

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 Bylw.

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.**

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Planner
Initials TC



DEVELOPMENT PERMIT APPLICATION *with variances*



1383 Ellis Street, Kelowna
Updated March 8, 2021

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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.

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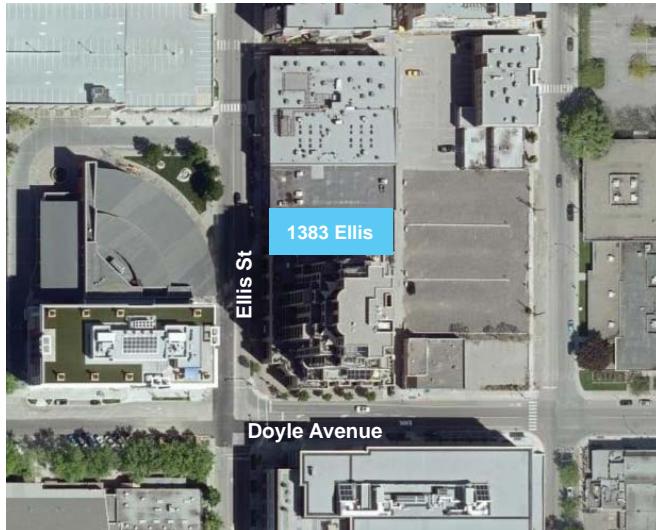
LOCATION



ACTORS STUDIO

EXISTING FACADE

MADISON BUILDING



Ellis St

1383 Ellis

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

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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.

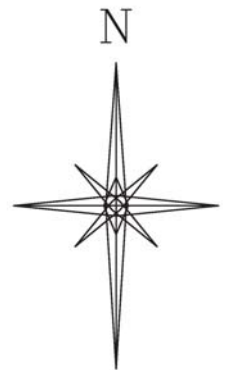
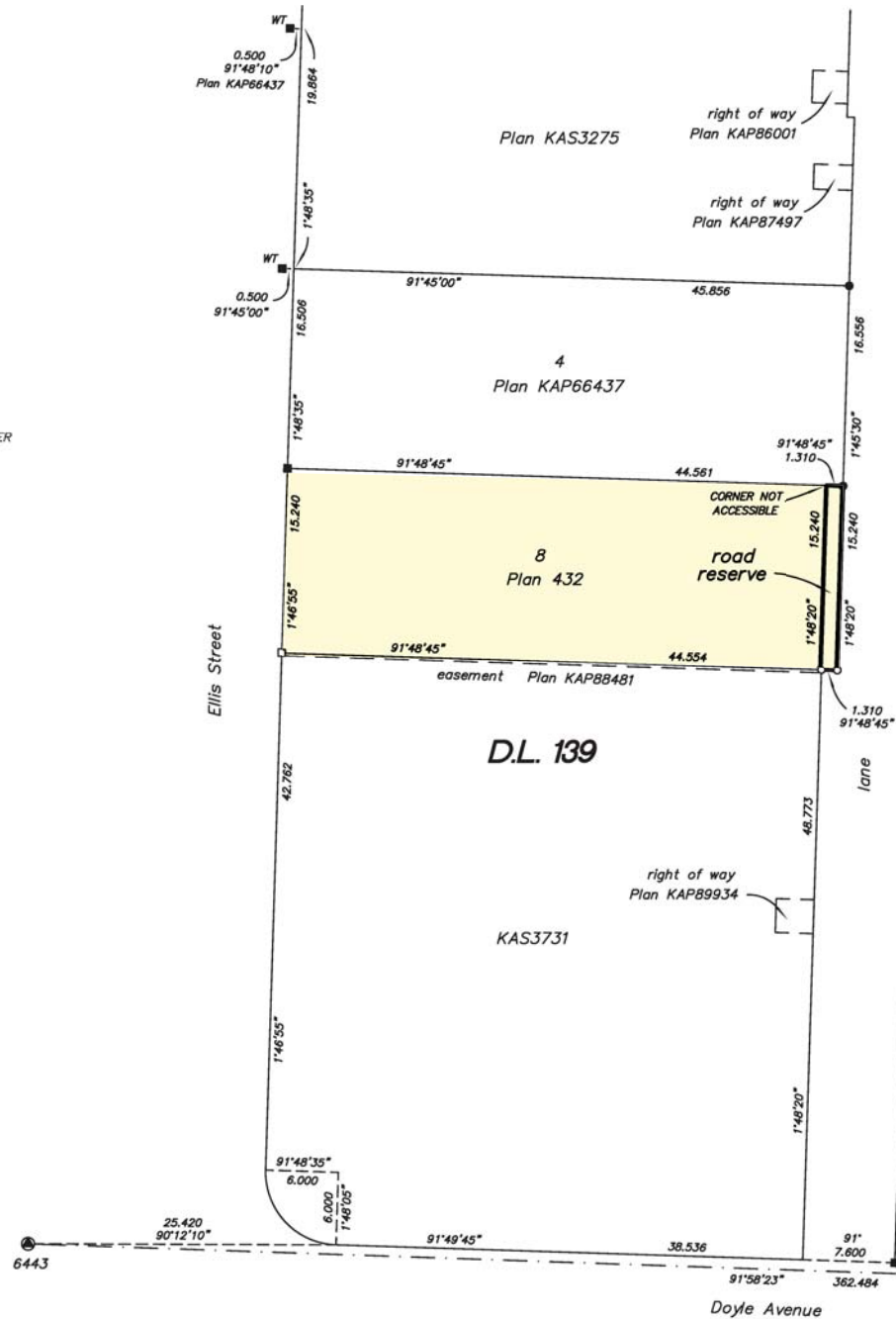
This plan shows one or more witness posts that are not set on the true corner of the lot.

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

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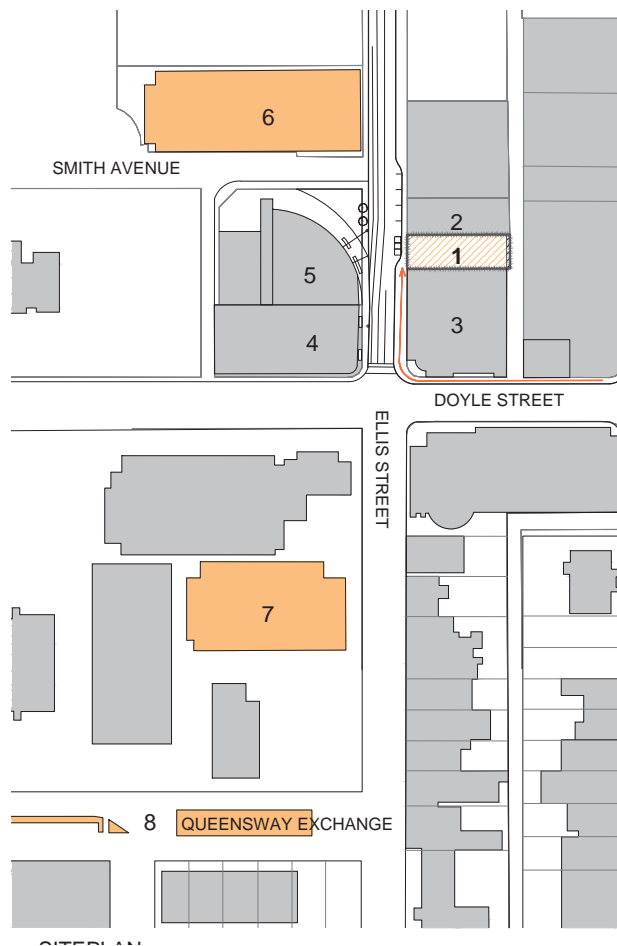
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SITEPLAN



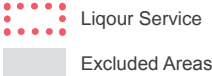
SITEPLAN
CITY SCALE
2
A-01
NTS



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

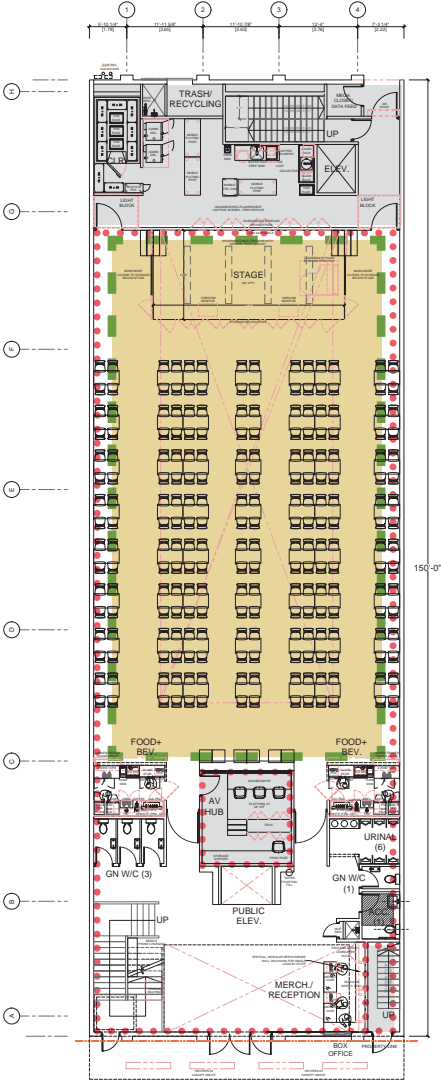
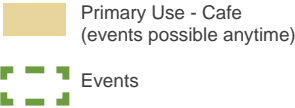


Operations Usage Matrix (first + second floor)

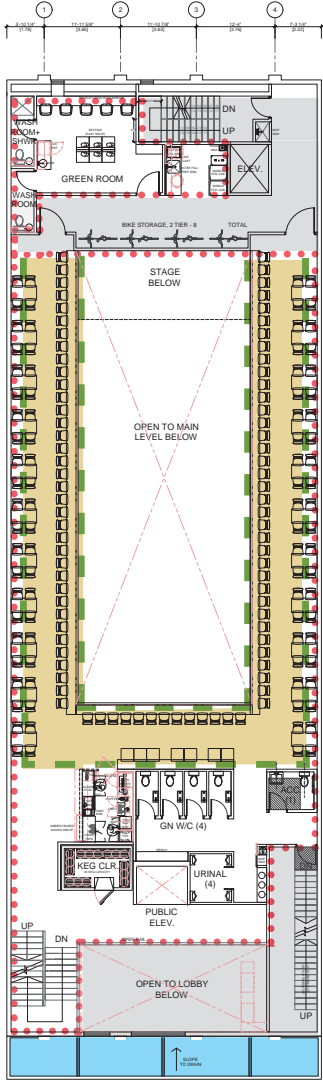
TIMESLOT	COUNTER FOOD	COUNTER BEVERAGE	BANQUET FOOD+BEV	PRIMARY USE (CAFÉ)	SECONDARY USE (EVENT)
7:00 - 8:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
8:00 - 9:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
9:00 - 10:00	POSSIBLE	POSSIBLE	POSSIBLE	CLOSED	EVENT
10:00 - 11:00	YES	YES	POSSIBLE	OPEN	EVENT
11:00 - 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

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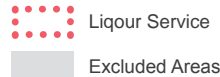
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Initials TC

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Liquor Service

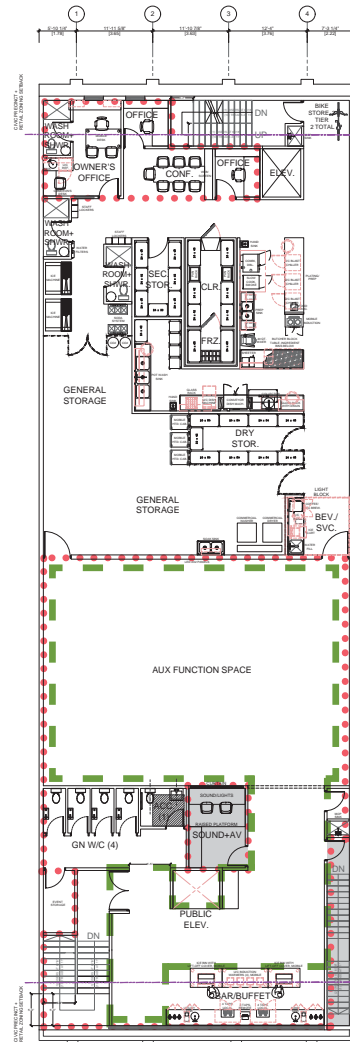


Operations Usage Matrix (third floor)

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

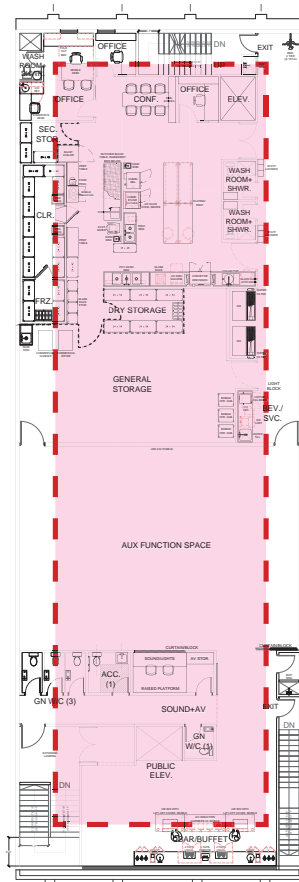
** PRIMARY, EVERY DAY USE OF FIRST+SECOND FLOOR IS CAFÉ; EVENTS POSSIBLE



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

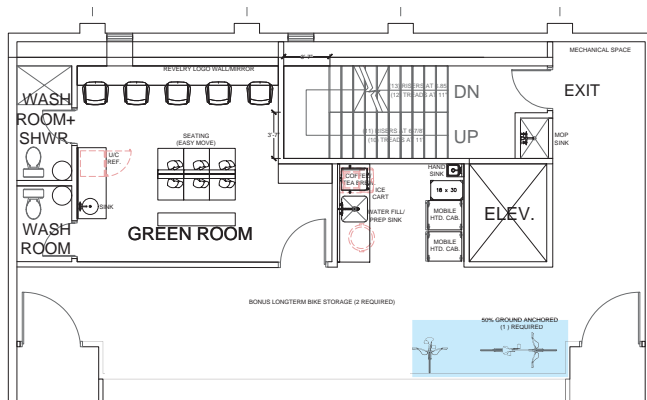


BIKE PARKING Bonus Longterm

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.



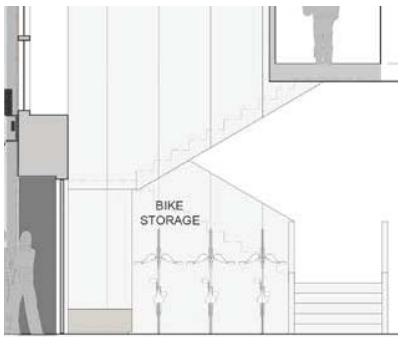
Second Floor

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.

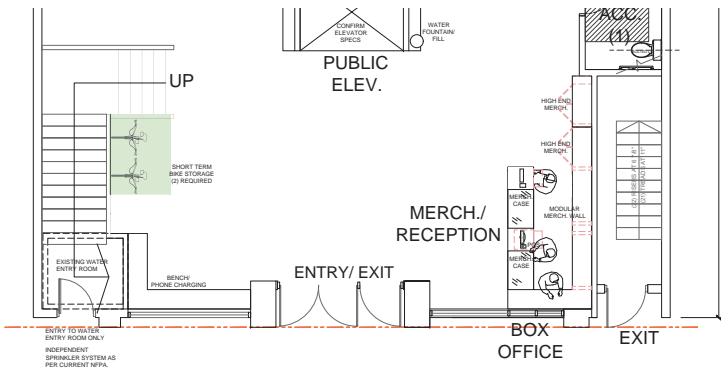
BIKE PARKING Short term

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

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DEVELOPMENT PLANNING



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

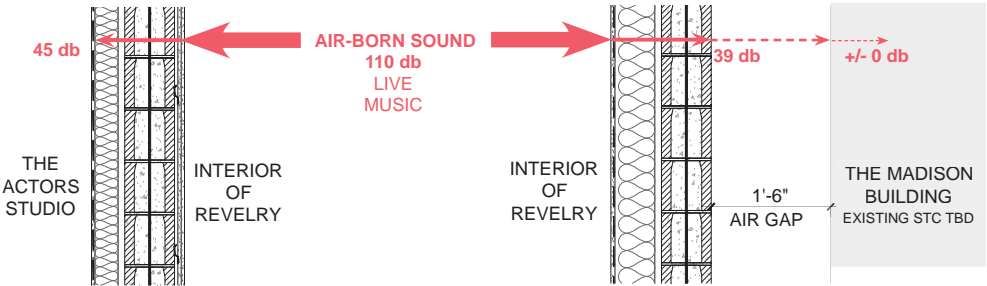


Acoustic stone wool

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

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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

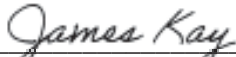
- i) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- ii) Engineering drawing submissions 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

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ATTACHMENT		C
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SCHEDULE

A

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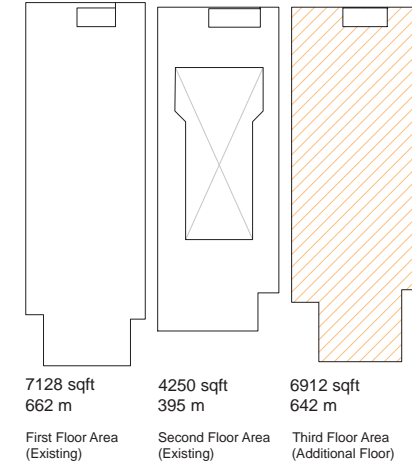
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ZONING ANALYSIS TABLE

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 sur- face to which attached.	3.7 %	

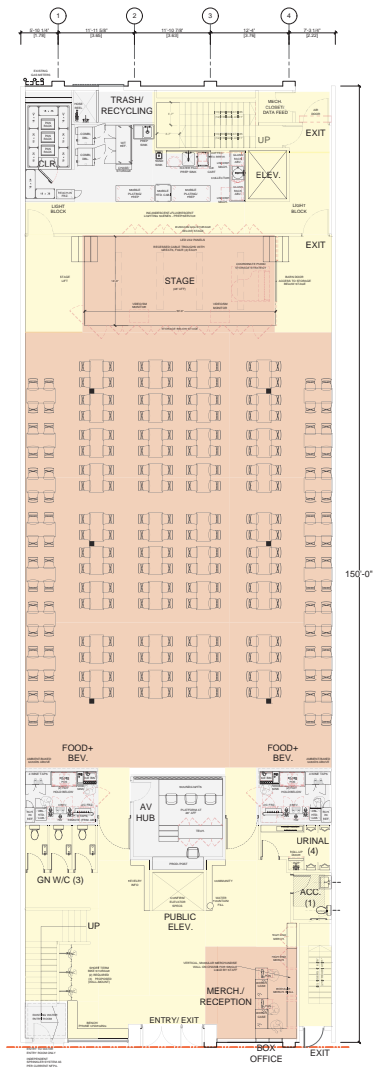


Section 8 - Parking and Loading		REQUIRED	PROPOSED
Table 8.3	Required Off-Street Parking Requirements	Commercial (Food Primary within Commercial) 0.9 spaces per 100 m2 GFA (3rd Floor only) 5 spaces	Cash-in Lieu (8.1.3) 5 - 1 = 4
8.2.11	Car-Share Incentives	Owner to provide new vehicle to a car-share 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	Short Term: 2 Bonus Long Term: 2

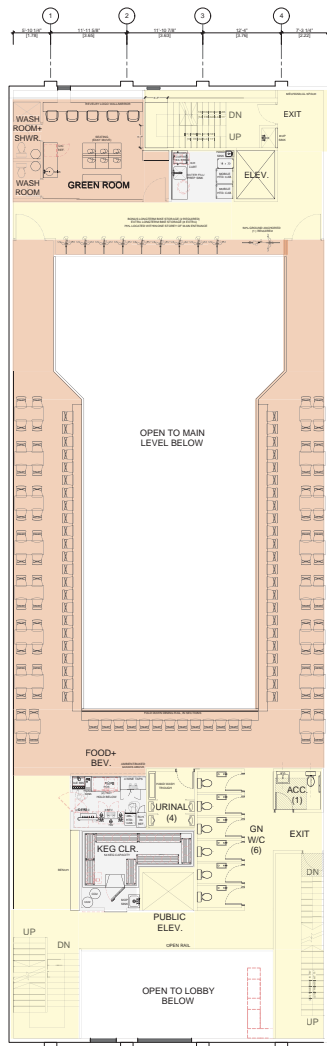
PLANS

- 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



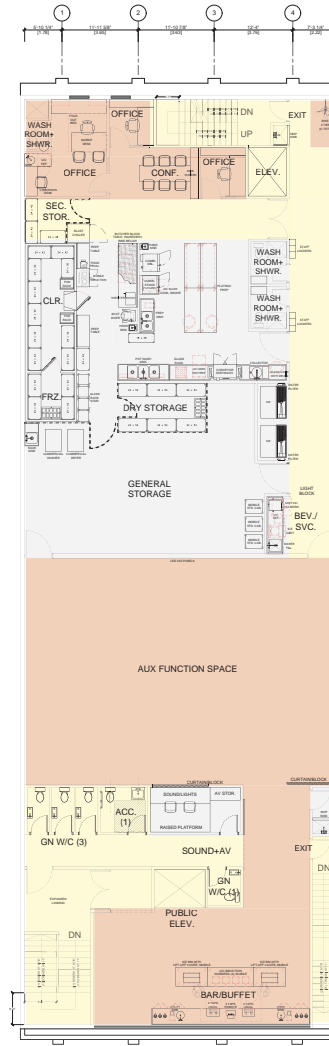
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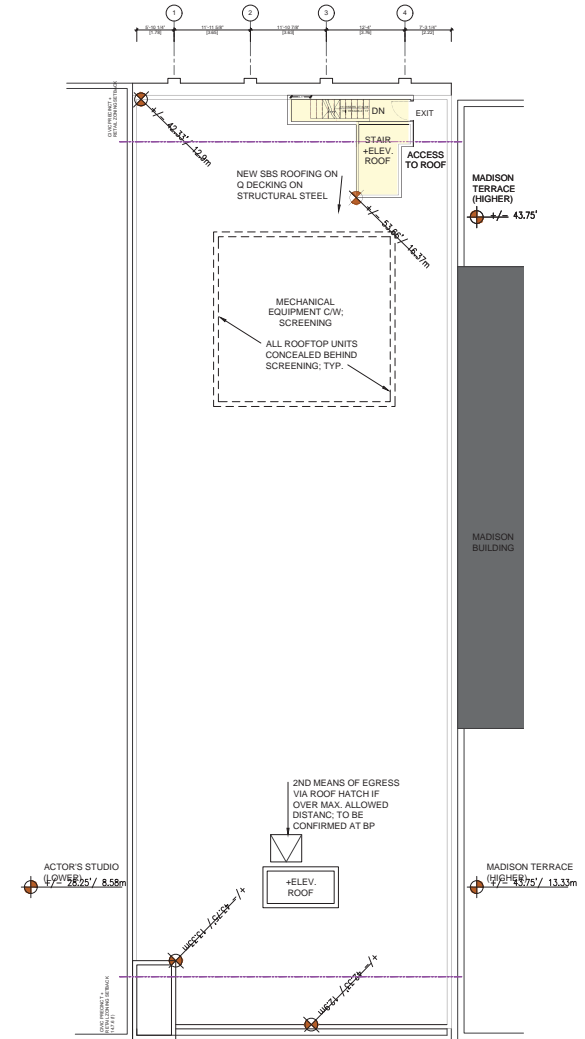
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PLANS

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



Third Floor



Roofplan

SCHEDULE

B

This forms part of application

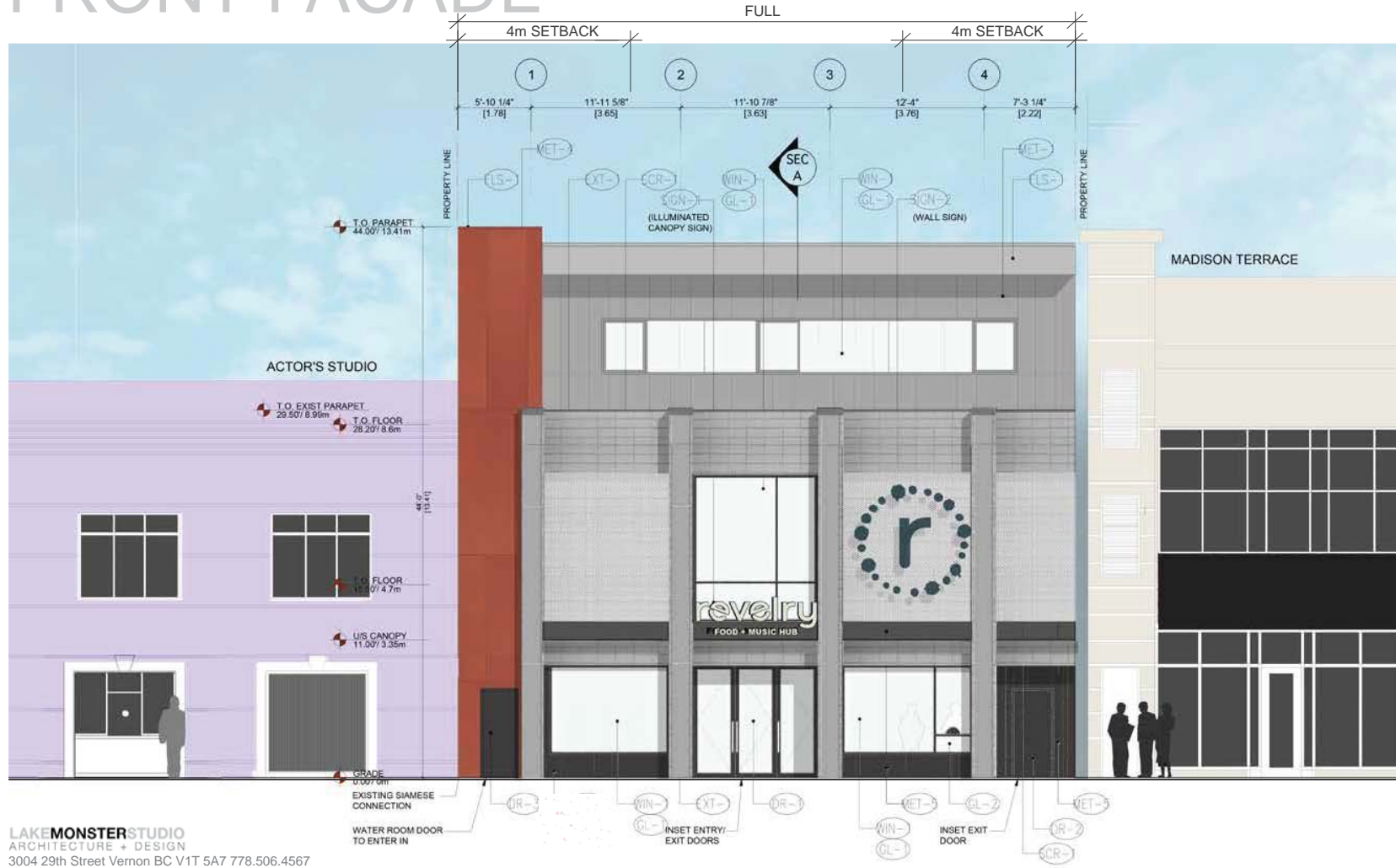
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FRONT FACADE



MATERIAL LEGEND:

- EXT- EXISTING STACKED BLOCK WALL - PAINTED FINISH
- SCR- PERFORATED METAL SCREEN CLADDING
- WIN- ALUM. CURTAIN WALL FRAME- DARK
- LS- METAL FLASHING - MATCH TO WINDOW FRAME COLOUR
- GL-1 GLAZING - DOUBLE GLAZED INSULATED UNIT: CLEAR
- GL-2 GLAZING - DOUBLE GLAZED INSULATED SPANDREL PANEL
- MET- 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

B

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TC

4m SETBACK

4m SETBACK



- | | |
|---|---|
|  | EXISTING STACKED BLOCK WALL - PAINTED FINISH |
|  | PERFORATED METAL SCREEN CLADDING |
|  | ALUM. CURTAIN WALL FRAME: DARK |
|  | METAL FLASHING - MATCH TO WINDOW FRAME COLOUR |
|  | GLAZING - DOUBLE GLAZED INSULATED UNIT - CLEAR |
|  | GLAZING - DOUBLE GLAZED INSULATED SPANDREL PANEL |
|  | METAL CLADDING; STANDING SEAM: VERTICAL SEAM |
|  | HORIZONTAL ALUMINIUM SCREENING AT MECHANICAL RTU'S |
|  | WEATHERED STEEL |
|  | MUTED RED METAL CLADDING; STANDING SEAM: VERTICAL |
|  | GLAZED ENTRY DOOR IN STOREFRONT FRAME |
|  | INSULATED HOLLOW METAL DOOR + FRAME: RATED EXT. PTI |
|  | INSULATED HOLLOW METAL DOOR + FRAME: PAINTED |
|  | METAL SLIDING BARN DOOR AT GARB RECYCLING |
|  | SIGN 1 - ILLUMINATED CANOPY SIGN |
|  | SIGN 2 - WALL SIGN Y LOGO |

SCHEDULE B

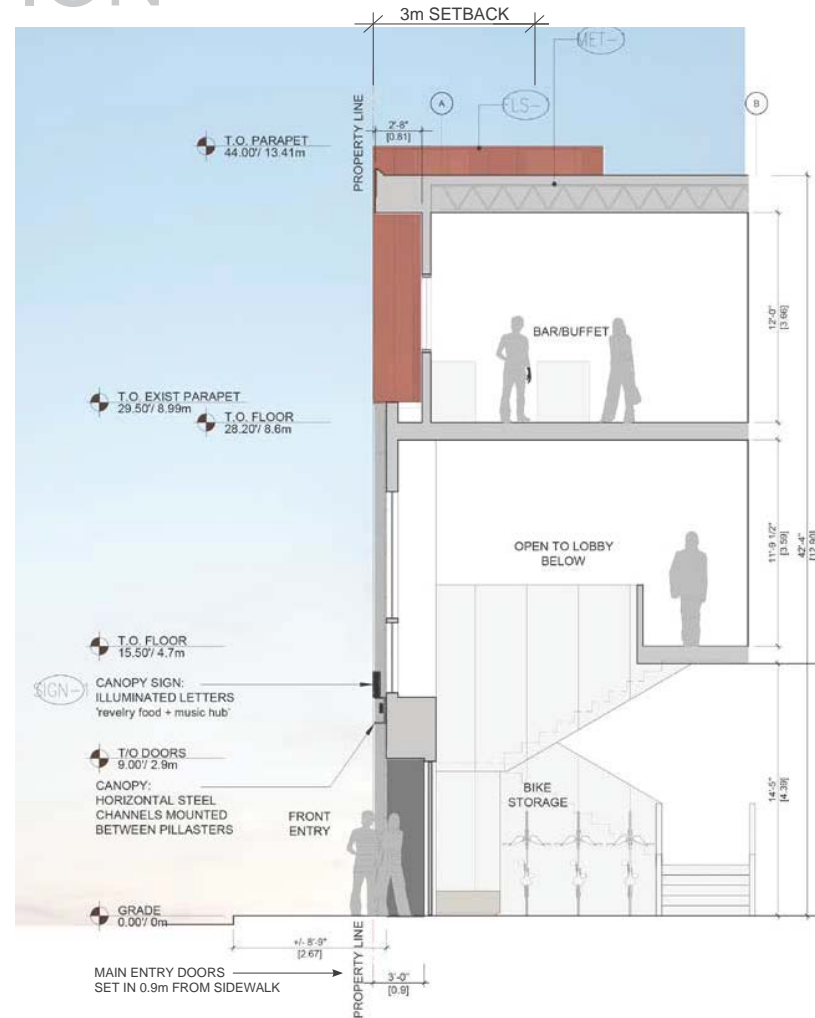
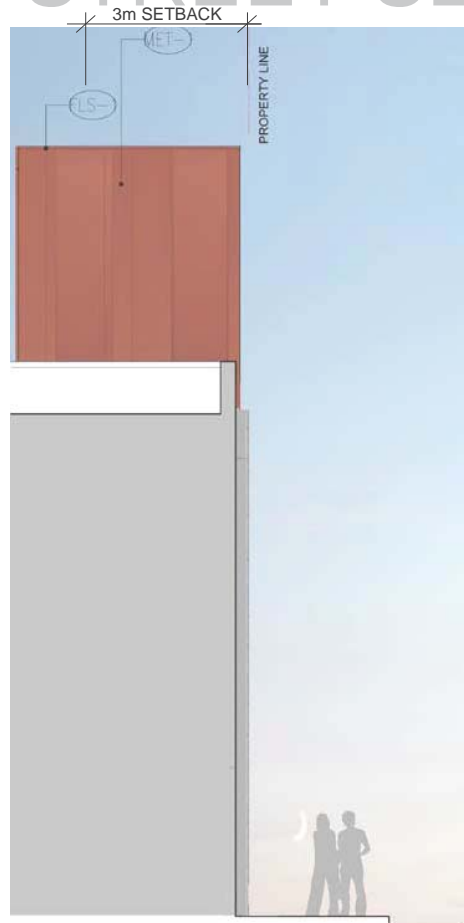
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ELLIS STREET SECTION



MATERIAL LEGEND:

- (EXT-) EXISTING STACKED BLOCK WALL - PAINTED FINISH
- (CR-) PERFORATED METAL SCREEN CLADDING
- (MW-) 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-) MUTED RED METAL CLADDING: STANDING SEAM: VERTICAL
- (OR-) 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

SCHEDULE

B

This forms part of application

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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.



RED STANDING
SEAM CLADDING
+ TRIM



DARKENED
STEEL CANOPY
+ GLAZING FRAMES



EXISTING STACKED
BLOCK WALL



PERFORATED SCREEN
ON EXISTING BLOCK



GREY STANDING SEAM
CLADDING + TRIM

SCHEDULE B

This forms part of application

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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

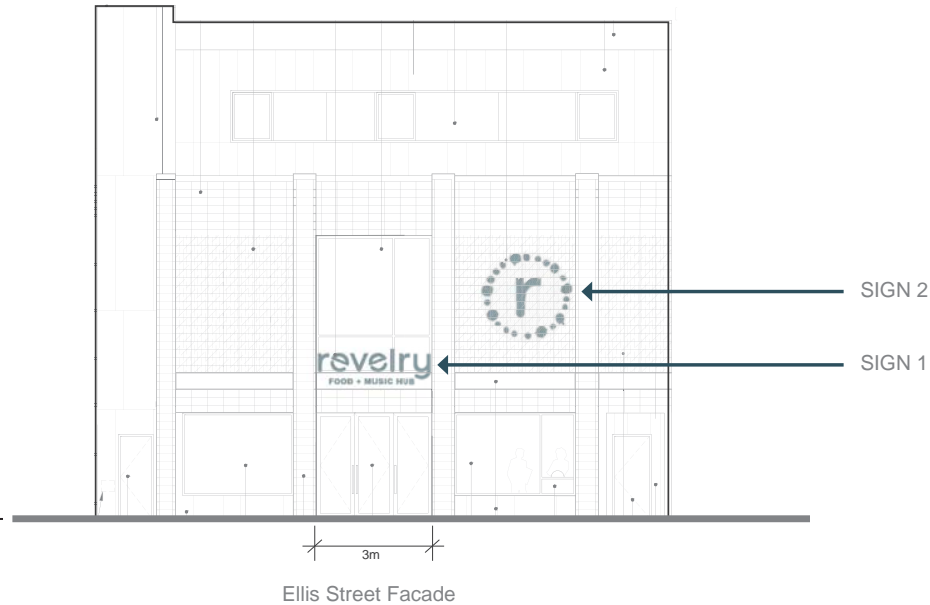
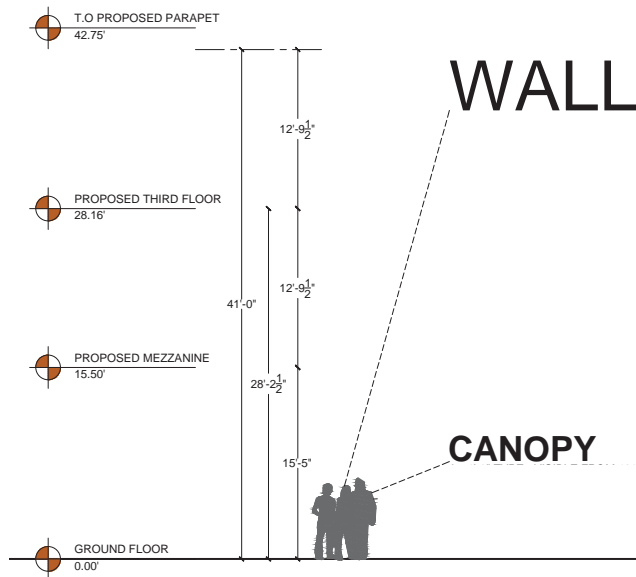
CANOPY SIGN 'revelry' lettering to be 0.4m/ 18" tall. 'food + music hub' lettering to be 0.13m/ 5.5" tall.

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

Sign 2

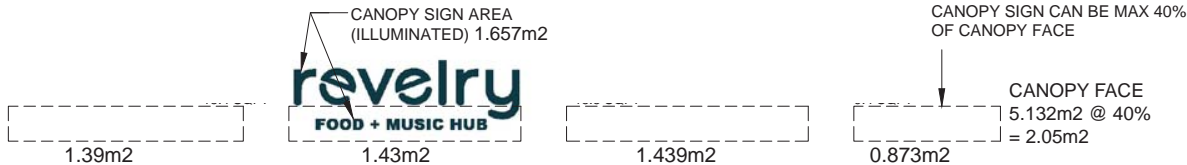
WALL SIGN 4.459m2 (2.3876m dia.)

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.



View of sign illumination during daytime



View of sign illumination at night

SCHEDULE

B

This forms part of application

DP20-0155 DVP20-0156

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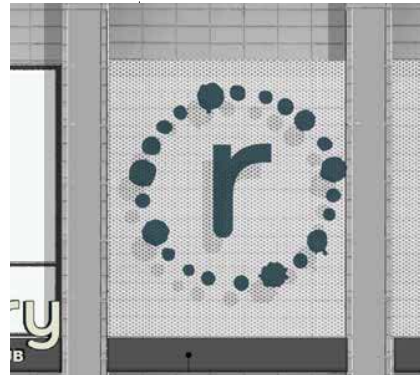
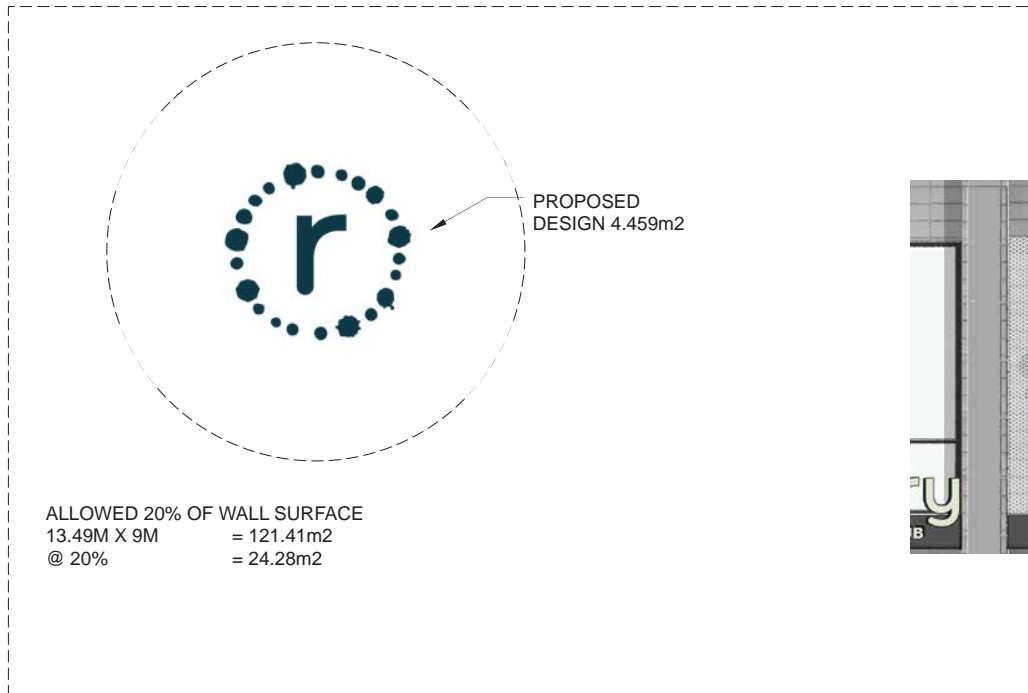
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SIGN 2 - WALL SIGN

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.