



DP20-0052

1080-1090 Richter St

Development Permit Application



Proposal

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

Development Process



Feb 5, 2020

Development Application Submitted



Staff Review & Circulation



Development Permit Consideration



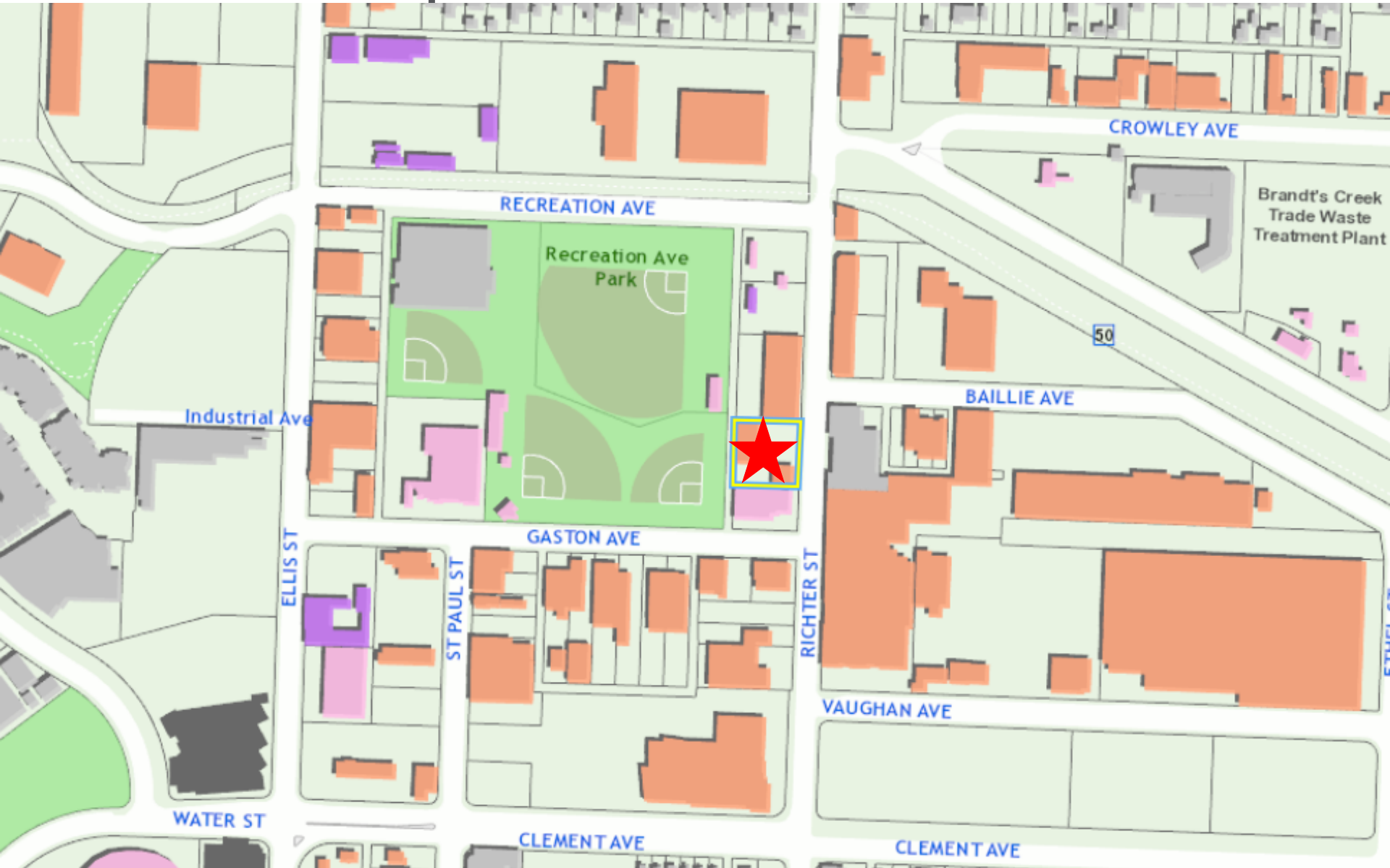
Council Approvals



Oct 5, 2020

Building Permit

Context Map



City of Kelowna

Subject Property Map

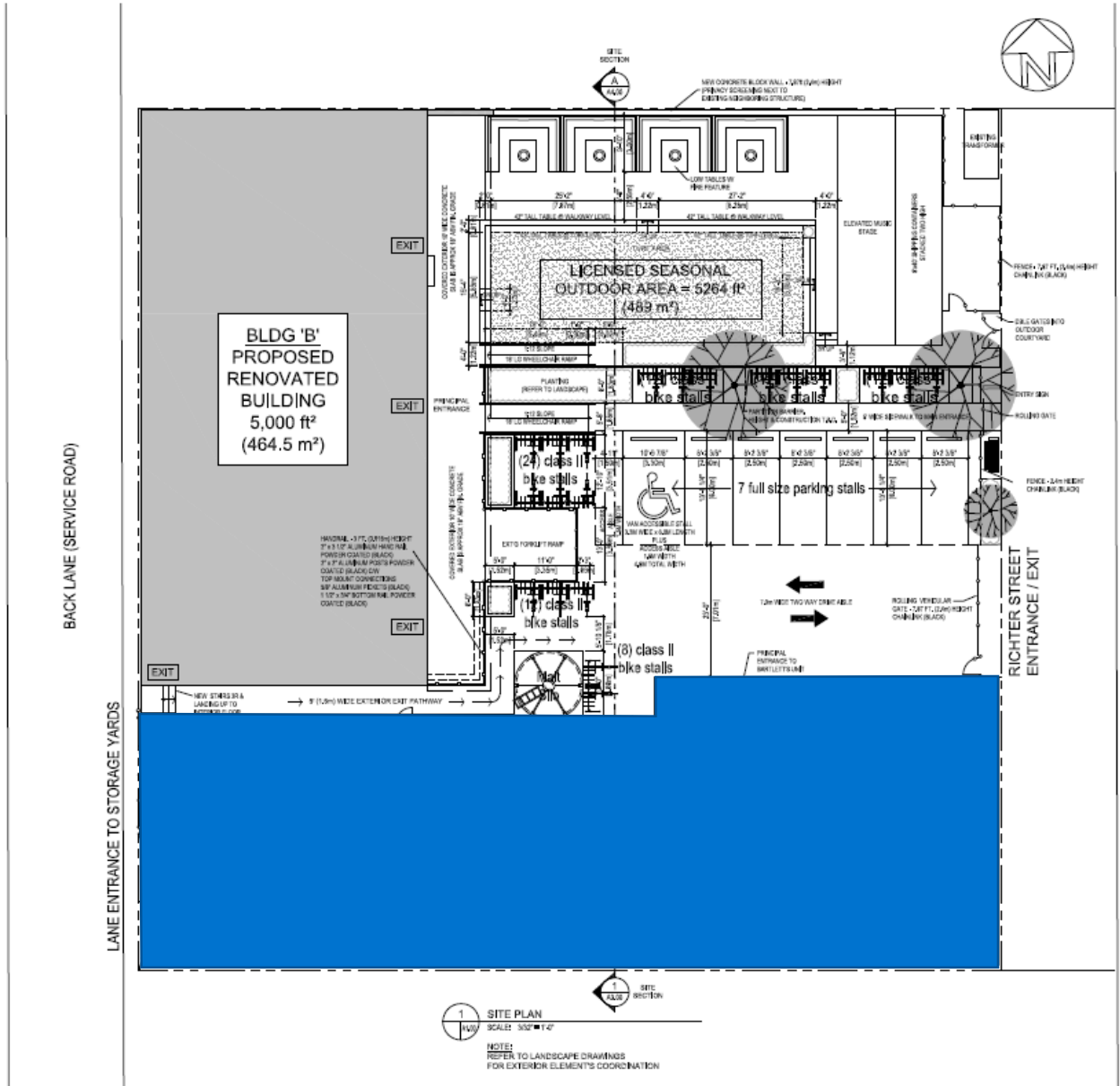


City of Kelowna

Project/technical details

- ▶ No additional floor area proposed
- ▶ Building B use change
- ▶ 7 existing parking stalls maintained
- ▶ Site renovation focused on outdoor improvements

Site Plan



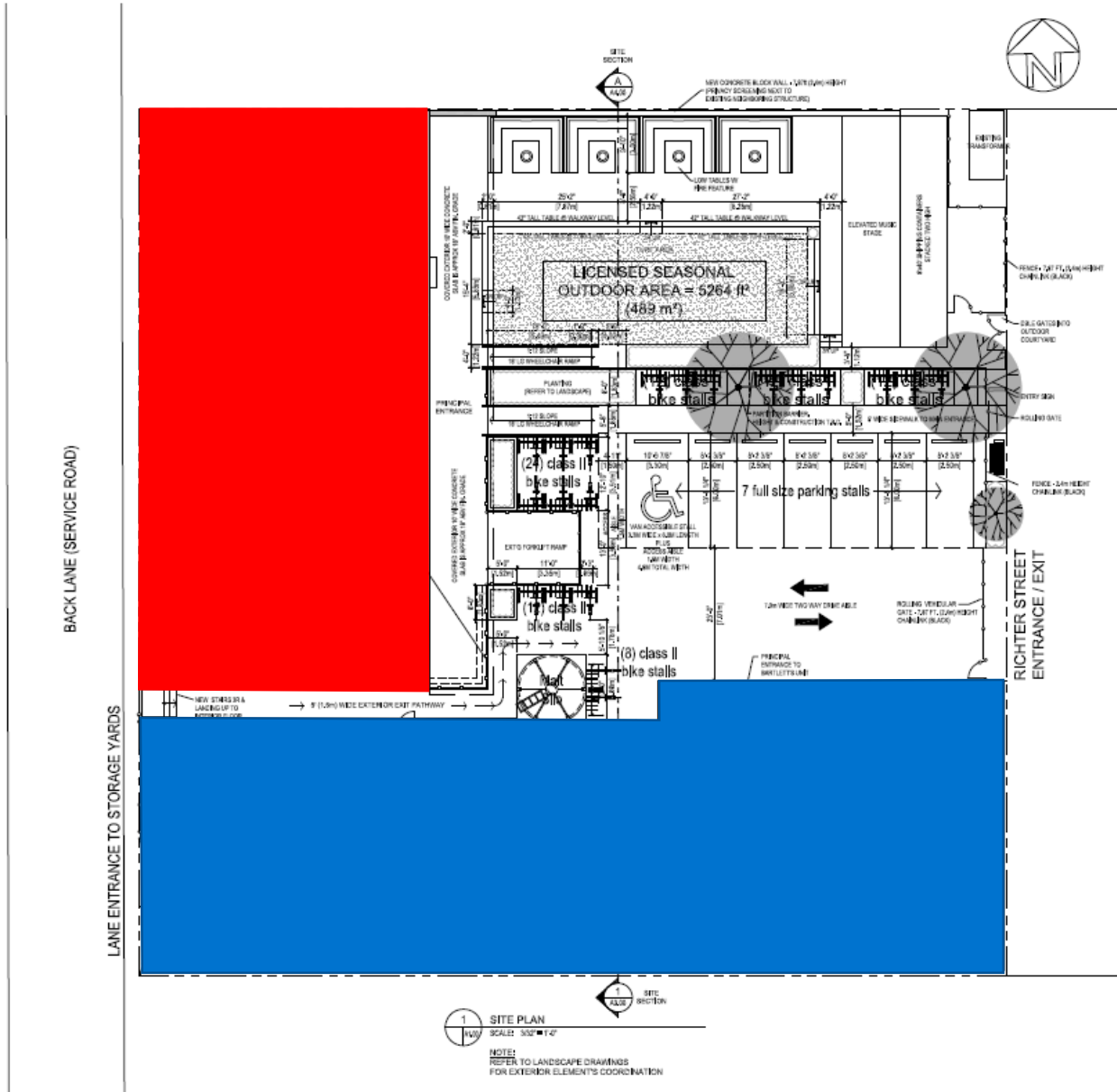
BACK LANE (SERVICE ROAD)

LANE ENTRANCE TO STORAGE YARDS

RICHTER STREET

1 **SITE PLAN**
 SCALE: 1/32" = 1'-0"
 NOTE: REFER TO LANDSCAPE DRAWINGS FOR EXTERIOR ELEMENTS COORDINATION

Site Plan



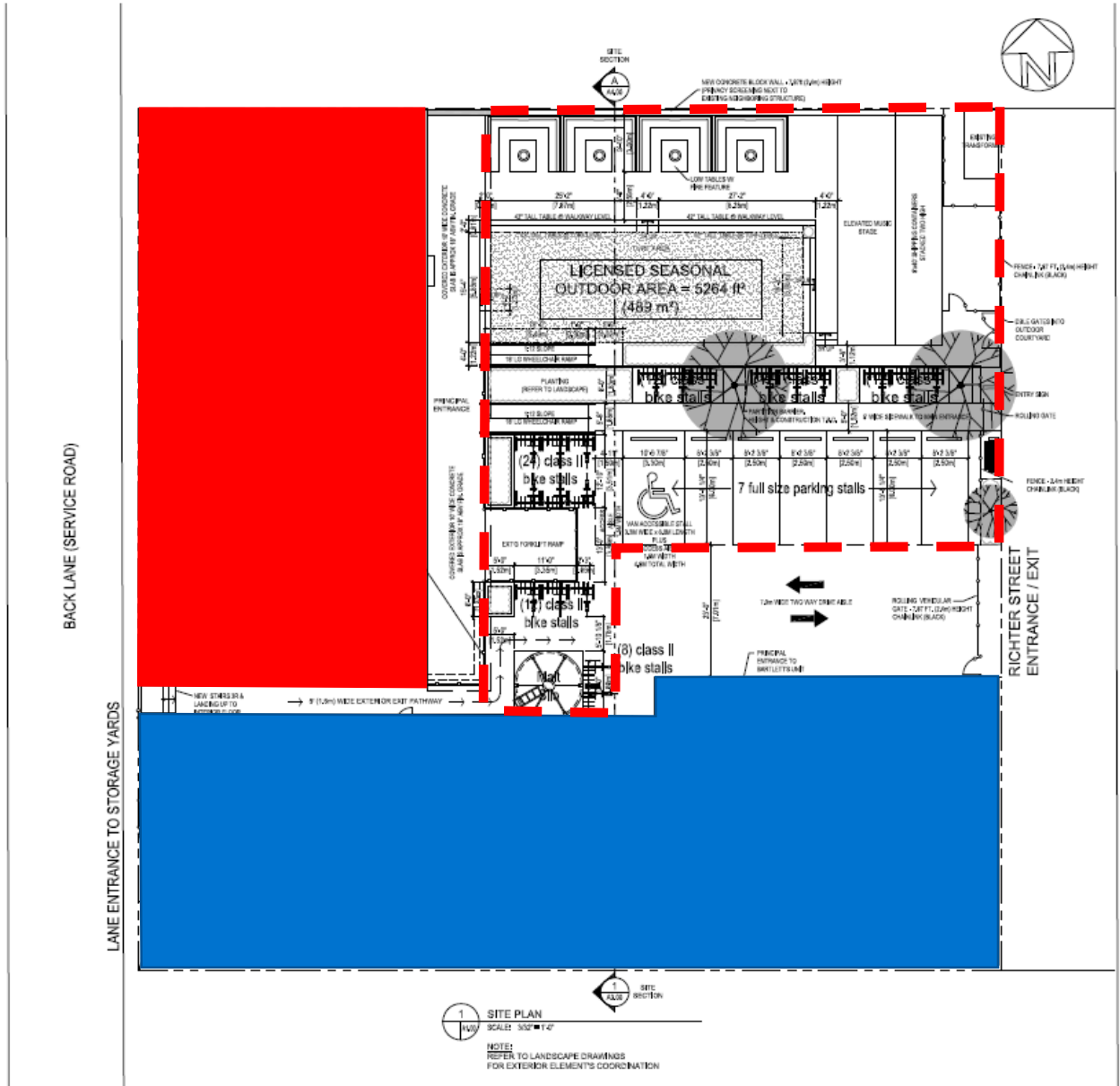
BACK LANE (SERVICE ROAD)

LANE ENTRANCE TO STORAGE YARDS

RICHTER STREET

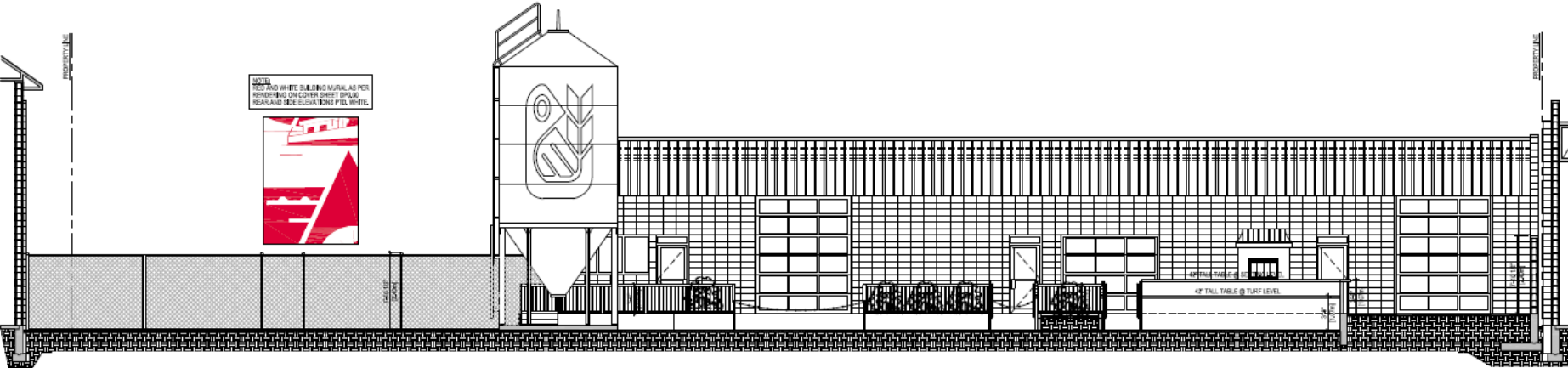
SITE PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: REFER TO LANDSCAPE DRAWINGS FOR EXTERIOR ELEMENTS COORDINATION

Site Plan

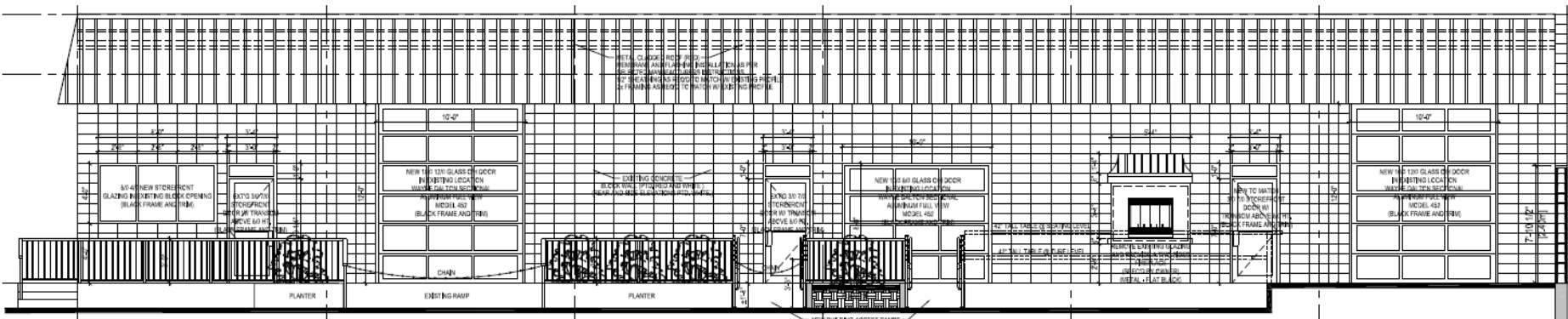



SITE PLAN
 SCALE: 1/8" = 1'-0"
 NOTE:
 REFER TO LANDSCAPE DRAWINGS
 FOR EXTERIOR ELEMENTS COORDINATION

Elevations

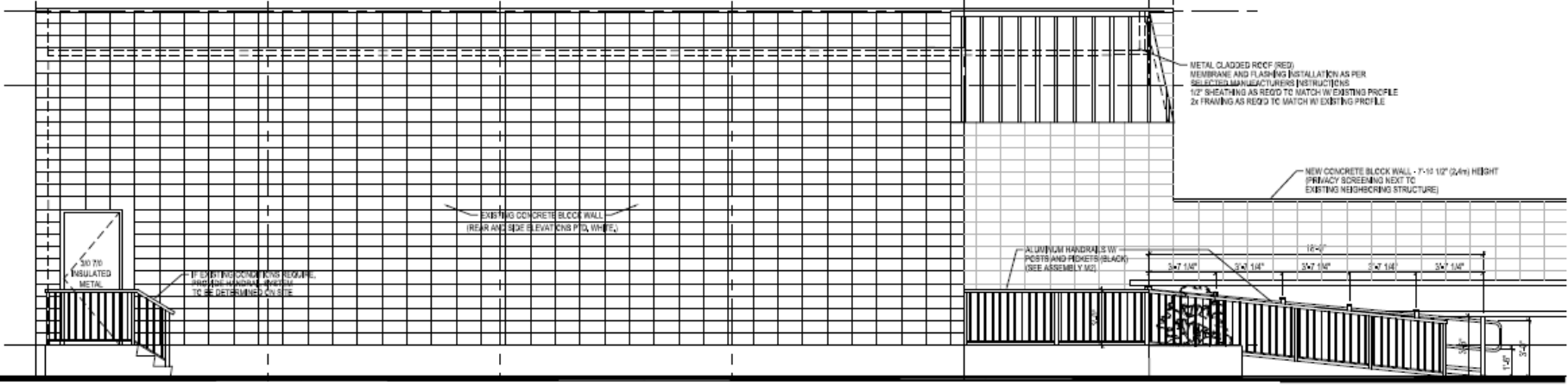


East Elevation – Fronting Richter St

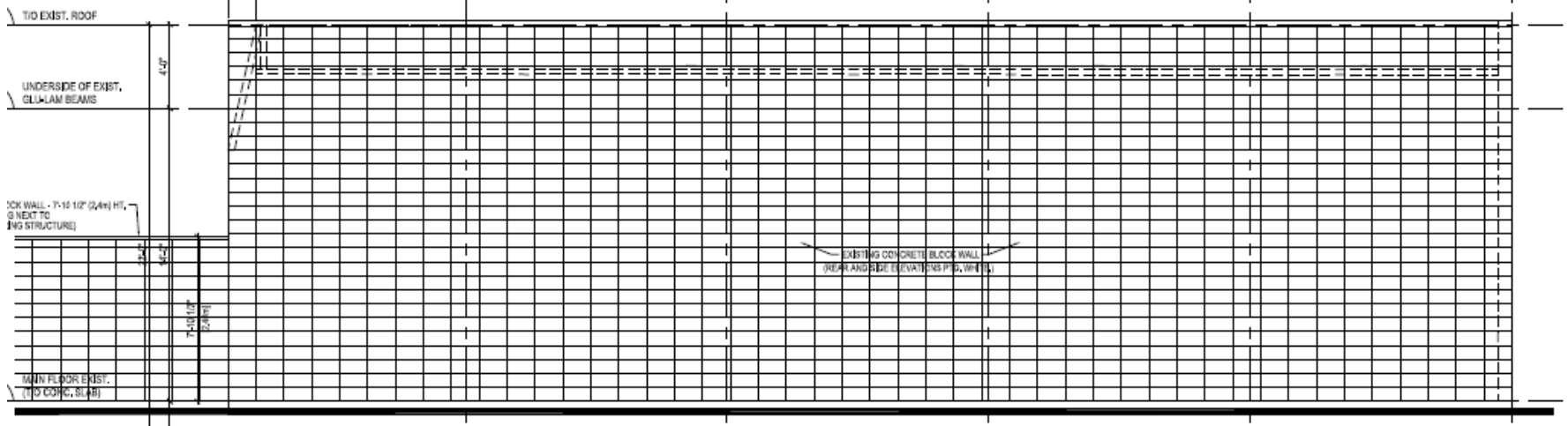


East Elevation – Enlarged

Elevations

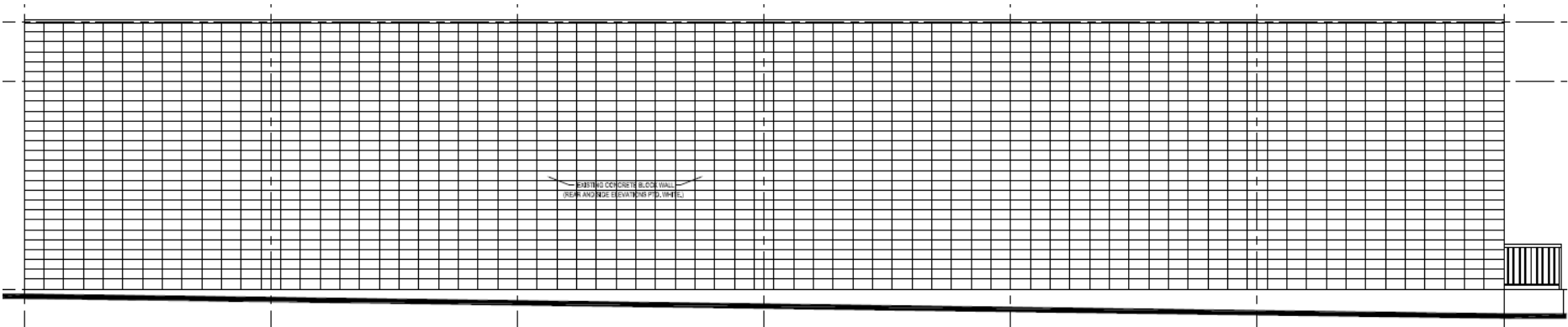


South Elevation



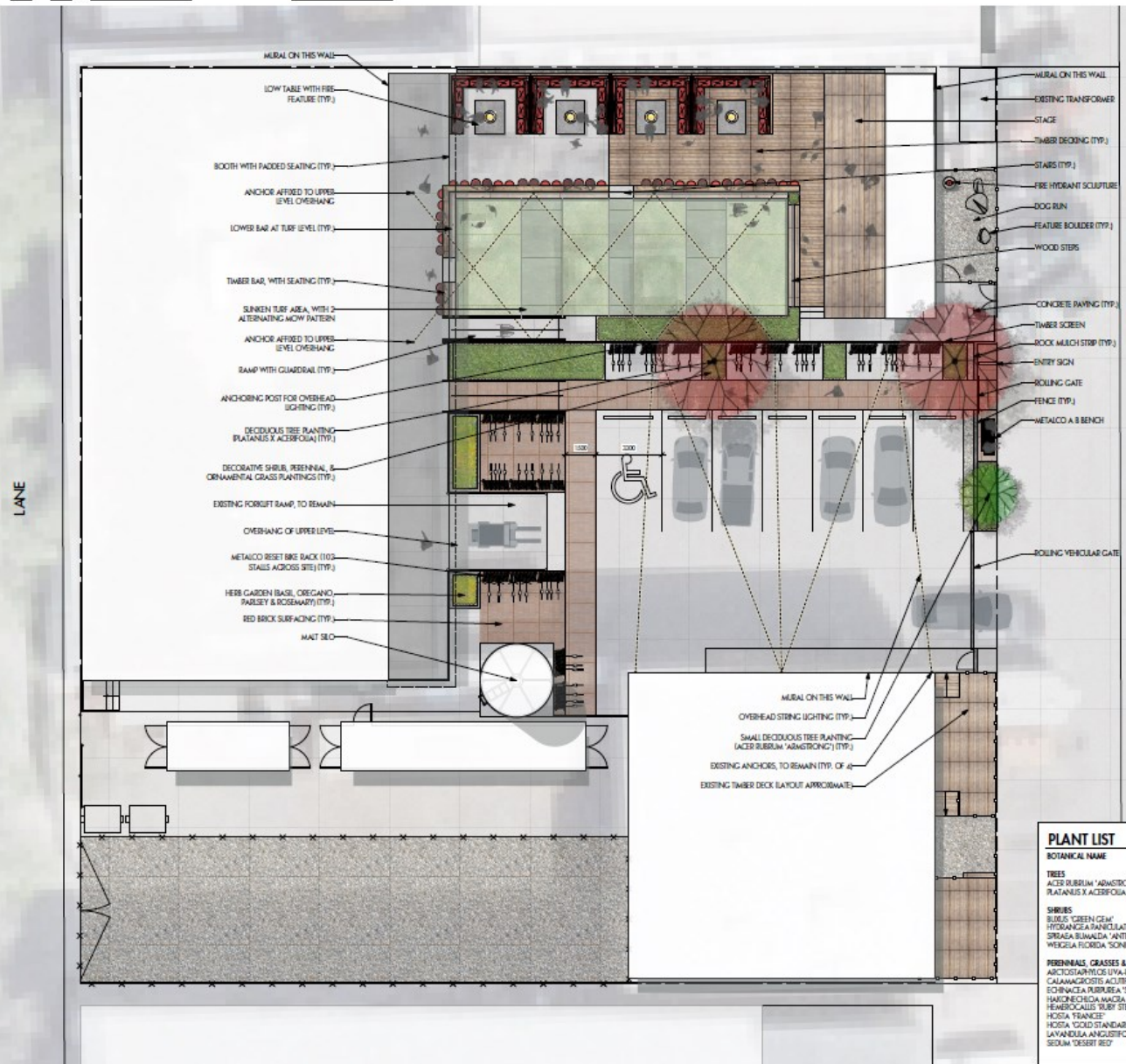
North Elevation

Elevations



West Elevation – Fronting Recreation Avenue Park

Landscape Plan



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIB MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FULSH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	1	6cm CAL.
PLATANUS X ACERFOFIA	LOHSON PLANTREE	2	6cm CAL.
SHRUBS			
SHRUB 'GREEN GEM'	GREEN GEM BIRCHWOOD	2	#02 CONT. /1.0M O.C. SPACING
HYDRANGEA PANICULATA 'LANE'	LITTLE LANE HYDRANGEA	1	#02 CONT. /1.5M O.C. SPACING
SPRENGER BANANA 'ANTHONY WATERS'	ANTHONY WATERS GREASE	2	#02 CONT. /1.5M O.C. SPACING
WEIGELA FLORIDA 'SONIC BLOOM RED'	SONIC BLOOM RED WEIGELA	2	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ARCTOSTAPHYLOS UVA-URSI	KIN-ROBIN-NICK	4	#01 CONT. /0.75M O.C. SPACING
CADAMARCOSTIS ACUTIFLORA 'KALE FOSTER'	KALE FOSTER FEATHER BED GRASS	4	#01 CONT. /0.75M O.C. SPACING
SCIRPUS PURPUREA 'SOLAR FLARE'	GREEN FEWEL CORNFLOWER	4	#01 CONT. /0.5M O.C. SPACING
HARZHECRODIA MAJIDA	JAPANESE ROSEBERRY GRASS	8	#01 CONT. /0.5M O.C. SPACING
HEMIBODICELES 'TRIFID STELLA'	RUBY STELLA DANIEL	6	#01 CONT. /0.5M O.C. SPACING
HOSTA 'FRANCE'	FRANCE HOSTA	6	#01 CONT. /0.5M O.C. SPACING
HOSTA 'GOLD STANDARD'	GOLD STANDARD HOSTA	2	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGIUSTRATA 'HIDCOFF'	HIDCOFF ENGLISH LAVENDER	6	#01 CONT. /0.5M O.C. SPACING
SEDUM 'DESERT RED'	DESERT RED STONECROP	6	#01 CONT. /0.5M O.C. SPACING

Renderings



City of Kelowna

Development Policy

- ▶ Meets the intent of the OCP Urban Design Guidelines:
 - ▶ Existing site significantly enhanced
 - ▶ Complementary landscape plantings
 - ▶ 3 new deciduous trees
 - ▶ Raised herb gardens
 - ▶ New site furniture
 - ▶ Seating bench
 - ▶ 80 short-term bike racks
 - ▶ Dog Run
 - ▶ Outdoor standing and seating areas
 - ▶ Outdoor stage

Staff Recommendation

- ▶ Staff are recommending support for the proposed Development Permit Application
 - ▶ Consistent with OCP Urban Design Guidelines
 - ▶ Physical Connections between public street and private buildings
 - ▶ Active exterior spaces



Conclusion of Staff Remarks

Floor Plan

