladding and trim and will help delineate the building from the neighbouring property. The proposed third storey addition will have different materials and will primarily be grey standing seam cladding and trim, with the addition of glazing. Staff worked with the applicant to increase the glazing on the front of the building, which helps with the street and pedestrian interface, as well as meets many of the Civic Precinct Design Guidelines. Both the canopy and wall sign will be required to meet all regulations in the Sign Bylaw no. 11530.

The proposal also includes both short term and long-term bicycle parking. The property has a 0.0m front yard setback, so the applicant has included short-term bike parking inside the front entrance. These will be within 15.0m of the entrance. In addition, they are proposing 2 long-term bicycle parking stalls and an end-of-trip facility. These can be used by both patrons and staff to limit the number of vehicular trips required. The

applicant has also indicated that they are prioritizing sustainability and green elements in their concept and design.

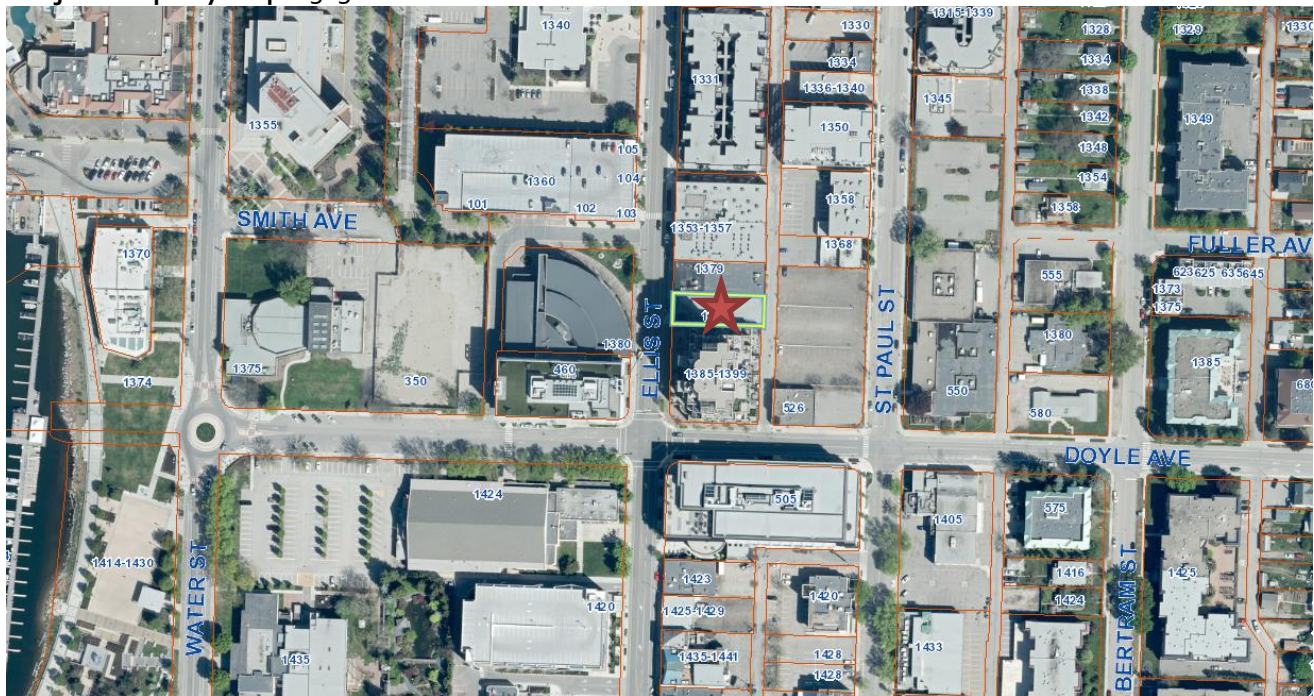
4.2 Site Context

The subject property is in the Central City OCP Sector and the surrounding area is primarily C7 – Central Business Commercial, as the subject property is in the City Centre Urban Centre. The surrounding area also has a Future Land Use Designation of MXR – Mixed Use (Residential / Commercial) and EDINST – Educational/Major Institutional.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Food Primary Establishment
East	C7 – Central Business Commercial	Temporary Parking Lot
South	C7 – Central Business Commercial	Apartment Housing, Retail Stores and Food Primary Establishments
West	C7 – Central Business Commercial	Public Library

Subject Property Map: 1383 Ellis Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C7 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	200m ²	697m ²
Min. Lot Width	6.0m	15.24m
Min. Lot Depth	30.0m	45.72m

Development Regulations		
Max. Floor Area Ratio	9.0	2.43
Max. Height	76.5m / 26 storeys	13.41m / 3 storeys
Min. Front Yard	0.0m	0.0m
Min. Side Yard (south)	0.0m	0.0m
Min. Side Yard (north)	0.0m	0.0m
Min. Rear Yard	0.0m	0.0m
Building Height Setback Over 9.0m Abutting a Street	3.0m	0.0m ^①
Building Height Setback Over 9.0m Abutting a Property Line	4.0m	0.0m ^②
Max. 40m Continuous Exterior Horizontal any Portion Over 12.0m	40.0m	45.0m ^③
Other Regulations		
Min. Parking Requirements	5 (4 with bonus long-term bicycle)	Cash-in-Lieu
Min. Short-Term Bicycle Parking	2	2
Min. Long-Term Bicycle Parking	2 (bonus)	2
Min. Loading Space	0	0
^① Indicates a requested variance to Section 14.7.6f: C7 – Central Business Commercial: Civic Precinct Development Regulations ^② Indicates a requested variance to Section 14.7.6f: C7 – Central Business Commercial: Civic Precinct Development Regulations ^③ Indicates a requested variance to Section 14.7.6g: C7 – Central Business Commercial: Civic Precinct Development Regulations		

5.0 Current Development Policies

5.1 Bylaw No. 8125 – Payment in Lieu of Parking

Schedule A

- City Centre (Downtown) Urban Centre Area
 - Fee Per Off-Street Parking Space - \$33,000

5.2 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

C. Civic Precinct Design Guidelines

Massing and Scale

- Buildings within the Civic Precinct must demonstrate a strong relationship to the public realm (streets and public spaces).

1.2.4 Setbacks

- Buildings fronting public streets should typically be set back above the second or third floor to optimize sunlight penetration onto the adjacent and opposite sidewalks.

5.3 City of Kelowna 2020-2025 Cultural Plan

Goal 4: Commit to developing new facilities

Strategy 4.2 – Establish Future Direction for the Development or Redevelopment of Cultural Facilities

- Initiatives that support this strategy will commit to course of action for the development out cultural infrastructure and garner support for cultural facility development projects.

Strategy 4.4 – Increase available projection space for local artists

- Initiatives that support this strategy will encourage the development of artist production spaces through funding programs and creating unique opportunities to host artists and fulfil their space requirements.

Goal 6: Boost viability at the street level.

Strategy 6.1 – Expand live music venues and local live music opportunities.

- Initiatives that support this strategy will advance the promotion of live music in Kelowna, optimize, and increase awareness of available space and create opportunities to present the talents of local musicians and larger audiences.

6.0 Technical Comments

6.1 Development Engineering Department

Attached Development Engineering Memorandum dated September 15, 2020.

7.0 Application Chronology

Date of Application Received: August 10th, 2020
Date Public Consultation Completed: August 25th, 2020

Report prepared by: Tyler Caswell, Planner

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP20-0155 / DVP20-0156

Attachment B: Applicant's Rationale and Submission Package

Attachment C: Development Engineering Memo

Schedule A: Site Plan / Floor Plan

Schedule B: Elevation Drawings

Development Permit & Development Variance Permit DP20-0155 / DVP20-0156



This permit relates to land in the City of Kelowna municipally known as 1383 Ellis Street

and legally known as Lot 8 District Lot 139 ODYD Plan 432

and permits the land to be used for the following development:

C7 – Central Business Commercial

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision April 20th, 2021

Decision By: COUNCIL

Development Permit Area: Civic Precinct Development Permit Area

Existing Zone: C7 – Central Business Commercial

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 1383 Developments Inc., Inc.No. BC1100537

Applicant: Urban Options Planning & Permits

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT		A
This forms part of application		
# DP20-0155 / DVP20-0156		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) That variance to the following sections of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 14.7.6(f): C7 – Central Business Commercial: Civic Precinct Development Regulations

To vary the setback for the portion of the building above the 9.0m height mark from any property line abutting a street from 3.0m required to 0.0m proposed.

Section 14.7.6(g): C7 – Central Business Commercial: Civic Precinct Development Regulations

To vary the setback for the portion of the building above the 9.0m height mark from any property line abutting another property from 4.0m required to 0.0m proposed.

Section 14.7.6(l): C7 – Central Business Commercial: Civic Precinct Development Regulations

To allow for the portion of the building above 12.0m in height to exceed a continuous exterior horizontal dimension of 40.0m.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

Prior to issuing any building permit, the applicant shall submit 4 cash-in-lieu of parking stalls as stated within Bylaw 8125 Payment in Lieu of Parking Bylaw.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT		A
This forms part of application		
# DP20-0155 / DVP20-0156		
Planner Initials		Kelowna DEVELOPMENT PLANNING
TC		



DEVELOPMENT PERMIT APPLICATION *with variances*



1383 Ellis Street, Kelowna
Updated March 8, 2021

This forms part of application

DP20-0155 / DVP20-0156

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING

INTRODUCTION



REVELRY FOOD + MUSIC HUB

We are a new kind of food, beverage and entertainment concept designed for our modern world. The key to our concept is flexibility, as we can operate as a restaurant, music hall or urban ballroom with an easy "flip of the switch."

CAFE

In our everyday cafe' mode, REVELRY FOOD + MUSIC HUB will offer the downtown community a unique option for eating, working and gathering in a place where music and artistic expression take center stage - literally. Our wide open, hall-style environment will offer spaces suited for anyone seeking an alternative space to be productive and for groups looking to collaborate, all while enjoying simple but good food and beverage options. And there is always a chance you may catch a live performance on stage while hanging out.

Three food and beverage service points are located throughout the venue, where a fast-casual style menu can be easily accessed for quick and efficient delivery. Order as much or as little as you like, when you like, making our location a great place for meet-ups. The menu will be streamlined but well conceived, with a focus on the health options and quality ingredients sourced within the Okanagan where possible.

MUSIC HALL + EVENTS

Live music and comedy events will be featured regularly at REVELRY FOOD + MUSIC HUB. During those events, we will flip from cafe' mode to venue mode in order to host patrons for local, national and international talent. It is our hope to bring a style and caliber of artist to our stage that may not have frequented Kelowna in the past.

URBAN BALLROOM

Based on our founder's 30-plus years of experience within the hospitality industry, REVELRY FOOD + MUSIC HUB was designed from its inception for flexible use in a variety of modes. In doing so, we offer the community a unique option for private events. The main hall and mezzanine offer a large format space for events while the third floor function space presents a second, smaller scale option. The innovative back-of-house design allows for a kitchen with no grease hood to easily support catered events with surprising quality.

Our design incorporates elements that consider the realities of a post-COVID world, and potential restrictions we may face as a central gathering place for some time to come. The flexibility of our model will allow us to regularly tailor our offerings to any health guidelines that may exist.

This forms part of application

DP20-0155 / DVP20-0156

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING

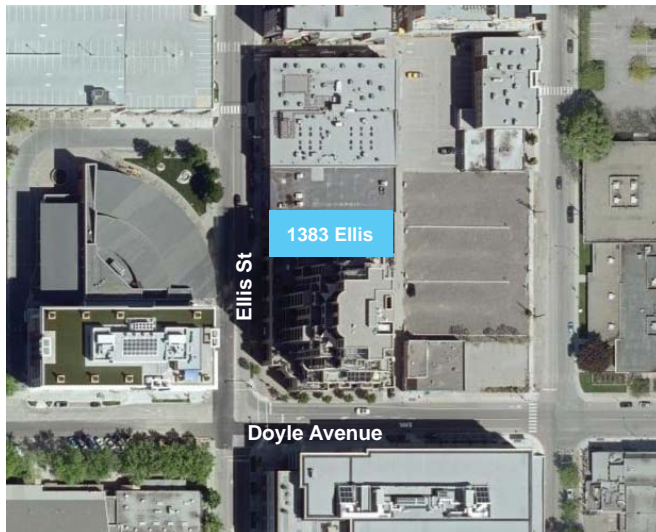
LOCATION



ACTORS STUDIO

EXISTING FACADE

MADISON BUILDING



1383 Ellis

Ellis St

Doyle Avenue

The subject property is located on the east side of Ellis street between Doyle and Cawston avenues in Kelowna, BC (the "Property"). KAP 432, PID: 012-391-310, Lot 8. The Property sits directly adjacent to the Kelowna Actor's Studio theatre to the north and the Madison Residential tower to the south, with Kelowna's Innovation Centre and Downtown Library branch directly across the street.

With proximity to established transportation networks and existing city owned parkades, we aim to promote alternate transportation methods to and from the property while also making evening parking in downtown Kelowna a viable revenue opportunity for the City.

There are two parkades within a block of the subject property providing a total of 1170 parking stalls, thus parking options are plentiful. The Library Plaza Parkade is just 60m / 200ft to the north and Memorial Parkade, lot # 641, is 165m / 540ft to the south. A bus stop is located across the street and one of the City's main bus exchanges, the Queensway Exchange is 284m / 930ft south of the property. Just as in other cities where downtown cores continue to densify, alternative transportation methods are critical to making this shift possible. In addition to a public transit hub nearby, we are planning to offer a bike valet service for our patrons, event specifics and availability permitting, providing a unique benefit for those utilizing a more environmentally conscious mode of transportation to attend events of the cafe

In the larger context, the Property is part of the Ellis street corridor, a district in its own right but an increasingly important corridor connecting Kelowna's Bernard Avenue with the new Downtown North Kelowna area. Even more significant however is the building's connection to the City's Cultural District. Located within this district and historically relevant with its connection to the Okanagan's fruit packaging industry, the Cultural District is the hub of Kelowna's cultural and arts events. Dedicated to supporting and enlivening this area we envision the REVELRY FOOD+MUSIC HUB to have continued support from the surrounding arts community, making the Cultural district the absolute right location for this unique project.

REVELRY FOOD+MUSIC HUB is poised to attract locals and visitors to the downtown core, especially during early evening hours, helping to promote economic vibrancy and create spillover benefit for adjacent businesses. While various events may occur during both the day and night periods, evening events will be earlier with most performances targeting a start time of 8pm. This will result in patrons exiting out in time to support other businesses open in the evenings and help support more businesses staying open in Kelowna at night.

ATTACHMENT B

This forms part of application

DP20-0155 / DVP20-0156

Planner
Initials TC



SURVEY

REFERENCE PLAN TO ACCOMPANY COVENANT IN LOT 8 D.L. 139 O.D.Y.D. PLAN 432

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT AND SECTION 44 OF THE COMMUNITY CHARTER
BCGS 82E.083

0 5 10 20 30 40 METRES
The intended size of this plan is 432 mm in width by 560 mm in height
(C size) when plotted at a scale of 1:300

lot	plan	area of road reserve
4	432	20.0 m ²

LEGEND

- Iron Post Found
- Iron Post Set
- Lead Plug Found
- Lead Plug Set
- Control Monument Found
- WT Witness

Grid bearings are derived from observations between control monuments 6443 and 95H1856.
Integrated survey area No. 4 - City of Kelowna NAD83 (CSRS).

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by average combined factor 0.9999418 derived from control monuments 6443 and 95H1856.

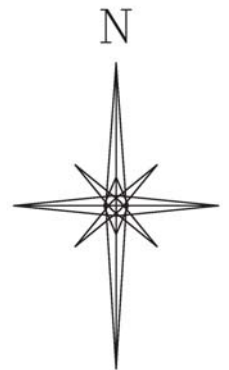
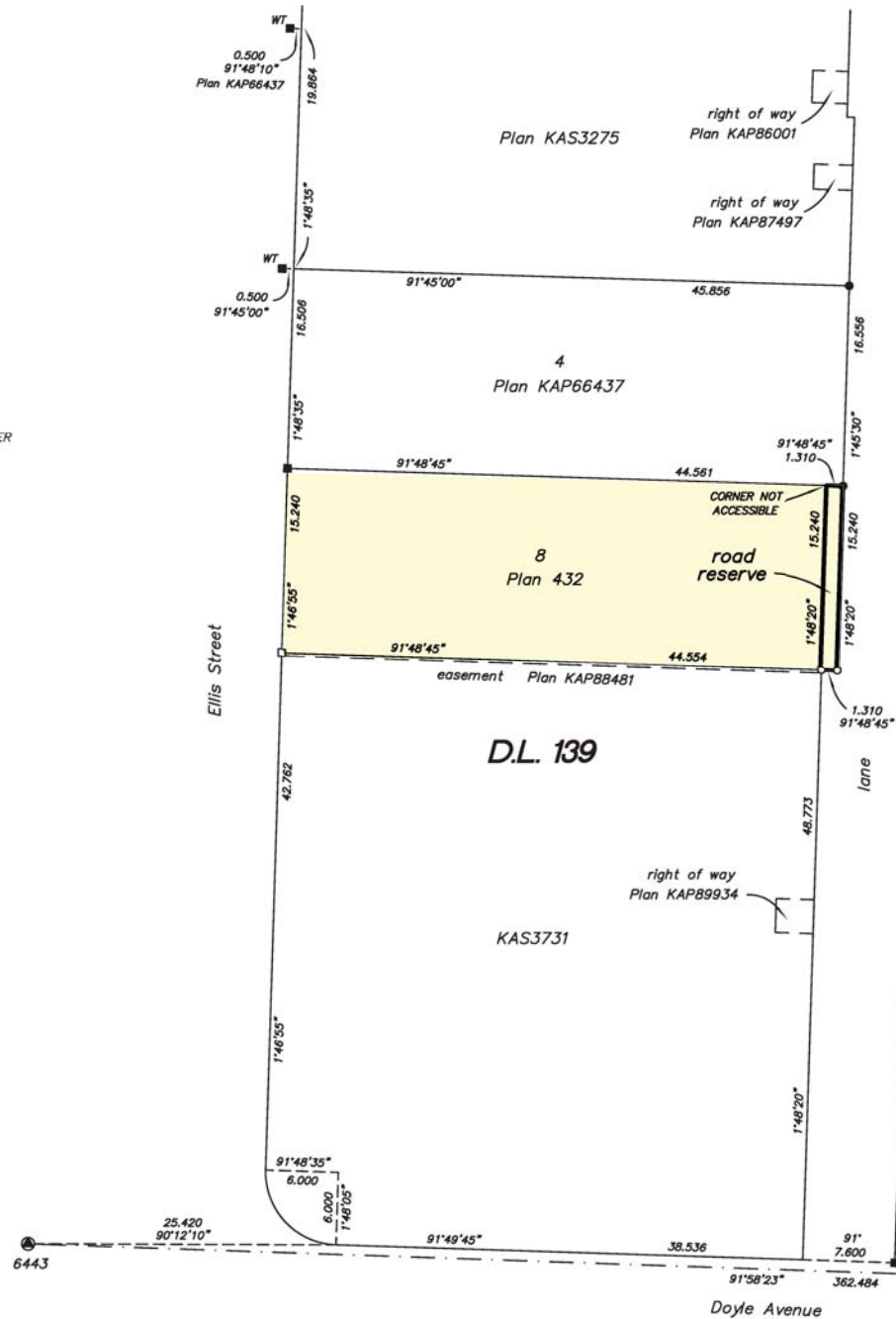
This plan shows one or more witness posts that are not set on the true corner of the lot.

This plan lies within the Central Okanagan Regional District.

The field survey represented by this plan was completed on the 18th day of July, 2013.
D.A. Goddard BCLS #568, CLS

LAKEMONSTERSTUDIO
ARCHITECTURE + DESIGN

3004 29th Street Vernon BC V1T 5A7 778.506.4567



FOOD + MUSIC HUB
revelry

This forms part of application

DP20-0155 / DVP20-0156

Planner
Initials **TC**

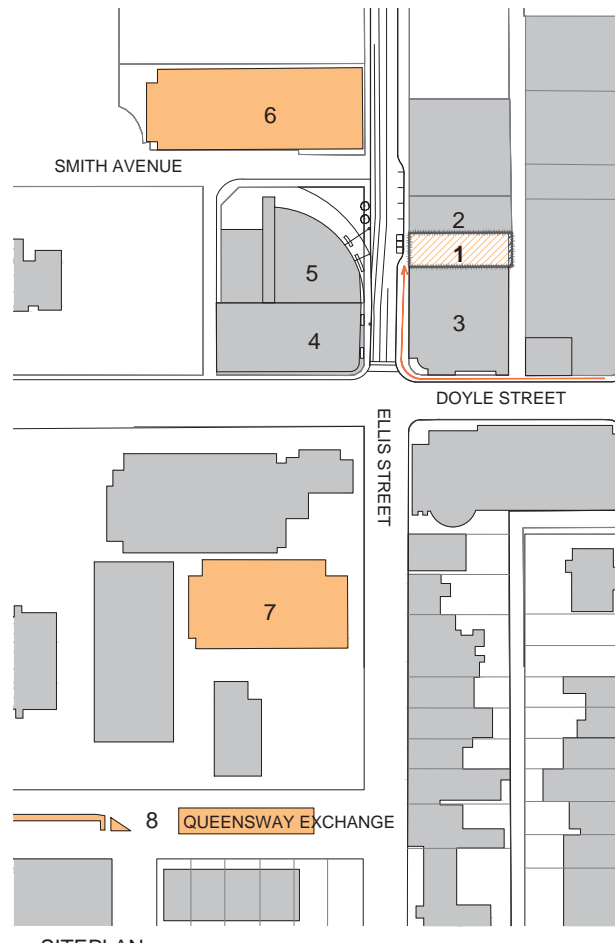
City of
Kelowna
DEVELOPMENT PLANNING



SITEPLAN



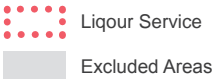
SITEPLAN
CITY SCALE
2
A-01
NTS



LEGEND

1. FUTURE REVELRY LOCATION
2. THE ACTOR'S STUDIO
3. THE MADISON
4. THE LIBRARY
5. THE INNOVATION CENTRE
6. LIBRARY PLAZA PARKADE - 604 STALLS
7. MEMORIAL PARKADE - 566 STALLS
8. QUEENSWAY EXCHANGE BUS STATION

Liquor Service

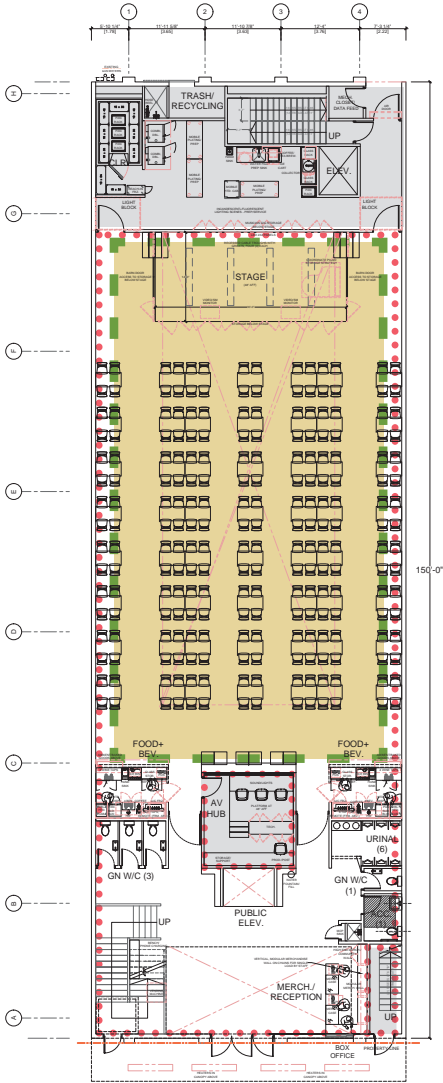
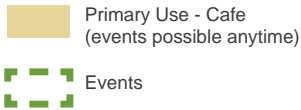


Operations Usage Matrix (first + second floor)

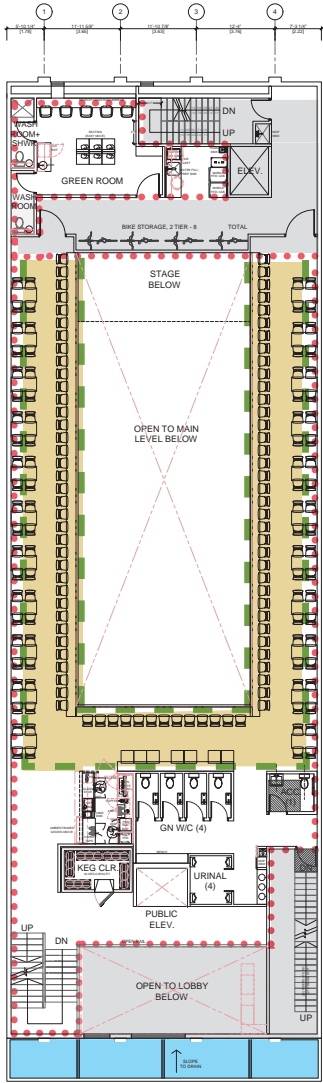
TIMESLOT	COUNTER FOOD	COUNTER BEVERAGE	BANQUET FOOD+BEV	PRIMARY USE (CAFÉ)	SECONDARY USE (EVENT)
7:00 - 8:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
8:00 - 9:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
9:00 - 10:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
10:00 - 11:00	YES	YES	POSSIBLE	OPEN	EVENT
11:00 - 12:00	YES	YES	POSSIBLE	OPEN	EVENT
12:00 - 13:00	YES	YES	POSSIBLE	OPEN	EVENT
13:00 - 14:00	YES	YES	POSSIBLE	OPEN	EVENT
14:00 - 15:00	YES	YES	POSSIBLE	OPEN	EVENT
15:00 - 16:00	YES	YES	POSSIBLE	OPEN	EVENT
16:00 - 17:00	YES	YES	POSSIBLE	OPEN	EVENT
17:00 - 18:00	YES	YES	POSSIBLE	OPEN	EVENT
18:00 - 19:00	YES	YES	POSSIBLE	OPEN	EVENT
19:00 - 20:00	YES	YES	POSSIBLE	OPEN	EVENT
20:00 - 21:00	YES	YES	POSSIBLE	OPEN	EVENT
21:00 - 22:00	YES	YES	POSSIBLE	OPEN	EVENT
22:00 - 23:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
23:00 - 0:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT

* OPERATION OF THIRD FLOOR SPACE WILL BE PRIMARILY FOR EVENTS

** PRIMARY, EVERY DAY USE OF FIRST+SECOND FLOOR IS CAFÉ; EVENTS POSSIBLE



Ground Floor



Second Floor

ATTACHMENT B

This forms part of application

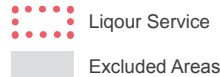
DP20-0155 / DVP20-0156

Planner
Initials TC

City of
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DEVELOPMENT PLANNING



Liquor Service

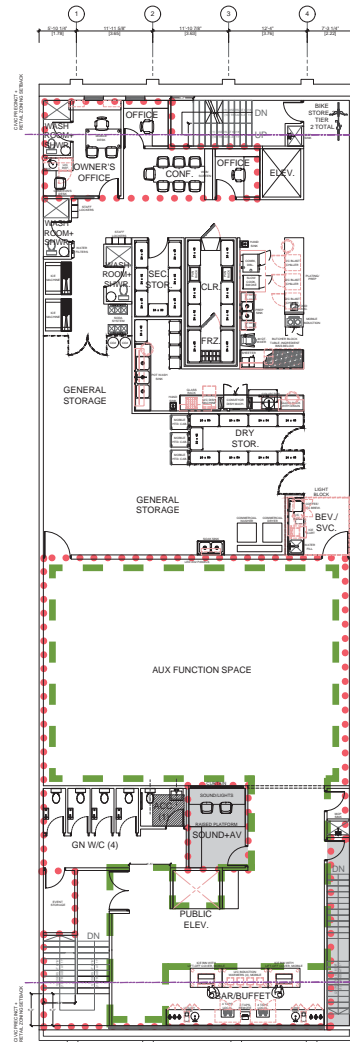


Operations Usage Matrix (third floor)

TIMESLOT	COUNTER FOOD	COUNTER BEVERAGE	BANQUET FOOD+BEV	PRIMARY USE (CAFÉ)	SECONDARY USE (EVENT)
7:00 - 8:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
8:00 - 9:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
9:00 - 10:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
10:00 - 11:00	YES	YES	POSSIBLE	OPEN	EVENT
11:00 - 12:00	YES	YES	POSSIBLE	OPEN	EVENT
12:00 - 13:00	YES	YES	POSSIBLE	OPEN	EVENT
13:00 - 14:00	YES	YES	POSSIBLE	OPEN	EVENT
14:00 - 15:00	YES	YES	POSSIBLE	OPEN	EVENT
15:00 - 16:00	YES	YES	POSSIBLE	OPEN	EVENT
16:00 - 17:00	YES	YES	POSSIBLE	OPEN	EVENT
17:00 - 18:00	YES	YES	POSSIBLE	OPEN	EVENT
18:00 - 19:00	YES	YES	POSSIBLE	OPEN	EVENT
19:00 - 20:00	YES	YES	POSSIBLE	OPEN	EVENT
20:00 - 21:00	YES	YES	POSSIBLE	OPEN	EVENT
21:00 - 22:00	YES	YES	POSSIBLE	OPEN	EVENT
22:00 - 23:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
23:00 - 0:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT

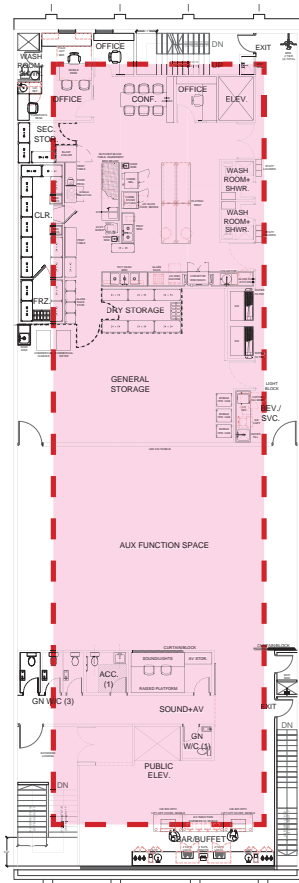
* OPERATION OF THIRD FLOOR SPACE WILL BE PRIMARILY FOR EVENTS

** PRIMARY, EVERY DAY USE OF FIRST+SECOND FLOOR IS CAFÉ; EVENTS POSSIBLE



Third Floor

VARIANCES - 3RD STOREY SETBACK



REVELRY FOOD + MUSIC HUB will be a unique space for food, beverage and entertainment. A key component to this venue will be its ability to host a range of daytime and evening events from cafe service to music, comedy, meetings, weddings and banquets. The existing building is limited in its current capacity based upon the relevant business models so additional floor area will be added by way of a third storey to the existing two storey building.

The current zoning bylaw requires front and side yard setbacks at any storeys beyond 9m. This requirement works well with larger buildings, however on such a narrow lot with a proposed height of 13 metres we feel the 3rd storey setback requirement is ill-suited to our condition given our proposed height will remain relatively low. Please note the building does not surpass the podium height of the adjacent Madison and sits just half a storey above the Actor's studio to the north. Full use of the available third floor footprint is an essential part of the owner's strategy to proactively consider nearby residences and to fully enclose the newly added space.

Additionally, the continuous exterior horizontal limit of 40.0 m for any portion of a building above 12.0 m in height we see again as pertaining more to tall building rather than an urban infill project such as this.

14.7.6 Development Regulations 14.7.6 (f), 14.7.6 (g), 14.7.6 (l)



EXISTING ROOFTOP



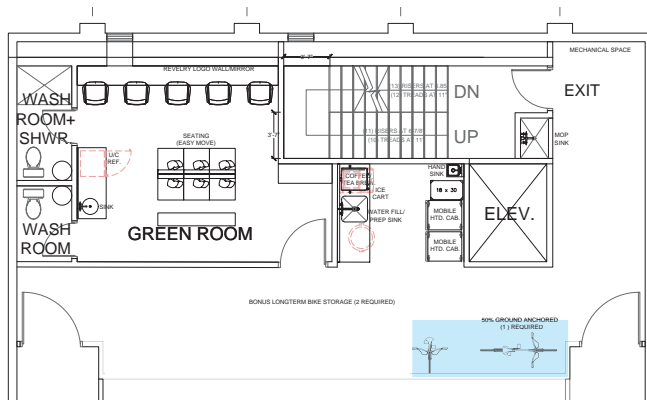
BIKE PARKING Bonus Longterm

Bonus Longterm Bike Stalls

With the proposed additional storey we are required to provide (5) vehicular parking stalls and (0) loading. In order to meet the requirements of both the standard longterm bike parking and the bonus longterm parking we are required to provide a total of (2) bike stalls. With fulfillment of the bonus longterm bike parking based upon the Bylaw #8000 we are allowed to eliminate 20% (1) of our required vehicular parking stalls leaving (4) required.

Of the (2) required bike stalls, to be defined as 'Longterm' 50% of these two stalls will be the ground mounted type. We are installing a total of (2) secure indoor (longterm) parking spots be considered "bonus longterm" parking as per the Bylaw #8000.

With the Library Plaza parkade located across the street and the Memorial lot #641, located at the top end of the 1400 block of Ellis, there is ample available paid parking nearby. Despite this reality and further still, they primarily remain vacant in the evenings the remaining 4 stalls will be paid in lieu.

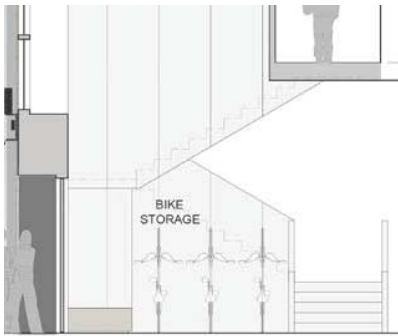


Second Floor

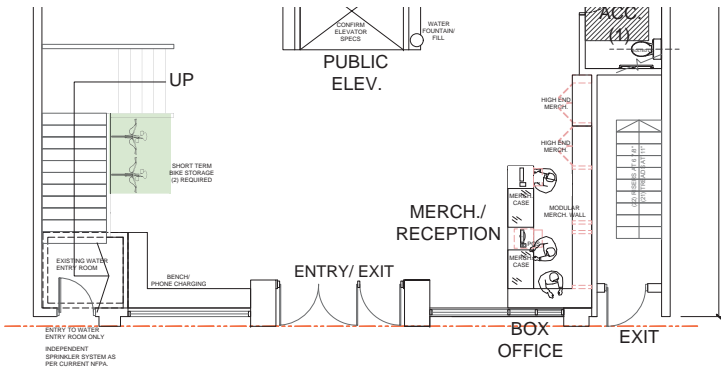
BIKE PARKING Short term

For short term bike parking we are accommodating a total of (2) indoor shortterm bike parking stalls. As per Section 8 of the Parking and Loading bylaw we are required to provide (2) only. The short term parking will be within 15m of the main entrance and in a highly visible area indoor area with wall-mounted, lockable racks.

Short term Bike Stalls



North wall of
Lobby



Ground Floor



VIEW ALONG ELLIS



VIEW AT MAIN ENTRANCE



SUSTAINABLE ATTRIBUTES

Key to the revelry model and philosophy is the prioritization of sustainable and green elements whenever possible. Wether the design, construction, operation or overall philosophy, we believe sustainability is paramount to a successful business model.

FACILITY

1. Adaptation and re-imagination of existing facility, including increasing use of space (total FAR) in downtown via addition of third floor
2. Beverage service designed for 100% tap and gun dispensing, eliminating waste and recycling load
3. Innovative menu approach centered on streamlining equipment and lowering overall utility usage
4. Option for all electric kitchen, reducing reliance on fossil fuels
5. Menu engineering requires no grease hood, which reduces HVAC requirements, limits introduction of grease in the air and eliminates costs for managing spent oil
6. Use of ware washing scrapping equipment designed to reduce water consumption, improve ergonomics and promote composting program, where available
7. Use of reclaimed materials where possible
8. Incorporation of end of trip facilities, meeting or exceeding the recommended city requirements

OPERATIONS

1. Limit waste through use of reusable wares, reducing disposable products wherever possible
2. Limit waste upstream through collaboration with suppliers, sourcing products with less single use packaging
3. Implementation of cook-chill concept reduces food waste while ensuring higher quality
4. Efficiency of design allows for same facilities and equipment to support different operational formats from cafe' to venue to special events
5. Local sourcing of as many ingredients from local providers as possible; Limiting our environmental footprint through menu design and engineering.

SOUND ABATEMENT

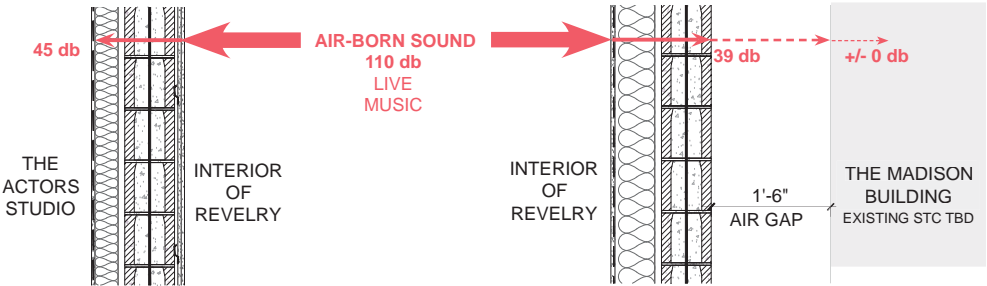


Acoustic stone wool

For residents living in the downtown core, concern of new bars or late night clubs is understandable. It is important we articulate how this venue differs from a traditional bar or nightclub. Firstly, the evening events will begin earlier and finish earlier than existing venues in town. Revelry Kelowna’s aim is to fill a niche market, the small to medium sized live event.

Secondly, the design of the interior space will incorporate sound dampening techniques inside the building to help limit noise pollution to the outside while creating a state of the art music experience to guests inside. It should be noted that there is a 0.3m gap between Revelry Kelowna and the neighbouring Madison development. This space assists in mitigating sound and vibrarion transfer.

Throughout the design careful attention will be paid to limiting the transfer of sound between our building and the neighbouring ones. Required Sound Transmission Class (STC) ratings will be easily achieved with the existing cmu block walls giving a considerable start to a high STC rated wall assembly at both the north and south property line.



Preliminary Wall Studies

ATTACHMENT

B

This forms part of application
DP20-0155 / DVP20-0156

Planner Initials

TC

City of

Kelowna

DEVELOPMENT PLANNING

SUMMARY

Both the 2020-2025 City of Kelowna Cultural Plan and recent Central Okanagan Music Strategy report have confirmed a critical need for exactly the type of facility her in Kelowna that has been proposed for REVELRY FOOD+MUSIC HUB. On the heels of a once in a century pandemic, we have the opportunity to place our city - and an innovative food, beverage and entertainment concept - center stage in the recovery of the hospitality and live arts industries. From the form and character of the building adaptation to the programming mix envisioned, we are hopeful Council will see the benefits of the proposed project for both targeted communities and the city as a whole. We look forward to the opportunity of advancing this application.

CITY OF KELOWNA**MEMORANDUM**

Date: September 15, 2020
File No.: Z20-0082
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 1383 Ellis St C7 to C7PL

The Development Engineering comments and requirements regarding this rezoning application are as follows:

1) Domestic Water and Fire Protection

- a) Property 1383 Ellis Street is currently serviced with a 150mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters

2) Sanitary Sewer

- a) Our records indicate that these properties are currently serviced with a 150mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3) Road Improvements

- a) Ellis Street has been upgraded to a urban standard and doen not need an off-site inprovments.

4) Design and Construction

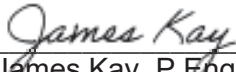
- i) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- ii) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- iii) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- iv) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- v) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

5) Servicing Agreement for Works and Services

- i) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- ii) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

6) Administration Charge

- i) An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).


 James Kay P.Eng.
 Development Engineering Manager

RO

ATTACHMENT		C
This forms part of application		
# DP20-0155 DVP20-0156		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

SCHEDULE

A

This forms part of application

DP20-0155 DVP20-0156

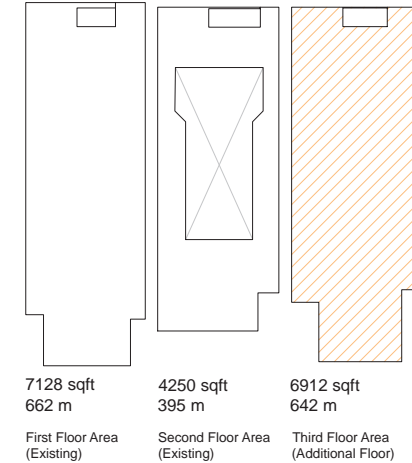
Planner
Initials

TC



ZONING ANALYSIS TABLE

CITY OF KELOWNA ZONING BYLAW No. 8000 Section 14.7 - C7 Central Business Commercial			
	REQUIRED	PROPOSED	
Min. Lot Width	6 m	15.24 m	
Min. Lot Depth	30 m	45.72 m	
Min. Lot Area	200 sq m	697 sq m	
Max. Allowable Height	26 storeys	Existing 2 storeys / Propose 3 storeys	
Max. FAR	9.0	2.43	
Min. Front Setback	0 m	0 m	
Min. Side Setback	0 m	0 m	
Min. Rear Setback	0 m	0 m	
14.7.6 - Civic Precinct and Retail Streets			
Building Height Setback over 9 m:			
(f) Abutting a street	3 m	0 m	Variance
(g) Abutting a property line	4 m	0 m	Variance
(l) Max. 40m continuous exterior horiz. any portion of a building above 12.0m	40m max.	45 m	Variance
Street Frontage		100%	
CITY OF KELOWNA SIGN NO. 11530			
Section 4.2 - Canopy Sign		1.0 m2 per lineal meter of canopy to a max. of 40% of the canopy face	40%
Section 4.12 - Wall Sign 'r' logo on screen		1.0 m2 per lineal meter of building frontage to max. 20% of wall surface to which attached.	3.7 %

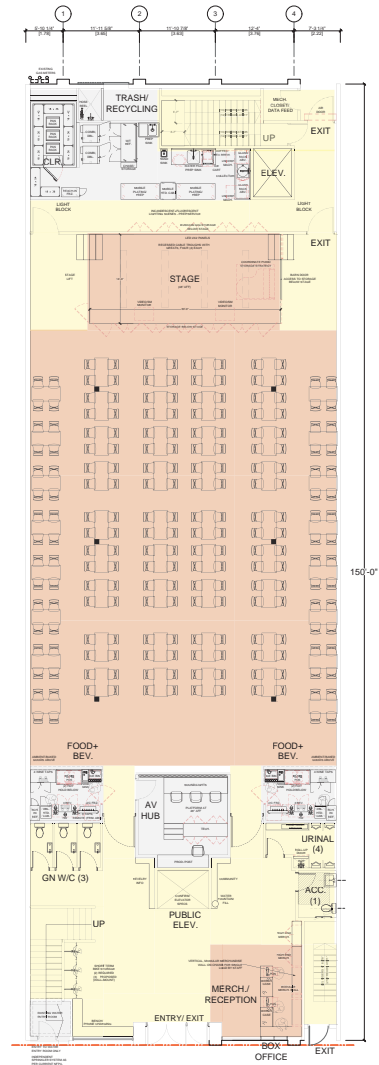


Section 8 - Parking and Loading		REQUIRED	PROPOSED
Table 8.3	Required Off-Street Parking Requirements	Commercial (Food Primary within Commercial) 0.9 spaces per 100 m2 GFA (3rd Floor only)	5 spaces Cash-in Lieu (8.1.3) 5 - 1 = 4
8.2.11	Car-Share Incentives	Owner to provide new vehicle to a car-share organization (a) The maximum reduction in total required parking is 20% (for base parking requirement); (b) located within 100 metres of the subject property, in a highly visible spot, at-grade, publicly accessible at all times (i.e. not within an enclosed parkade), clearly marked for the exclusive use of the shared vehicle, and guaranteed to operate for a minimum of two years;	Car-share is not achievable - based on requirements. Parking in-lieu (8.1.3) to be negotiated. This site is located downtown less than 5 min. walk to 2 parkades and the Queensway Exchange bus transit hub.
Table 8.4	Minimum Loading Required	Food Primary Establishment 1 per 2,800 m2 GFA	0
Table 8.5	Minimum Bicycle Parking Required	Short Term: 2 per entrance or 1 per 750 m2 Bonus Long Term: 2.0 per 500 m2 of GFA	2 2

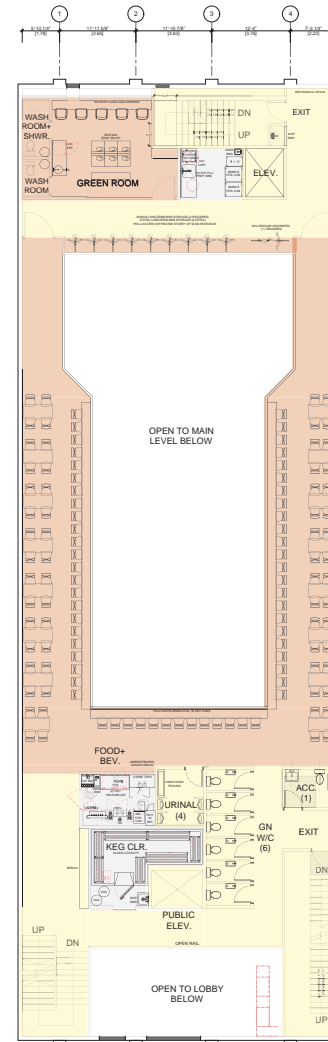
PLANS

- Staff/Back-of-House
- Programming
- Circulation/Washrooms

WATER CLOSETS: Patrons		WATER CLOSETS: Staff	
Assembly Occupancy Min. (Table 3.7.2.2.-A)		Assembly Occupancy Min. (Table 3.7.2.2.-A)	
1200 = 600 F/ 600 M		50 = 25 F/ 25 M	
MALE (BCBC Min.)	8 or 3 w/ 5 urinals	MALE (BCBC Min.)	1 stall
FEMALE (BCBC Min.)	15 stalls	FEMALE (BCBC Min.)	1 stall
PROPOSED WATER CLOSETS		PROPOSED WATER CLOSETS	
Total Stalls	18 stalls (1 Accessible at each level)	Total Stalls	2 stalls
Total Urinals	8 urinals		



Ground Floor



Second Floor

SCHEDULE

A

This forms part of application

DP20-0155 DVP20-0156



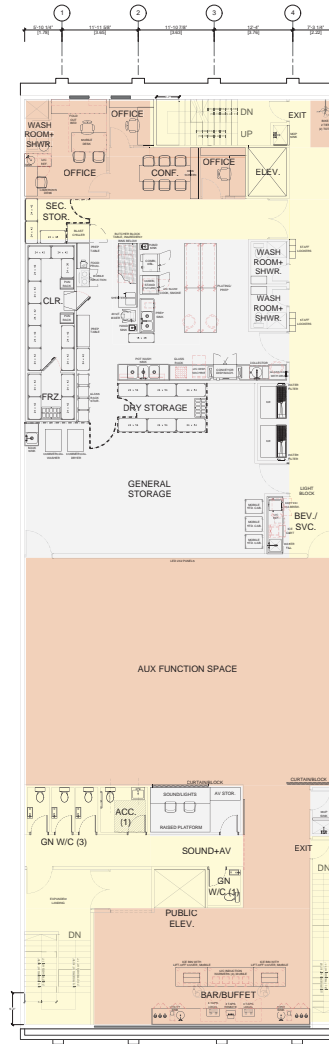
City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

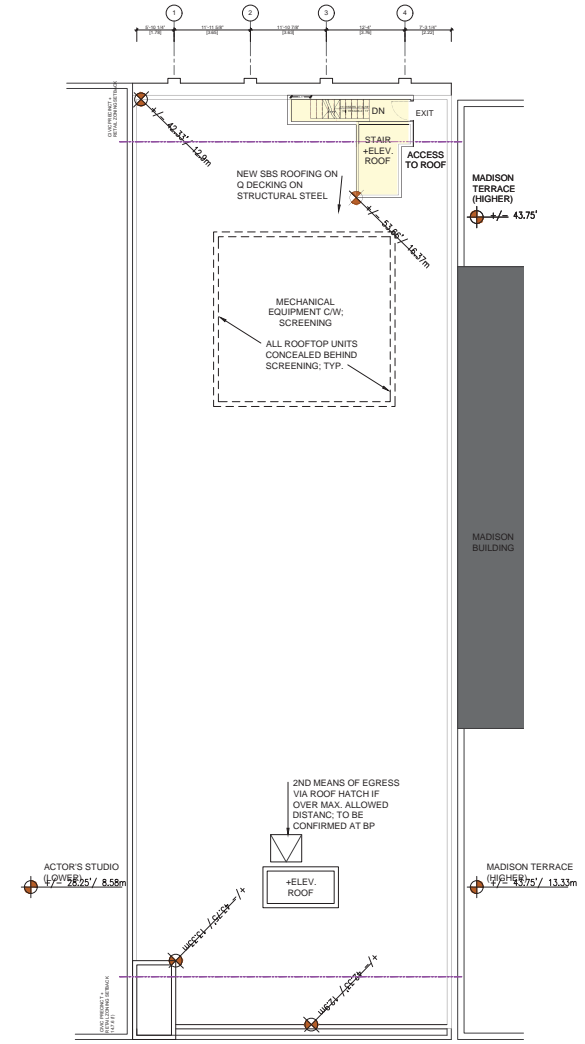
TC

PLANS

- Staff/Back-of-House
- Programming
- Circulation/Washrooms



Third Floor



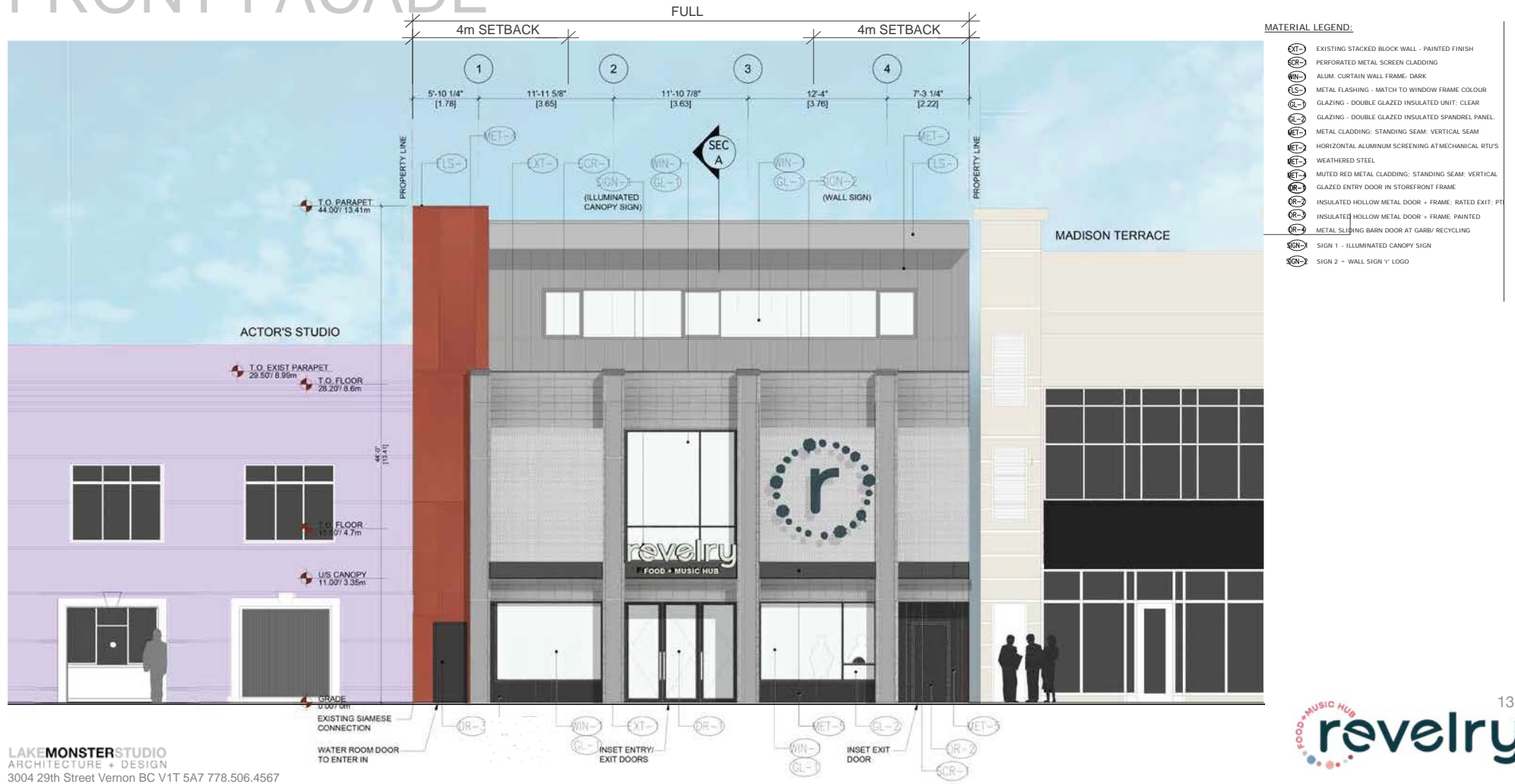
Roofplan

LAKEMONSTERSTUDIO
ARCHITECTURE + DESIGN

3004 29th Street Vernon BC V1T 5A7 778.506.4567



FRONT FACADE



SCHEDULE B

This forms part of application

DP20-0155 DVP20-0156

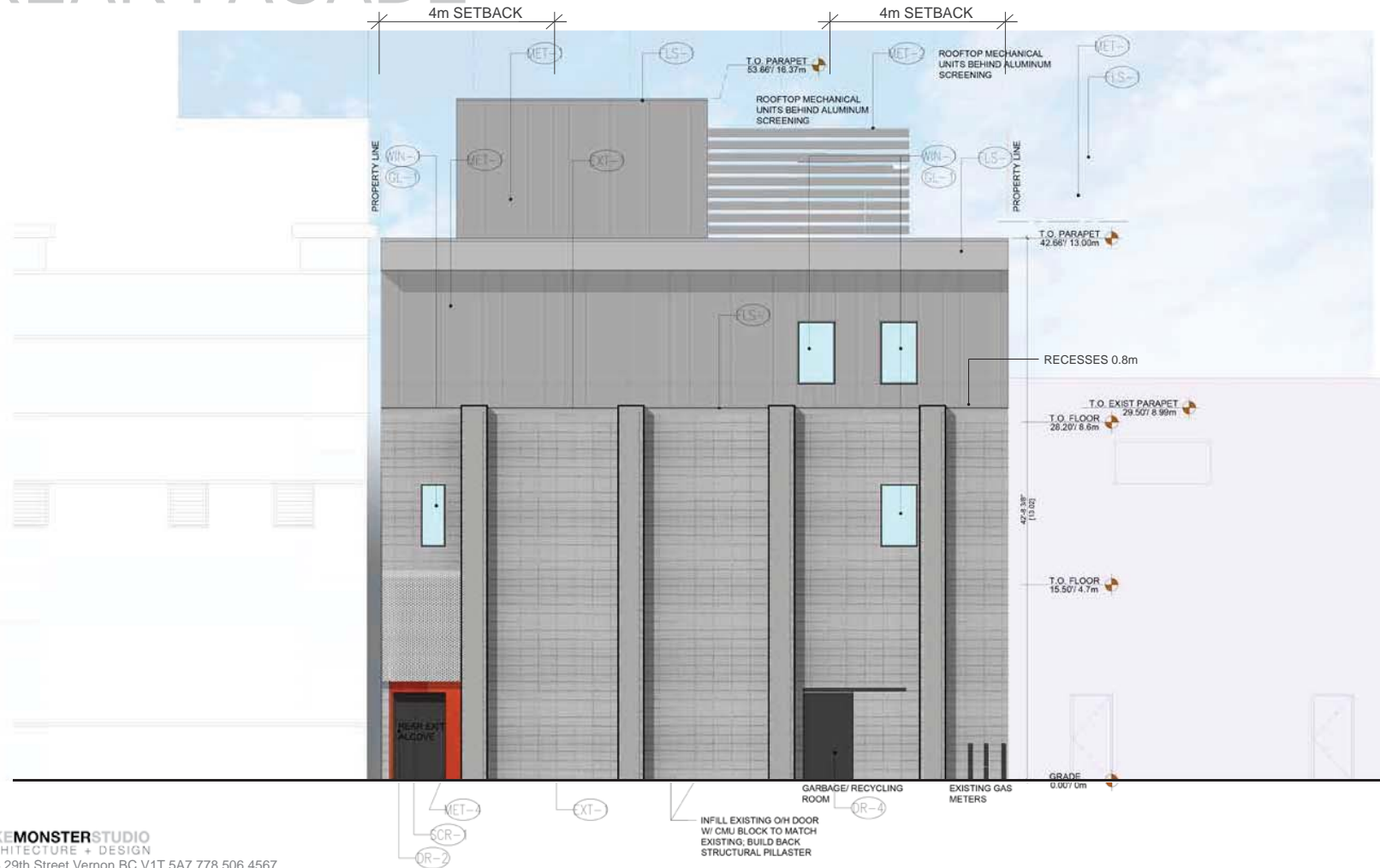


City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

TC

REAR FACADE



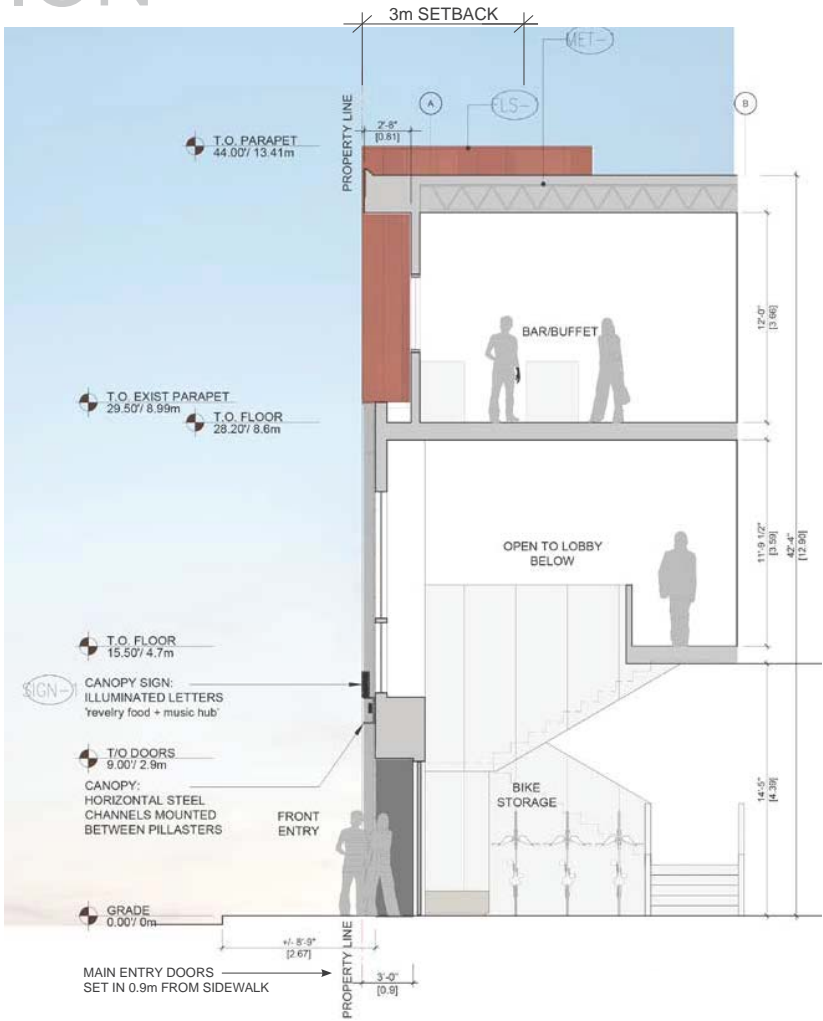
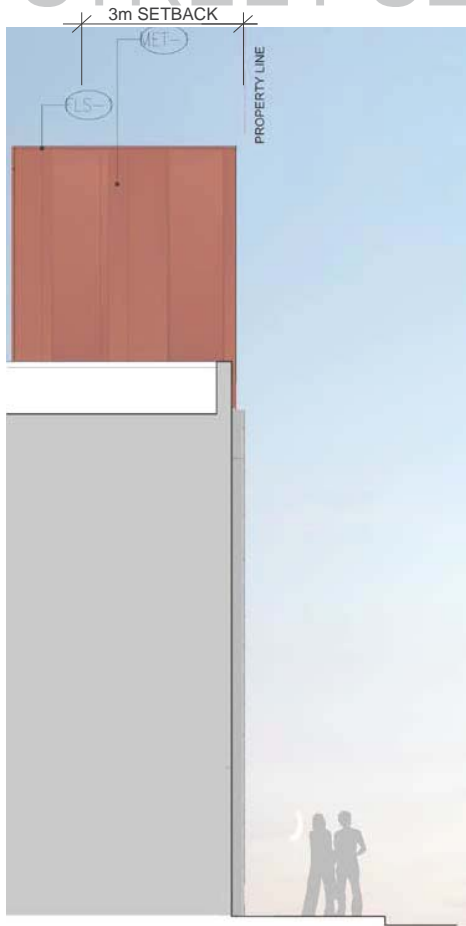
MATERIAL LEGEND:

- EXT-1 EXISTING STACKED BLOCK WALL - PAINTED FINISH
- SCR-1 PERFORATED METAL SCREEN CLADDING
- WIN-1 ALUM. CURTAIN WALL FRAME: DARK
- LS-1 METAL FLASHING - MATCH TO WINDOW FRAME COLOUR
- GL-1 GLAZING - DOUBLE GLAZED INSULATED UNIT: CLEAR
- GL-2 GLAZING - DOUBLE GLAZED INSULATED SPANDREL PANEL
- MET-1 METAL CLADDING: STANDING SEAM: VERTICAL SEAM
- MET-2 HORIZONTAL ALUMINUM SCREENING AT MECHANICAL RTU'S
- MET-3 WEATHERED STEEL
- MET-4 MATED RED METAL CLADDING: STANDING SEAM: VERTICAL
- DR-1 GLAZED ENTRY DOOR IN STOREFRONT FRAME
- DR-2 INSULATED HOLLOW METAL DOOR + FRAME: RATED EXIT: PT
- DR-3 INSULATED HOLLOW METAL DOOR + FRAME: PAINTED
- DR-4 METAL SLIDING BARN DOOR AT GARB/ RECYCLING
- SIGN-1 SIGN 1 - ILLUMINATED CANOPY SIGN
- SIGN-2 SIGN 2 - WALL SIGN 'Y' LOGO

LAKEMONSTERSTUDIO
ARCHITECTURE + DESIGN
3004 29th Street Vernon BC V1T 5A7 778.506.4567



ELLIS STREET SECTION

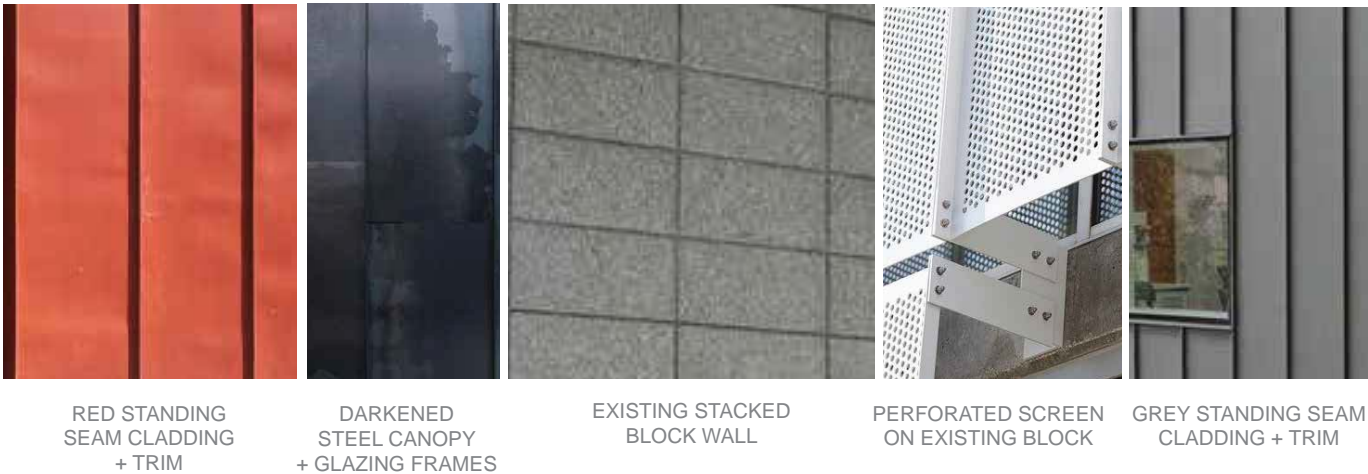


- MATERIAL LEGEND:
- EXIST- EXISTING STACKED BLOCK WALL - PAINTED FINISH
 - PERF- PERFORATED METAL SCREEN CLADDING
 - ALUM- ALUM. CURTAIN WALL FRAME- DARK
 - FLS- METAL FLASHING - MATCH TO WINDOW FRAME COLOUR
 - GL- GLAZING - DOUBLE GLAZED INSULATED UNIT- CLEAR
 - GL- GLAZING - DOUBLE GLAZED INSULATED SPANDREL PANEL
 - MET- METAL CLADDING: STANDING SEAM: VERTICAL SEAM
 - MET- HORIZONTAL ALUMINUM SCREENING AT MECHANICAL RTU'S
 - MET- WEATHERED STEEL
 - MET- MATED RED METAL CLADDING: STANDING SEAM: VERTICAL
 - GL- GLAZED ENTRY DOOR IN STOREFRONT FRAME
 - OR- INSULATED HOLLOW METAL DOOR + FRAME: RATED EXIT: PT
 - OR- INSULATED HOLLOW METAL DOOR + FRAME: PAINTED
 - OR- METAL SLIDING BARN DOOR AT GARB/ RECYCLING
 - SIGN- SIGN 1 - ILLUMINATED CANOPY SIGN
 - SIGN- SIGN 2 - WALL SIGN 'Y' LOGO

FORM & CHARACTER

Front Facade (Ellis St)

The Revelry concept is about being raw, authentic, and clever with the function of its parts left exposed to form a unique language of heritage and industrial elements; inspired by the many arts districts found in other large centres. With this ethos in mind we are working with the existing front façade to keep the building's heritage while adding new aesthetic elements and openings for more natural light to infiltrate the building. The existing concrete block façade will remain exposed but a screening element will be added. A vertical element on the north front property line helps delineate this building from the actors studio. The muted red cladding is meant to both contrast and compliment the simple industrial palette. The proposed additional storey is meant to contrast in form and finish; a marked contrast to the existing façade and continuous glazing offering views out towards the lake.



SIGNAGE - sign plan

As part of the Ellis street facade this proposal includes (1) Canopy Sign (illuminated) and (1) Wall Sign. We believe this to be in compliance with the City's Signage bylaw 11530. Neither sign will project onto the adjacent City property.

The illuminated canopy sign will be backlit lettering with the illumination for this sign not creating a direct glare upon Ellis street as per section 2.5.1 of the bylaw.

Sign 1

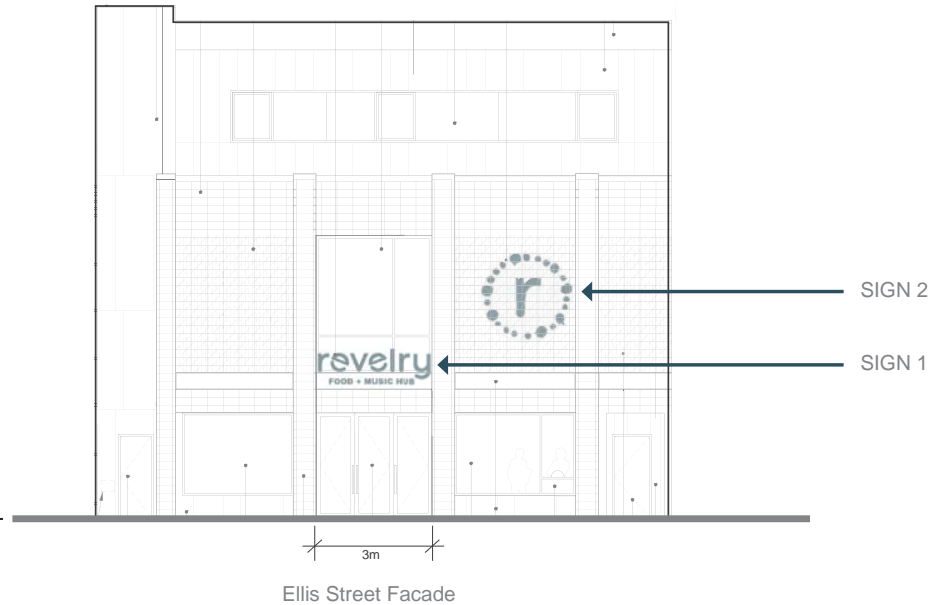
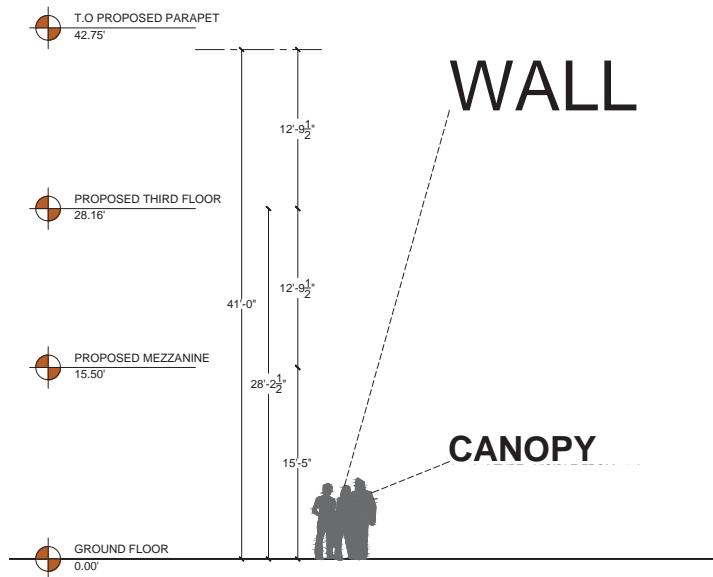
CANOPY SIGN 'revelry' lettering to be 0.4m/ 18" tall. 'food + music hub' lettering to be 0.13m/ 5.5" tall.

This sign will attach to the canopy with the name of the venue. It will not exceed 40% of the canopy area.

Sign 2

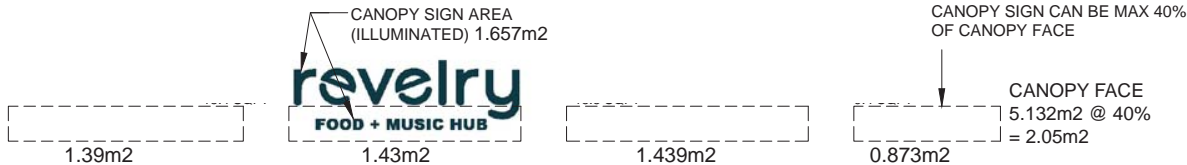
WALL SIGN 4.459m2 (2.3876m dia.)

The Wall signage will feature the logo of venue.



SIGN 1 - CANOPY SIGN

The purpose of the Canopy Sign is to identify the full name of the establishment and be a wayfinding device for the main entrance of the building. The proposed steel beam anchored between the existing structural pillars will form a shallow canopy. This will sit approx. at 3.35m above grade. The Canopy Sign will be illuminated lettering anchored to the steel beam. The cut steel letters w/ acrylic inset will have an industrial and sturdy feel, securely anchored onto the steel beam that forms our minimal depth canopy. The maximum sign area is 1.0 m2 per lineal meter of canopy to a maximum of 40% of the canopy face. Refer diagram setting maximum sign area below.



SCHEDULE

B

This forms part of application

DP20-0155 DVP20-0156

Planner
Initials

TC

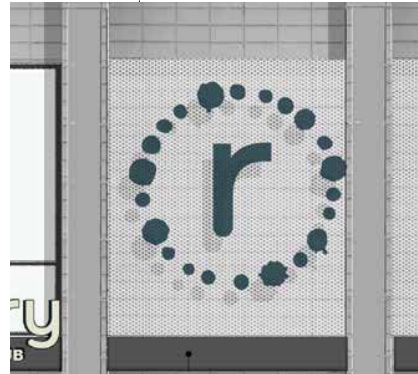
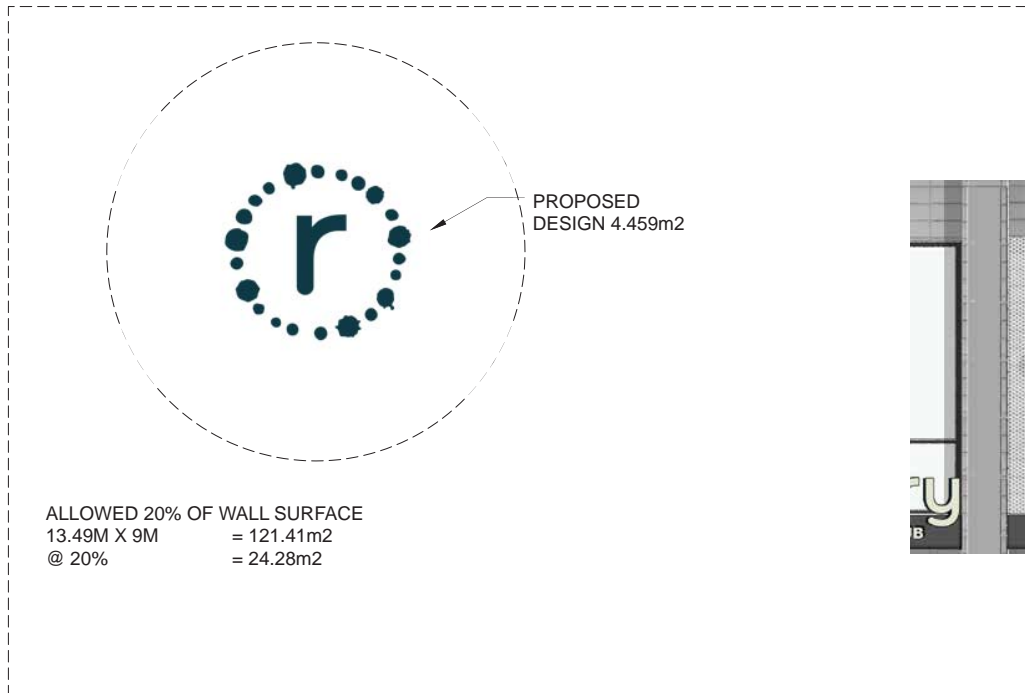
City of
Kelowna
DEVELOPMENT PLANNING



SIGN 2 - WALL SIGN

As part of the facade design steps have been made to attempt to cover up the rather boring stacked concrete block wall. A perforated screen is proposed to be offset from the existing block wall, to cover up the existing pillasters and to be a device to enliven the existing block wall. Onto this screen, we propose to include our company logo 'r' painted. The presence of the logo will be carefully detailed to allow the logo to be easily visible yet still read as integrated into the screen.

The proposed size of 4.459m² / 2.3876m dia. will be well within the allowable maximum (20% of the wall surface it sits on). Refer diagram on left.



WALL Signage 2.3876 dia. 'r' logo

The Wall signage will be painted onto the screen that is affixed to the building wall. This is the logo of Revelry Food +Music Hub.



DP20-0155 / DVP20-0156 1383 Ellis Street

Development Permit and Development Variance Permit Applications



Proposal

- ▶ To consider a Staff recommendation to issue a Form & Character Development Permit for a three-storey commercial building and a Development Variance Permit for three variances to the Zoning Bylaw.

Development Process

Aug. 10th, 2020

Development Application Submitted



Staff Review & Circulation



Aug. 25th, 2020

Public Notification Received



Apr. 20th, 2021

Development Permit &
Development Variance Permit

} Council
Approval

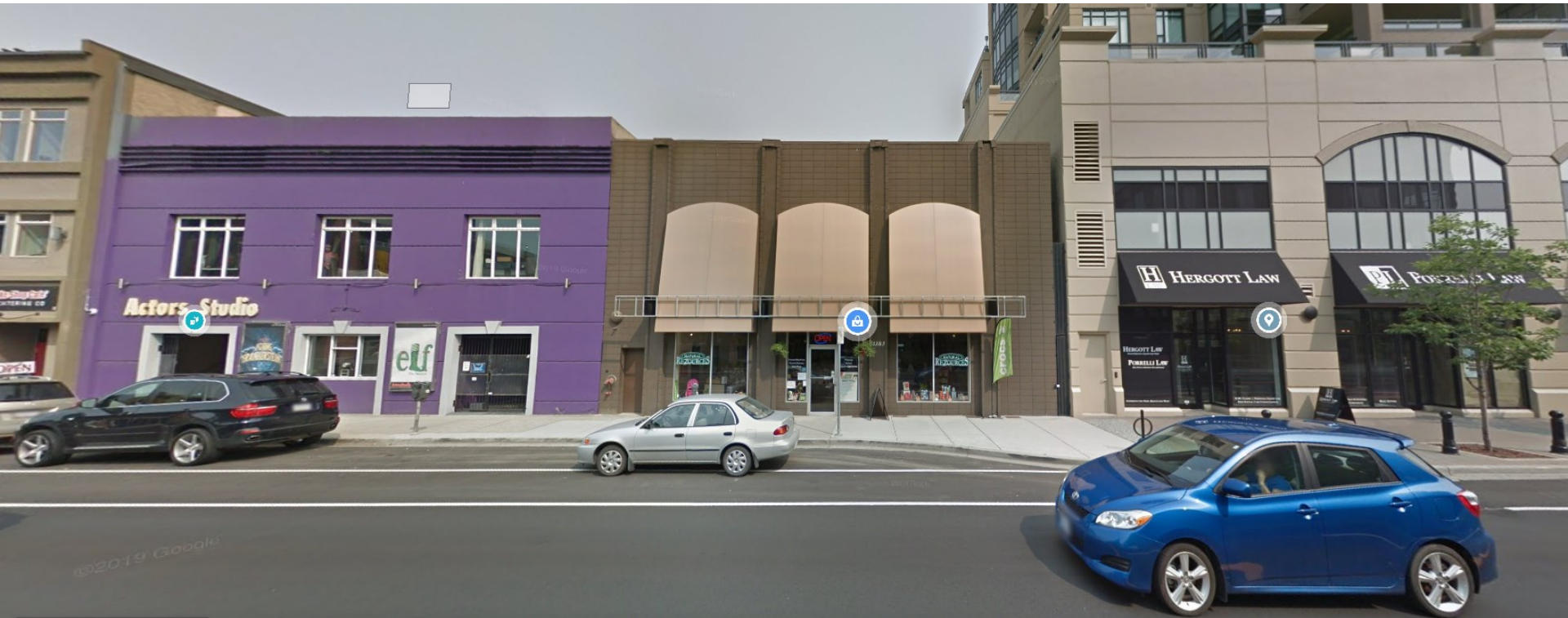


Building Permit

Subject Property Map



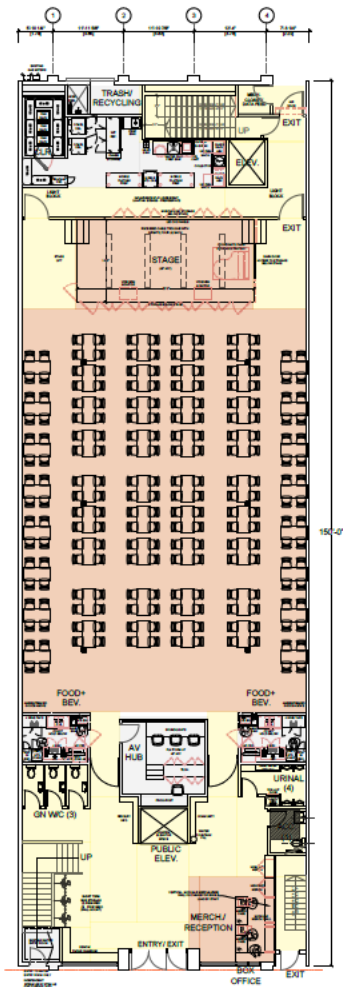
Subject Property Photo



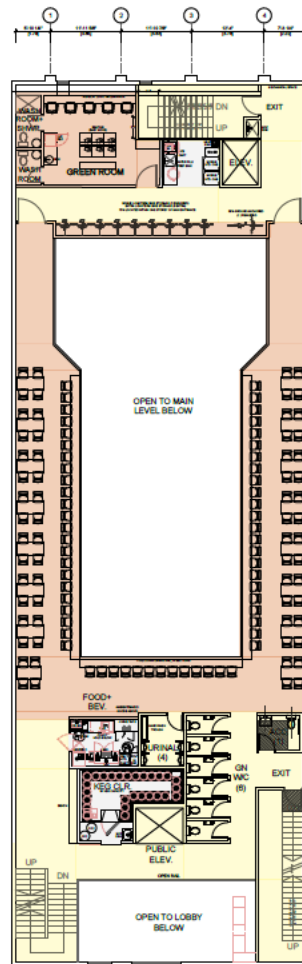
Project Details

- ▶ The proposal is for a 3-storey commercial development.
- ▶ The applicant has indicated they want the structure to act as a café, music hall, urban ballroom and event space.
- ▶ The total GFA will be 1,699m² and will have a third storey addition.

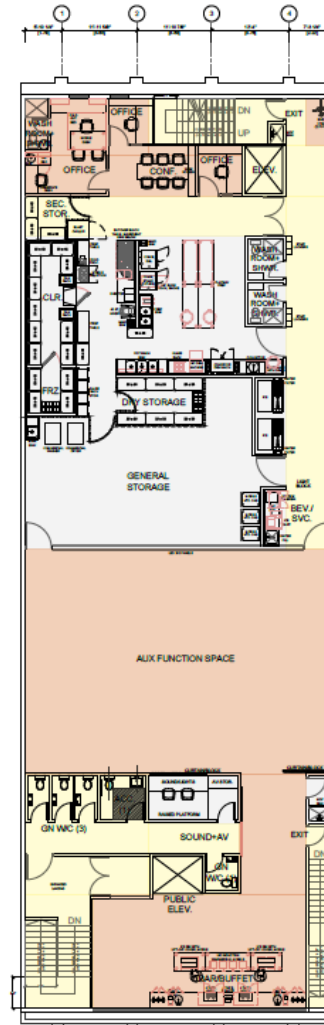
Floor Plans



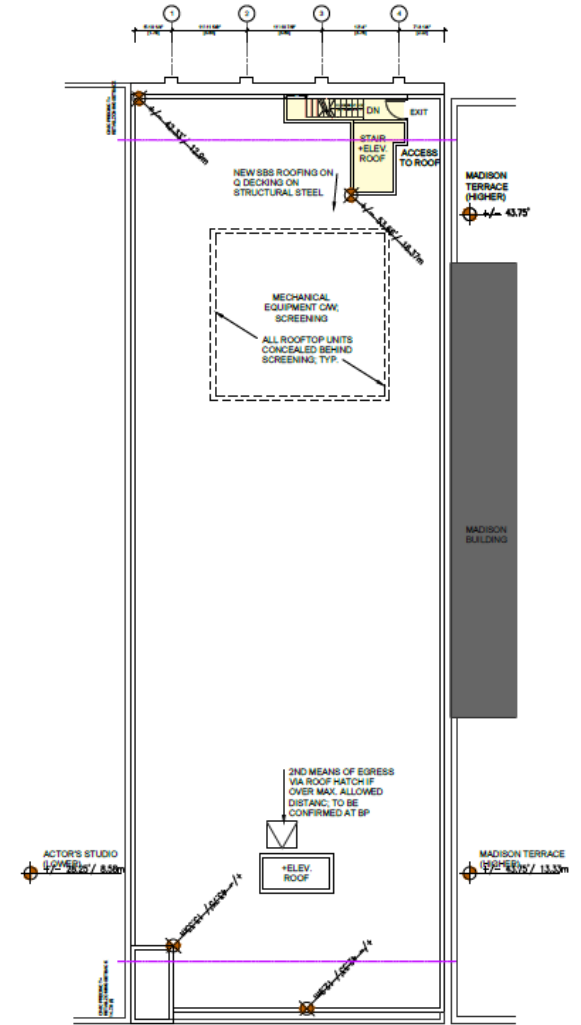
Ground Floor



Second Floor



Third Floor

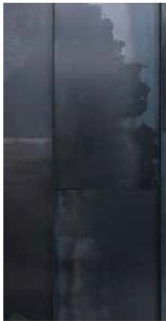


Roofplan

Elevations



RED STANDING SEAM CLADDING + TRIM



DARKENED STEEL CANOPY + GLAZING FRAMES



EXISTING STACKED BLOCK WALL



PERFORATED SCREEN ON EXISTING BLOCK

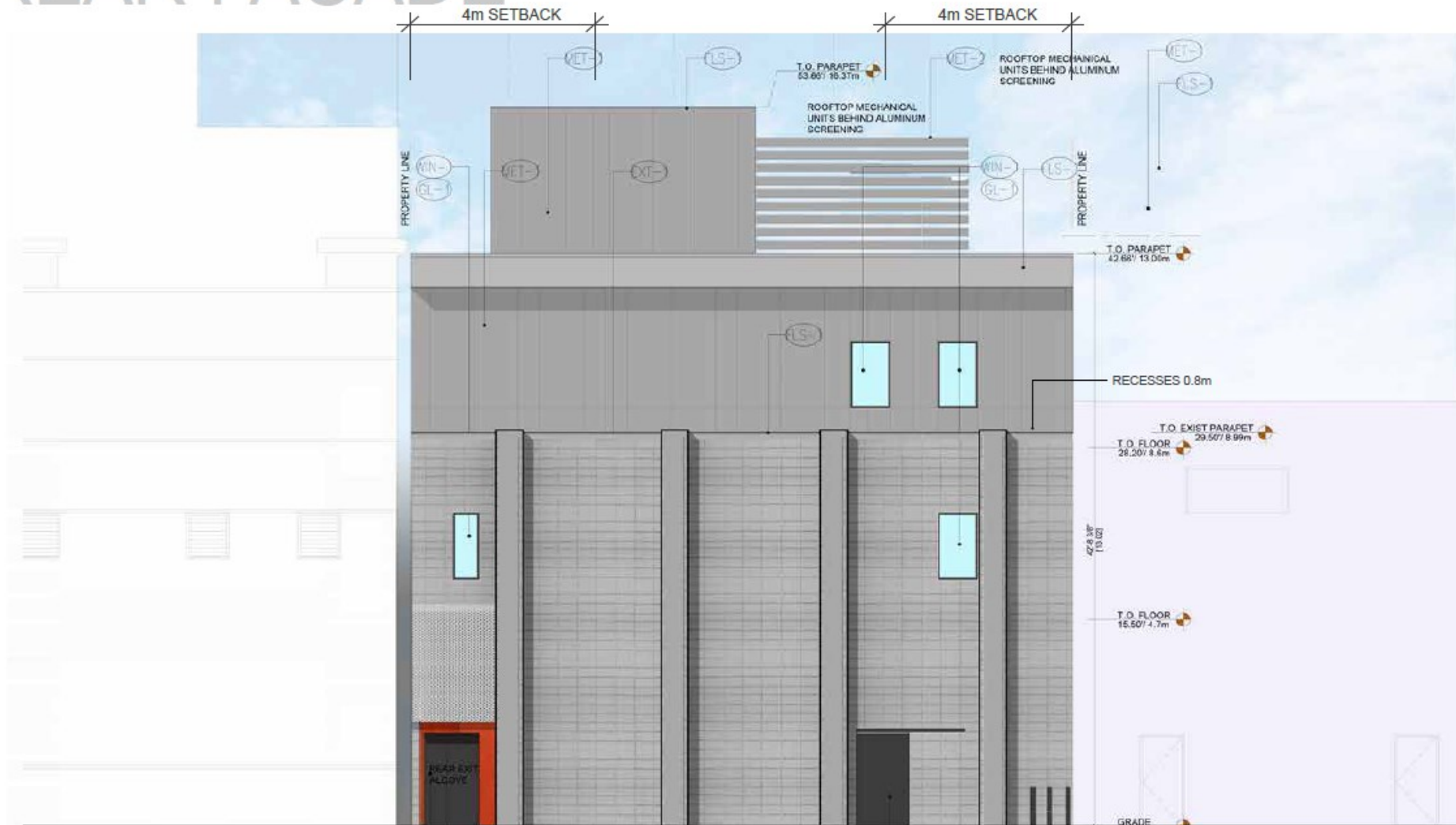


GREY STANDING SEAM CLADDING + TRIM

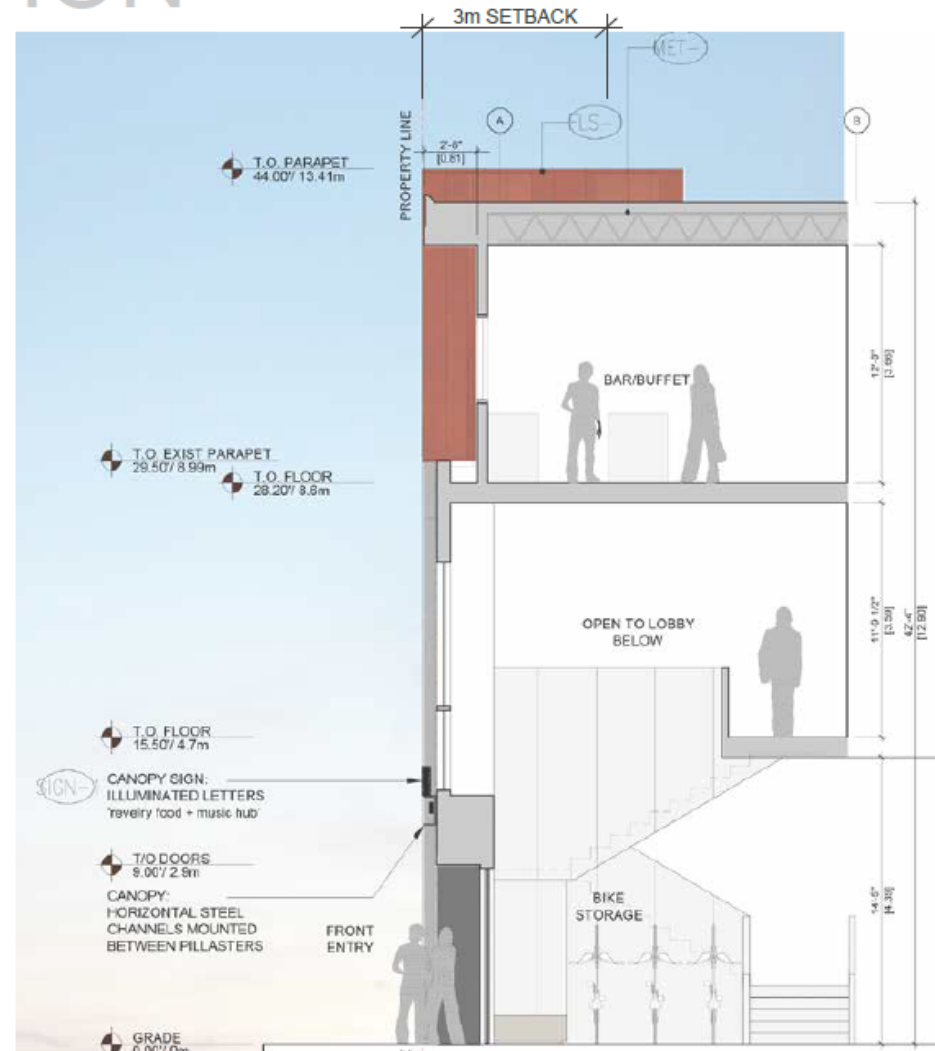
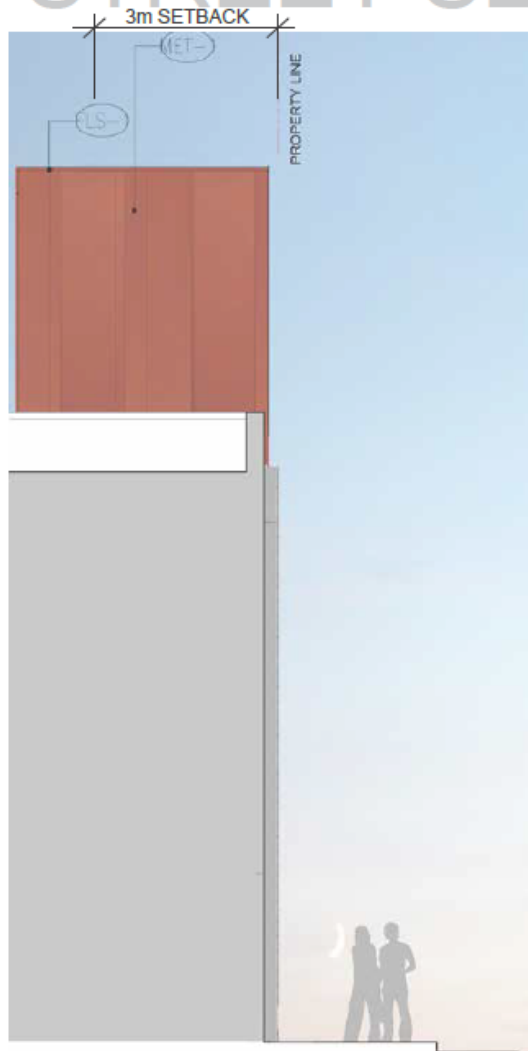
FRONT FACADE



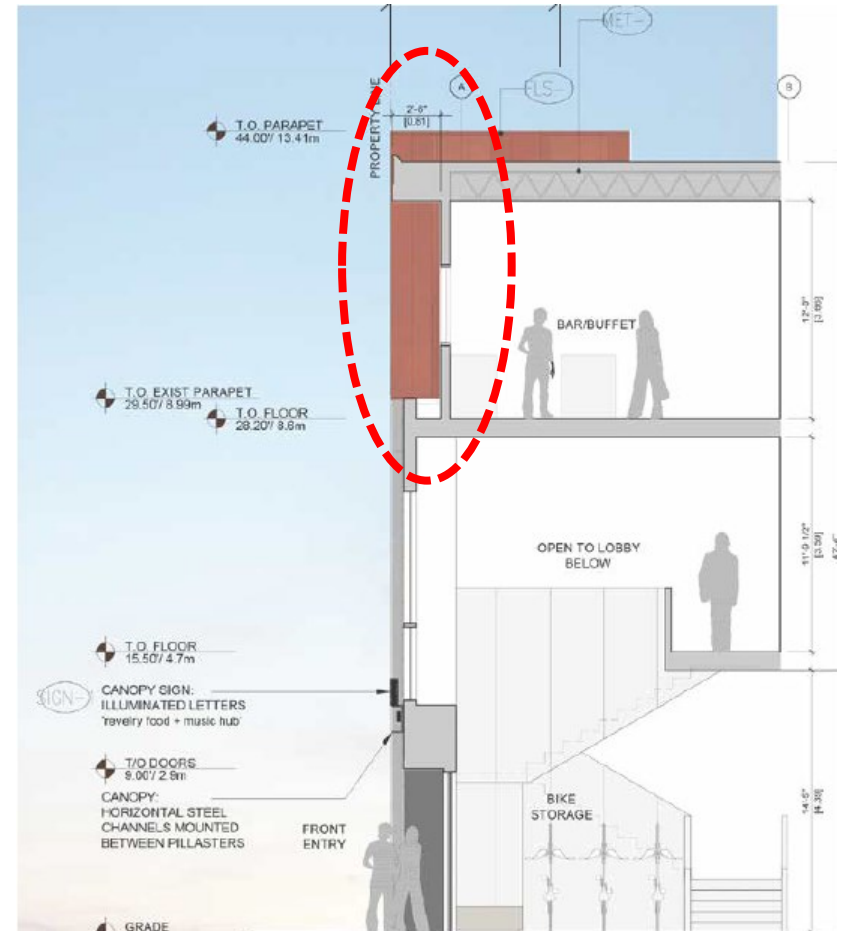
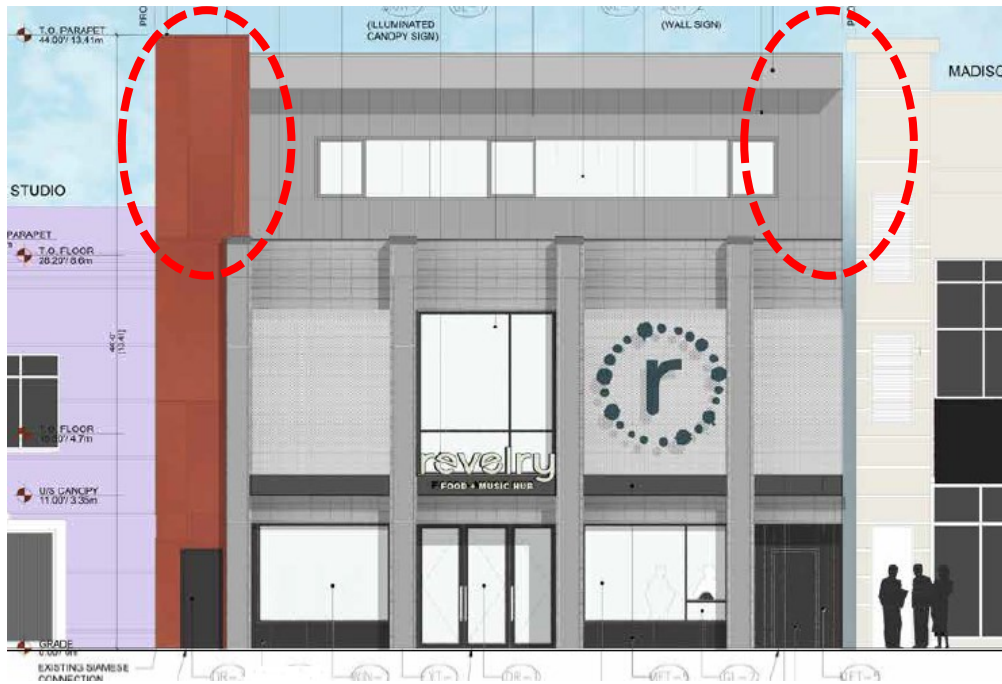
REAR FACADE



ELLIS STREET SECTION



Variances



Rendering



Rendering



Development Policy

- ▶ Chapter 14: Urban Design DP Guidelines
 - ▶ Civic Precinct Design Guidelines
 - ▶ Strong relationship with public realm;
- ▶ 2020-2025 City of Kelowna Cultural Plan
 - ▶ Establish future direction for the development or redevelopment of cultural facilities;
 - ▶ Increase available projection space for local artists;
 - ▶ Expand live music venues and local live music opportunities.

Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit and Development Variance Permit
 - ▶ Consistent with OCP urban design guidelines.
 - ▶ Proposed variances will help improve street interface and pedestrian realm.
 - ▶ Applicant willing to pay required cash-in-lieu.
 - ▶ Concerns with use and scale, but application can advance arts and culture in Kelowna.



Conclusion of Staff Remarks

FOOD+MUSIC HUB

revelry

CONCEPT OVERVIEW



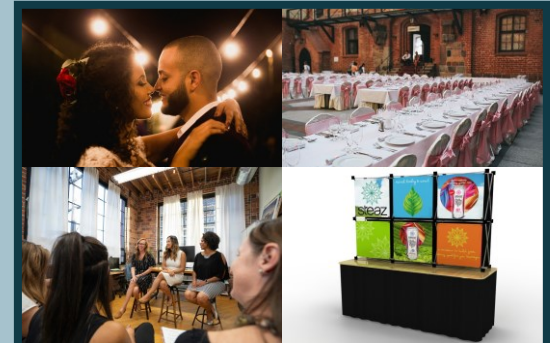
CAFÉ

+

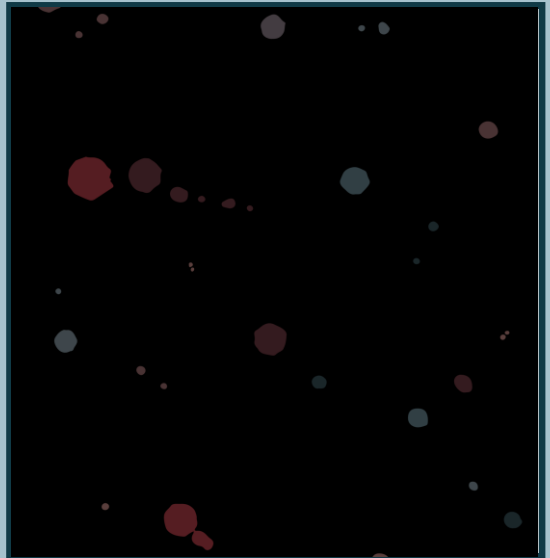
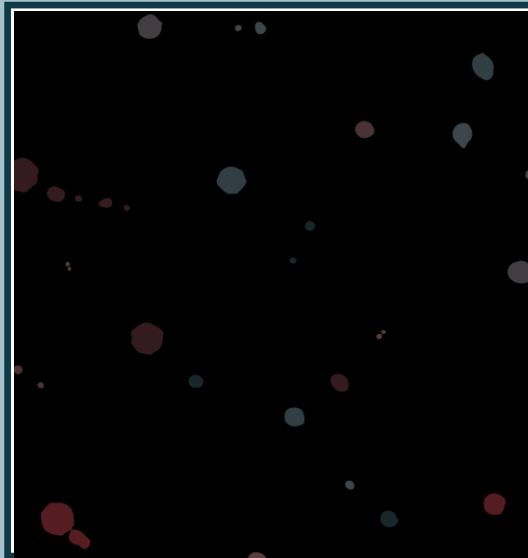
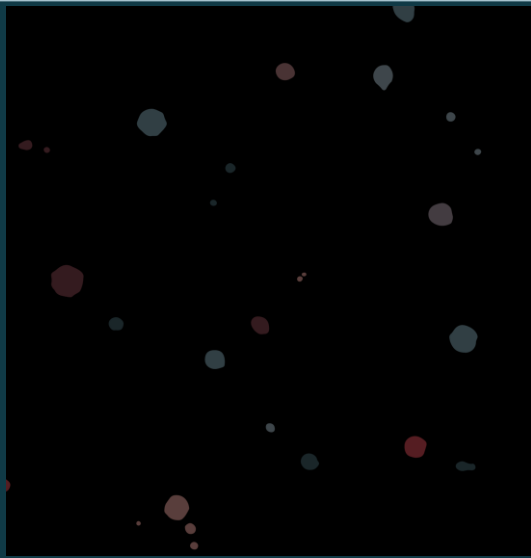


MUSIC HALL

+



URBAN BALLROOM



CULTURAL PLAN ALIGNMENT

TWO-THIRDS OF 2020-2025 CULTURAL PLAN GOALS ACHIEVED OR SUPPORTED

GOALS ACHIEVED



1.3, 1.4, 1.5, 3.1, 3.3, 3.4, 3.5,
4.3, 4.4, 6.1, 6.2, 6.3, 6.4, 6.5,
7.5, 8.2, 8.3, 8.4, 8.5, 9.1, 9.2,
9.3, 9.4, 10.1, 10.5

GOALS SUPPORTED



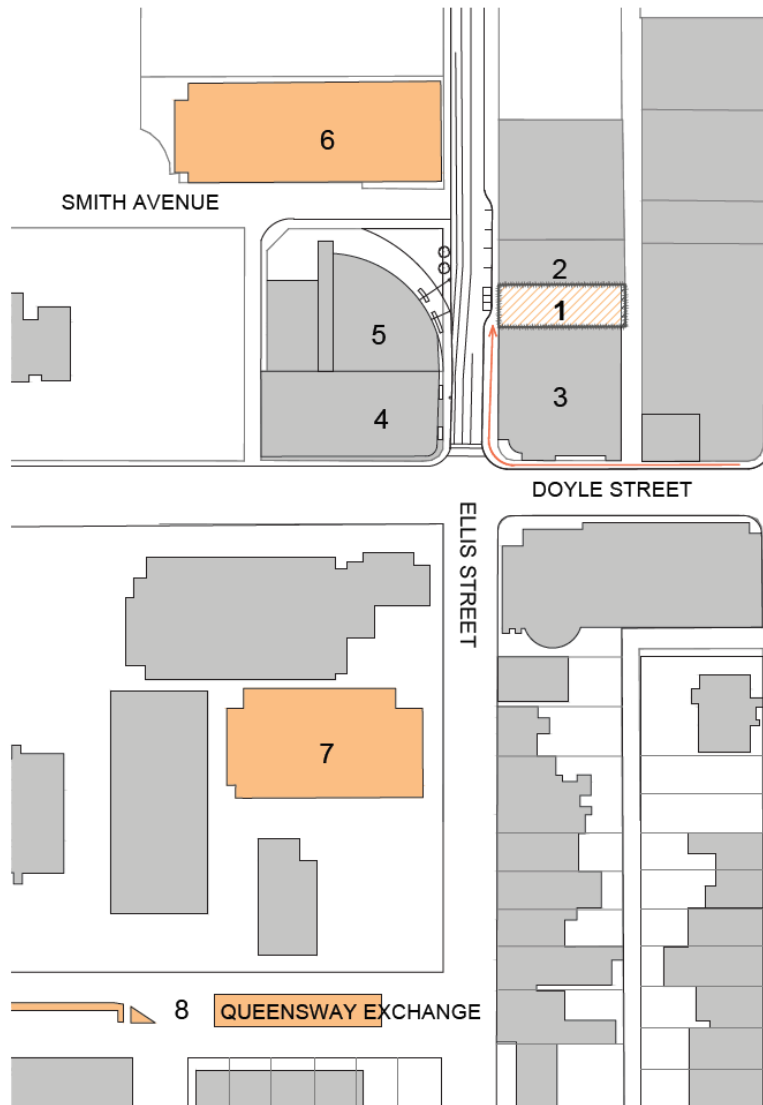
2.1, 2.2, 2.3, 2.5, 5.1, 5.3, 9.5,
10.2, 10.3, 10.4

STRATEGIC INVESTMENTS	SPACES	VITALITY	CAPACITY	CONNECTIONS
Goal 1: Increase contribution of resources 1.1 Increase funding to local organizations with a focus on multi-year and core operating funding 1.2 Inform community members about opportunities to become involved with cultural organizations 1.3 Promote fair wages for arts professionals and support strategies aimed at attracting skilled creative workers and enterprises to Kelowna 1.4 Develop funding that strengthens relationships and fosters a more inclusive community that is respectful to all cultures 1.5 Invest in cultural infrastructure	Goal 3: Optimize existing spaces 3.1 Use existing space in new ways 3.2 Identify, preserve and protect the community's heritage assets including natural landscapes and local archaeological sites 3.3 Animate community spaces with quality and accessible public art 3.4 Upgrade technologies to improve audience experience 3.5 Remove barriers and simplify access to space for cultural activities	Goal 5: Learn from our past 5.1 Honour the importance and share the history and culture of Indigenous people with a focus on the local syilx/Okanagan People 5.2 Spark interest in our history and share the value of preserving our heritage 5.3 Establish a framework for including the voice of Indigenous artists and cultural leaders in the creative sector 5.4 Tell stories about the history of our community and the land we live on 5.5 Strengthen linkages between heritage and cultural tourism	Goal 7: Support a viable creative sector 7.1 Foster a diversified funding approach by non-profit cultural organizations 7.2 Create strong governance, management and administrative systems that are appropriate for an organization's lifecycle stage 7.3 Use a common language between trainers, consultants, resource centres and organizations when discussing organizational capacity and health 7.4 Mobilize the creative sector to take intentional action on truth and reconciliation 7.5 Connect artists and organizations with professional development, mentoring and capacity building training	Goal 9: Broaden the reach 9.1 Expand the role of youth in the creative sector 9.2 Encourage participation in the arts as a method of provoking thoughtful conversations about local issues 9.3 Support cultural programming that promotes social inclusion and addresses important social issues 9.4 Encourage arts programming in non-arts mandated organizations with a focus on the development of new partnerships 9.5 Ensure the needs of the creative sector are appropriately captured in City plans and policies
Goal 2: Understand our impact 2.1 Use a coordinated approach to measure the impact of the creative sector on the community that includes looking beyond economic multipliers 2.2 Increase community awareness and stakeholder knowledge of the benefits and impact of culture in the community 2.3 Build on the role of the creative sector in tourism and economic development 2.4 Support artists and organizations with the tools and knowledge necessary to measure, track and modify programs to improve community impact 2.5 Demonstrate the impact of the creative sector to leverage additional resources & support	Goal 4: Commit to developing new facilities 4.1 Understand the current and future needs for new cultural facilities within the community 4.2 Establish future direction for the development or redevelopment of cultural facilities 4.3 Find creative solutions to garner support for the construction of new cultural facilities including traditional and non-traditional funding models 4.4 Increase available production space for local artists 4.5 Assess and explore the development of shared storage facilities between cultural organizations	Goal 6: Boost vitality at street level 6.1 Expand live music venues and local live music opportunities 6.2 Celebrate multiculturalism and the growing diversity of our community 6.3 Amplify participation in public events by reducing barriers to attending 6.4 Support and celebrate Indigenous arts and culture 6.5 Increase the number of new and innovative artistic experiences offered in Kelowna	Goal 8: Share our story 8.1 Highlight the successes of Kelowna's creative sector 8.2 Build broader and deeper relationships with audiences 8.3 Make information about cultural events, programs and services easy to find for residents and visitors 8.4 Promote arts, culture and heritage experiences, as a reason to live in and visit Kelowna 8.5 Foster cultural advocates	Goal 10: Convene and connect 10.1 Facilitate dialogue and collective action between people with similar interests 10.2 Explore opportunities for the broader involvement of local educational institutions in developing and supporting local artists, organizations and initiatives 10.3 Bring regional, provincial and national conferences or events to Kelowna 10.4 Facilitate networking between cultural stakeholders across the Okanagan region 10.5 Encourage community awareness and collaboration to advance the Cultural Plan strategies

FOOD PRIMARY ESTABLISHMENT means development where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafés, delicatessens, tea rooms, lunch rooms, refreshment stands and take-out restaurants. Licensed restaurants may serve any kind of liquor, even to customers who do not order food. However a full range of appetizers and main courses must be available whenever liquor is available. Restaurants may remain open 24 hours a day, but may only serve liquor between 9:00am and 4:00am daily. This does not include drive-through food services. These establishments may be holders of a Food Primary Licence.

FOOD PRIMARY LICENSE means liquor license issued by the Province of British Columbia Liquor Control and Licensing Branch for a business in the hospitality, entertainment or beverage industry including restaurants where the service of food rather than the service of liquor is the primary focus of the business.

LOCATION



PROMINENT LOCATION WITHIN KELOWNA'S CULTURAL DISTRICT

CURRENTLY ZONED FOR FOOD PRIMARY, HOTEL OR SPECTATOR ENTERTAINMENT ESTABLISHMENTS

ADJACENCY TO TWO NEARBY PARKADES AND THE QUEENSWAY BUS EXCHANGE

WALKING DISTANCE FROM EXPANDING RESIDENTIAL OFFERINGS IN DOWNTOWN

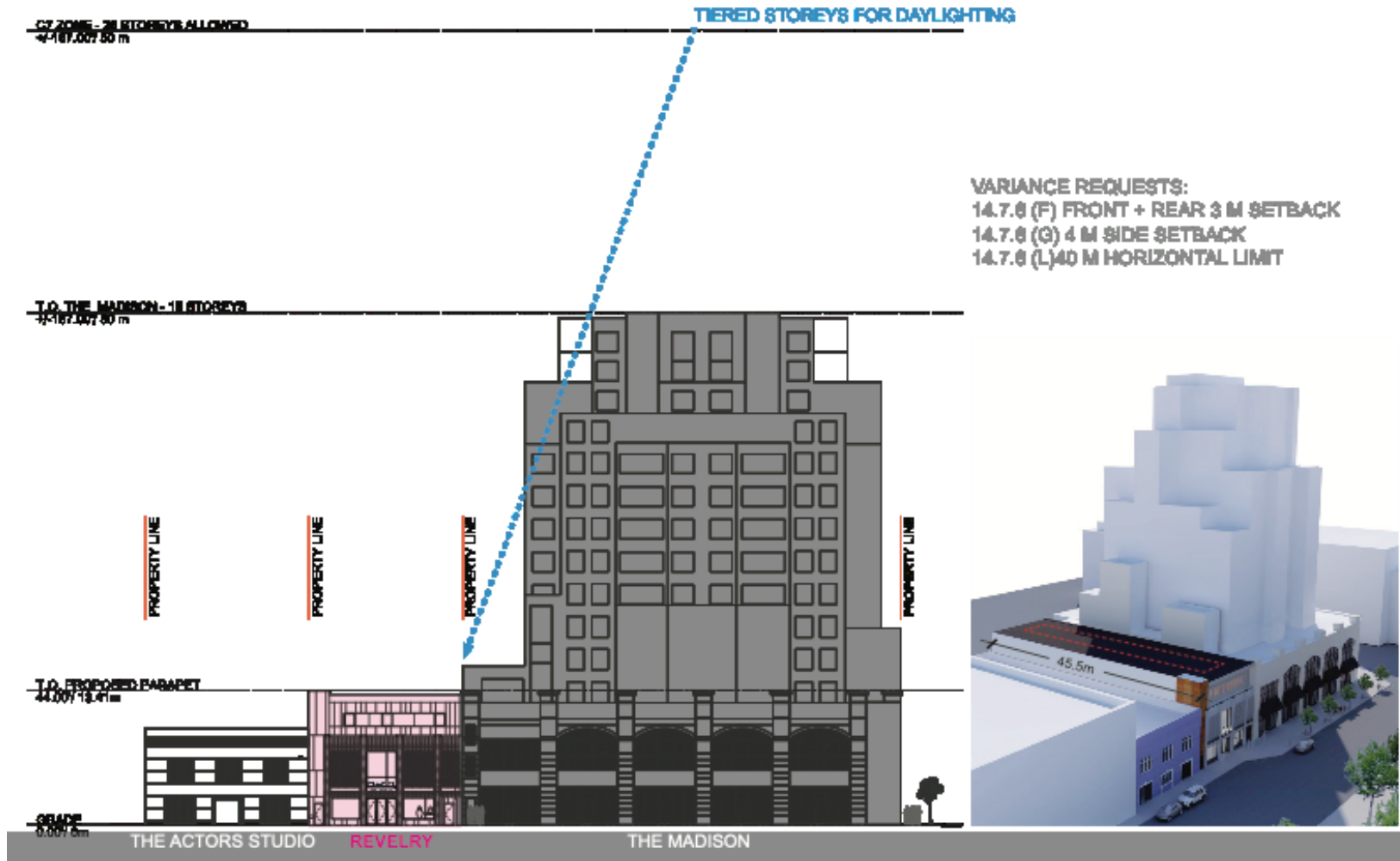
LEGEND

1. FUTURE REVELRY LOCATION
2. THE ACTOR'S STUDIO
3. THE MADISON
4. THE LIBRARY
5. THE INNOVATION CENTRE
6. LIBRARY PLAZA PARKADE - 604 STALLS
7. MEMORIAL PARKADE - 566 STALLS
8. QUEENSWAY EXCHANGE BUS STATION

VARIANCES



THE CMC PRECINCT AREA SETBACKS WITHIN C7 ZONE ARE INTENDED FOR DAYLIGHTING STANDARDS FOR TALL RESIDENTIAL BUILDINGS NOT OLDER INFILL DEVELOPMENTS SUCH AS REVELRY.





SIZE / CONFIGURATION

OVER 870 m² (9,400 ft²) OF PUBLIC SPACE AVAILABLE

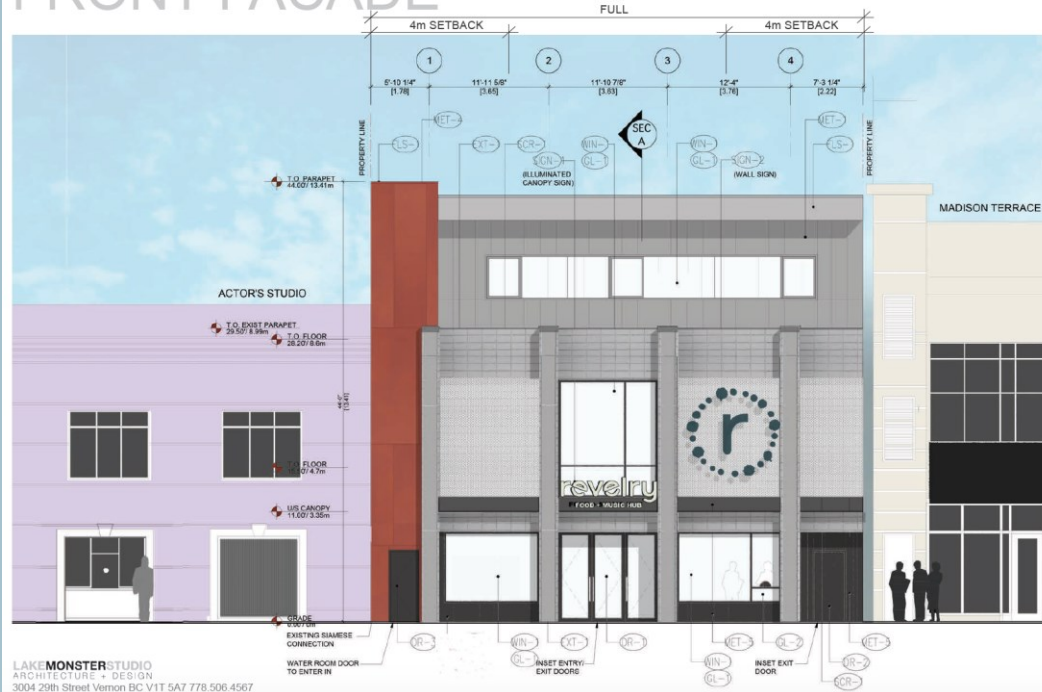
MULTIPLE BREAKOUT ROOM CONFIGURATIONS

CAPACITIES BY MODE

CAFÉ:	300 +/-
MUSIC HALL, SEATED:	300 +/-
MUSIC HALL, STANDING*: 800	
THIRD FLOOR ONLY:	125
EXPO SHOWS (3 FLOORS):	1,050

** NOTE: STANDING ROOM SHOWS, IF HELD, TO BE IN COMPLIANCE WITH LCRB GUIDELINES*

FRONT FACADE



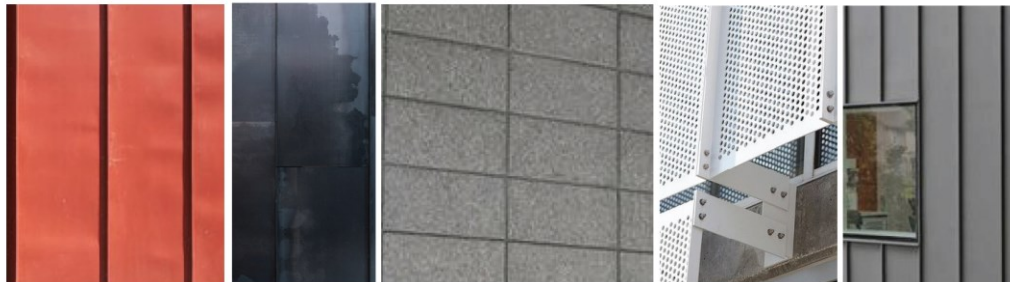
LAKE MONSTER STUDIO
ARCHITECTURE + DESIGN
3004 29th Street Vernon BC V1T 5A7 778.506.4567

MODERN INDUSTRIAL STORYLINE INSIDE
AND OUT

ADAPTATION OF EXISTING FAÇADE

INCREASE NATURAL LIGHT AND STREET
EXPOSURE

GLAZING ABOVE ENTRY VISUALLY
CONNECTS INTERIOR MEZZANINE TO
STREET LEVEL



RED STANDING
SEAM CLADDING
+ TRIM

DARKENED
STEEL CANOPY
+ GLAZING FRAMES

EXISTING STACKED
BLOCK WALL

PERFORATED SCREEN
ON EXISTING BLOCK

GREY STANDING SEAM
CLADDING + TRIM



FACILITY

ADAPTATION OF EXISTING BUILDING,
LOCATION

MODERN INDUSTRIAL STORY LINE
REDUCES MATERIALS

EXCEDED SUGGESTED END OF TRIP
FACILITIES

ENERGY USE REDUCTION FOR
KITCHEN+AV EQUIPMENT

LOW GREASE PRODUCTION,
ENVIRONMENT IMPACT

OPERATIONS

WASTE REDUCTION FOCUS THROUGH
ALL ACTIONS

NEXT GENERATION KITCHEN CONCEPT
[FULL SERVICE]

FOCUS ON LOCAL SOURCING [PREFER
WITHIN 100KM]

GOAL: BEVERAGE SERVICE EXCLUSIVELY
ON TAP

MENU DESIGN, GOALS FOR PROTEIN
SOURCING

PROJECT IMPACT

FLEXIBILITY IS CORE TO THE CONCEPT,
EASY TO ADAPT

FLEXIBLE FLOOR PLANS, NOTHING
FIXED

EXPLORING OPTIONS TO ENHANCE
INDOOR HEALTH

IMPORTANCE OF FOOD PRIMARY
DESIGNATION

GREATER IMPACT

LOCAL RESTAURANTS AND MUSIC
ESTABLISHMENTS

MUSIC INDUSTRY IMPACT AT ALL
LEVELS

\$1 IN SMALL VENUE TICKETS = \$12 FOR
NEARBY BUSINESSES

DRAW VISITORS TO THE DOWNTOWN
CORE

REVELRY FOOD+ MUSIC HUB WOULD BE A VALUABLE RECOVERY PLATFORM FOR THE LOCAL COMMUNITY
POST-PANDEMIC. TIMING IS IMPORTANT.

FOOD+MUSIC HUB

revelry

THANK YOU