



City of  
**Kelowna**

**DVP 24-0087 & LL 23-0007**  
**1080-1090 Richter St**

Development Variance Permit & Liquor Licence Applications

# Purpose

- ▶ To issue a Development Variance Permit to vary required parking to 0 (zero) stalls for a maximum of 30 individual single day events per calendar year to facilitate additional events on site with a maximum event capacity of 900-persons. The applicants are seeking Council's support for a permanent change to the liquor licence to add a special event area endorsement, increase the event capacity and to change the opening time from 12:00 PM to 9:00 AM seven days a week.

# Development Process

Mar 8, 2023

Development Application Submitted

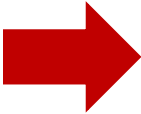


Staff Review & Circulation



Mar 22, 2024

Public Notification Received



Aug 13, 2024

DVP & Liquor License Consideration

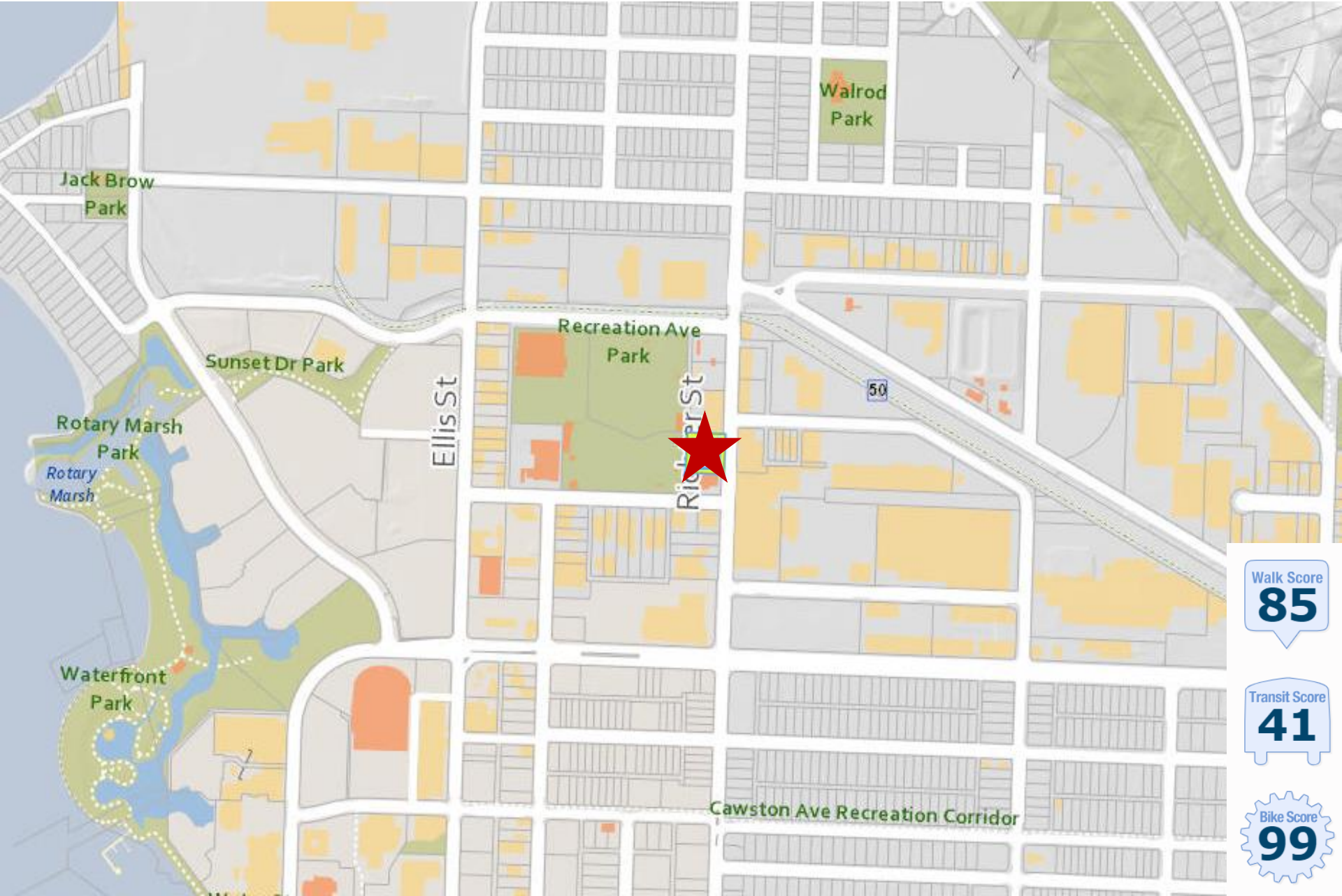


Recommendation Forwarded to LCRB



Council Approvals

# Context Map

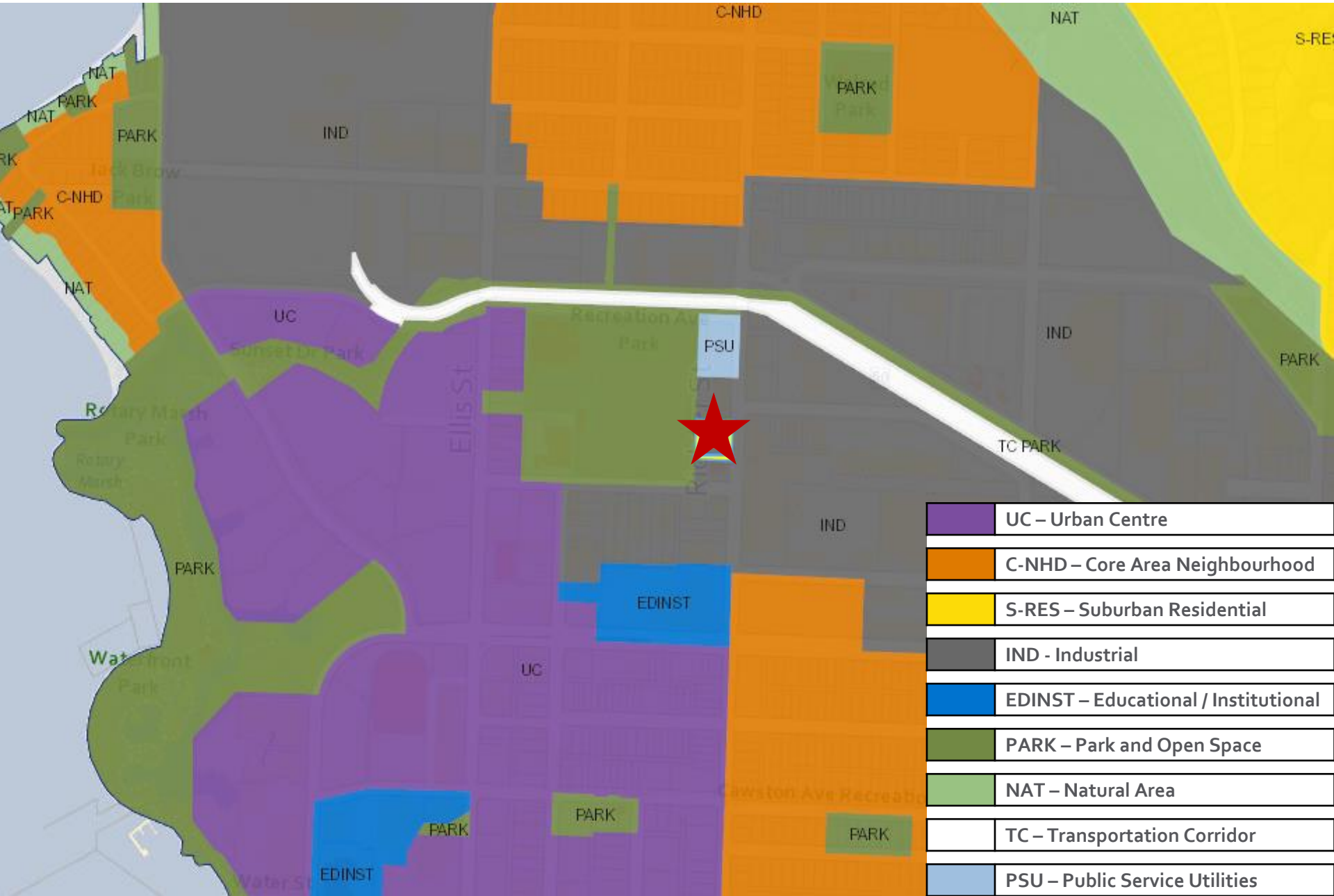











Walk Score  
**85**

Transit Score  
**41**

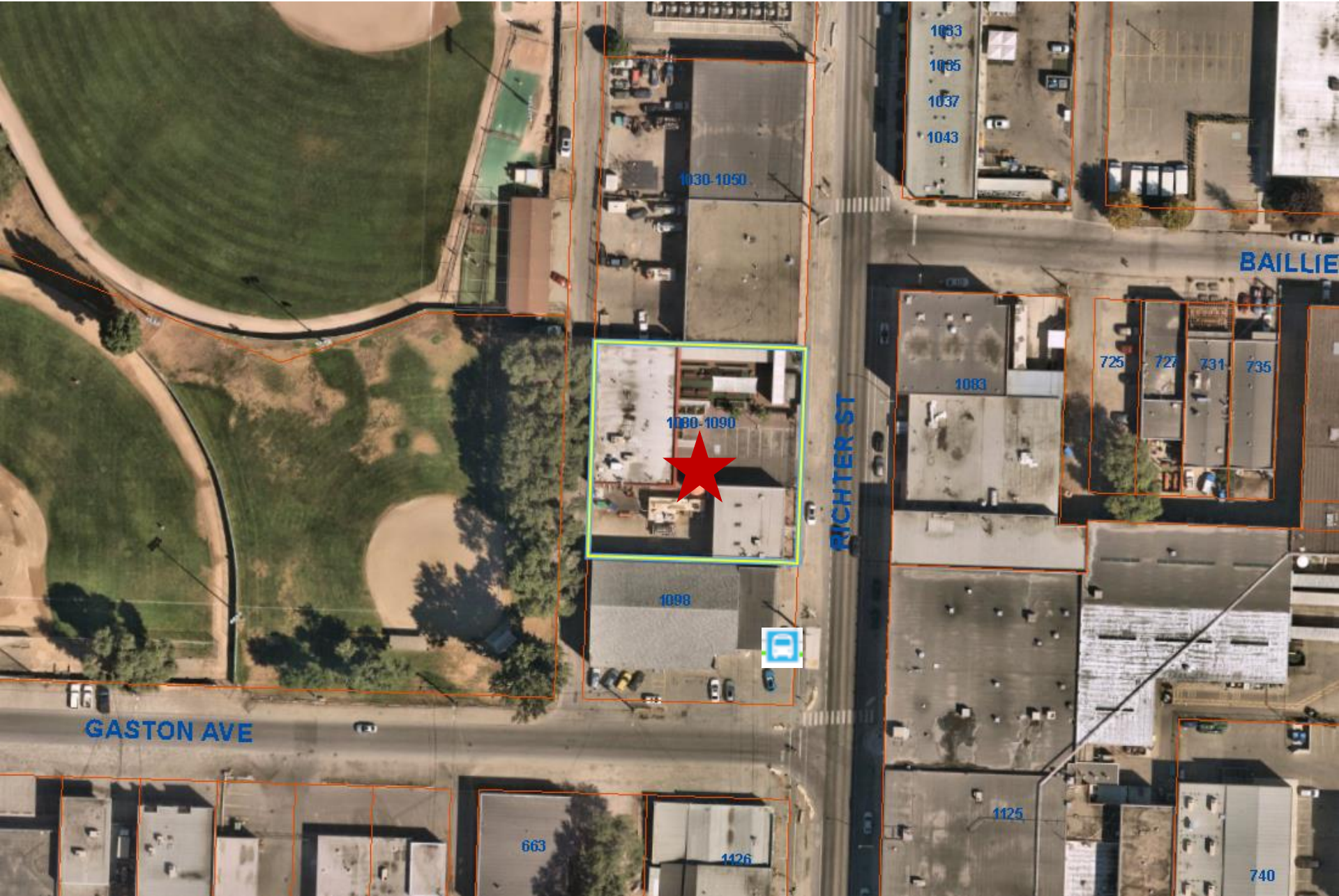
Bike Score  
**99**

# OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	TC – Transportation Corridor
	PSU – Public Service Utilities

# Subject Property Map





# Occupant Load

	Existing	Proposed
Indoor	186 persons	186 persons
Outdoor	314 persons	714 persons**
Total	500 persons	900 persons

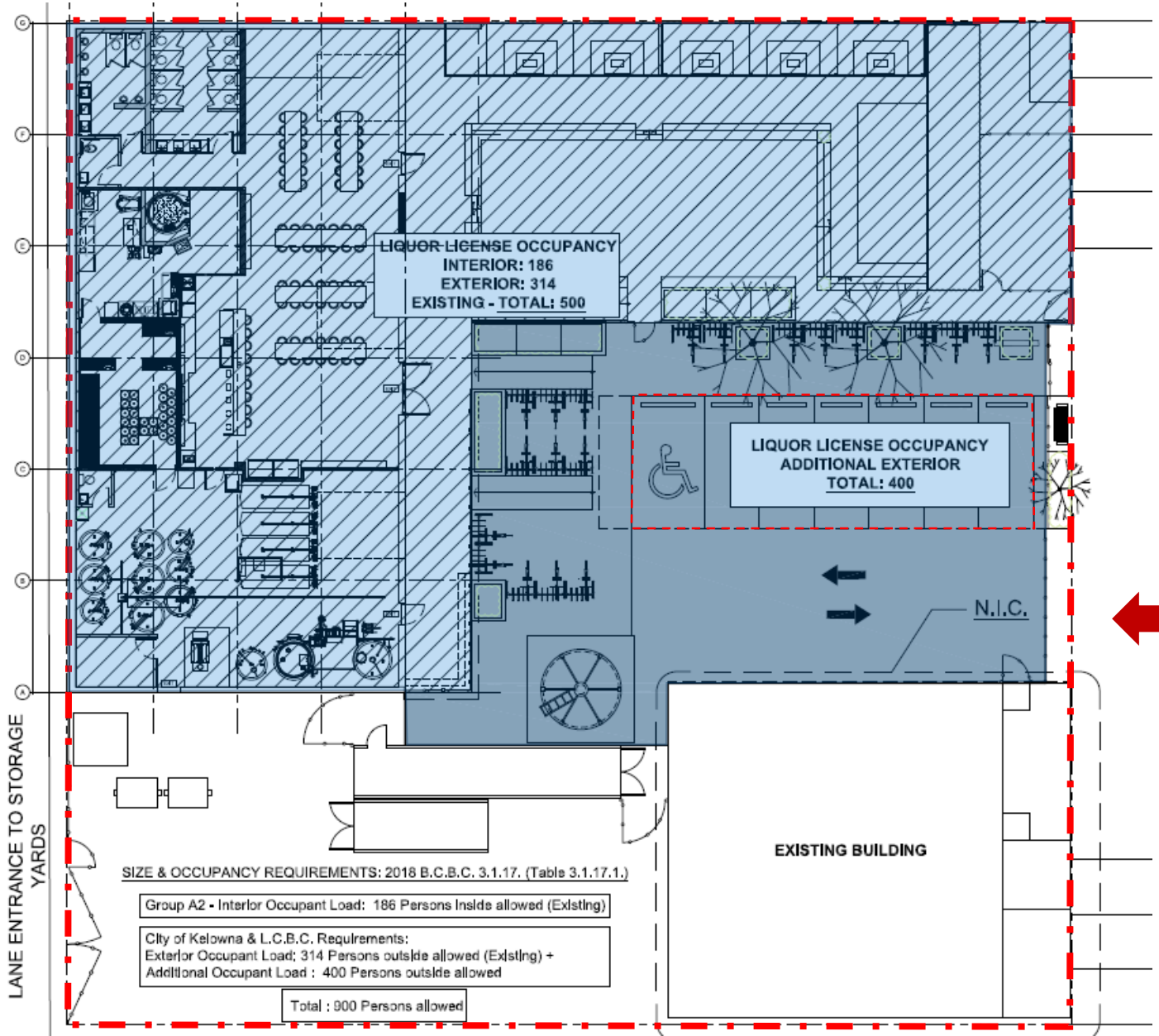
\*\*The additional 400-person capacity will only be permitted when events are being held (30 event maximum per calendar year).



# Site Plan



Lane



SIZE & OCCUPANCY REQUIREMENTS: 2018 B.C.B.C. 3.1.17. (Table 3.1.17.1.)

Group A2 - Interior Occupant Load: 186 Persons Inside allowed (Existing)

City of Kelowna & L.C.B.C. Requirements:  
 Exterior Occupant Load: 314 Persons outside allowed (Existing) +  
 Additional Occupant Load : 400 Persons outside allowed

Total : 900 Persons allowed

# Project Details

- ▶ Industrial OCP Designation
- ▶ I2 – General Industrial zone
- ▶ Variance
  - ▶ To convert required parking to event space for a maximum of 30 days per year
    - ▶ 7 on-site parking stalls
  - ▶ Event capacity of 900-persons
- ▶ Special Event Area Endorsement
- ▶ Hour Change
  - ▶ 12 PM to 9 AM seven days a week

# OCP Objectives & Policies

- ▶ Policy 5.8.1: Protection of Industrial Lands

- ▶ Discourage re-designation of industrial lands to protect employment, production, manufacturing, warehousing, logistics and repair functions.

- ▶ Policy 5.8.3. North End Industrial Lands

- ▶ Support additional opportunities for specialty retail in the north end industrial area

# Council Policy #359

- ▶ Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Variance Permit and Liquor License applications as both are consistent with:
  - ▶ OCP Future Land Use of Industrial
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Protection of Industrial Lands
    - ▶ North End Industrial Lands
  - ▶ Liquor Licence Policy #359