

REPORT TO COUNCIL



Date: October 5, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0052

Owner: Bromaxx Property Group Ltd.,
Inc. No. BC1021305

Address: 1080-1090 Richter St

Applicant: Redbird Brewing Inc – Powell
Maxfield

Subject: Development Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: I4 – Central Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0052 for Lot 1 District Lot 139 ODYD Plan 7858, located at 1080-1090 Richter 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 to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. 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;

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

2.0 Purpose

To consider the form and character of a brewery and distillery expansion.

3.0 Development Planning

Staff are recommending support for the proposed brewery and distillery expansion and subsequent site renovation as it is consistent with the Official Community Plan (OCP) guidelines for form and character for urban design. The overall site will be significantly renovated and enhanced through the development of an outdoor seasonal liquor consumption area including both standing and sitting areas, complementary landscape plantings including a number of deciduous trees, and relatively minor exterior renovations to the larger building (Building B) located at the rear of the site in which Redbird Brewing has taken over.

4.0 Proposal

4.1 Background

Redbird Brewing has been in operation on the subject property since 2017 and has not generated any bylaw complaints related to noise or disturbance from the business operation.

4.2 Project Description

Redbird Brewing has been open for business for well over 2 years and is looking to expand the existing brewery and distillery operation by transitioning the main production and sales components into the existing building (Building B) located at the rear of the property while maintaining the existing operation in the Building A located at the front of the property which will be utilized for both brewery and distillery production and private party rentals. No additional floor area is being added to either building located on the property.

The applicant has proposed to extensively renovate the overall site including interior and exterior renovations to Building B to facilitate the expansion as well as the open space located in between the two buildings to provide for an outdoor seasonal liquor service area. The proposal will see the existing 7 parking stalls located on-site maintained with an addition of 80 short-term bicycle parking spaces, the addition of an outdoor seating area, elevated music stage, dog run and complimentary landscape plantings including 3 new deciduous trees, located throughout the site to enhance the form and character of the overall property and improve the street interface.

The exterior facade of Building B will be enhanced and modified with the addition of new doors, windows, window trim, raised planters, enclosure fencing and a feature two-sided fireplace while maintaining the existing concrete block siding.

4.3 Site Context

The subject property is located midblock on the west side of Richter Street in between Recreation Ave to the north and Gaston Ave to the south. The site is largely surrounded by other I₄ zoned industrial properties to the north, east and south with Recreation Avenue Park directly to the west. There are a number of other micro-brewery and distilleries operating in the neighbourhood including Vice & Virtue, Kettle River Brewing, Jackknife Brewing and Rustic Reel.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ – Central Industrial	Industrial
East	I ₄ – Central Industrial	Industrial
South	I ₄ – Central Industrial	Industrial
West	P ₁ lp – Major Institutional (Liquor Primary)	Park

Subject Property Map: 1080-1090 Richter Street



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₄ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	3.0	0.3
Max. Site Coverage	n/a	n/a
Max. Height	18.0 m	no change
Min. Front Yard	0.0 m	3.09 m / no change
Min. Side Yard (south)	0.0 m	0.28 m / no change
Min. Side Yard (north)	0.0 m	0.10 m / no change
Min. Rear Yard	0.0 m	0.12 m / no change
Other Regulations		
Minimum Vehicle Stalls	7 stalls	7 stalls / no change
Accessible Parking Stall	1 stall	1 stall
Loading Stall	1 stall	1 stall
Short-term Bicycle Parking	1 stall	80 stalls

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs per ha located within a 400 metre walking

distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Chapter 14: Urban Design Development Permit Guidelines

Objective 3.0 Relationship to the Street

Policy 3.2 Develop visual and physical connections between the public street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies);

6.0 Application Chronology

Date of Application Received: February 5, 2020

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP20-0052

Attachment B: Applicants Letter of Rationale

Schedule A: Site Plan

Schedule B: Elevations

Schedule C: Landscape Plan