



December 12, 2019

Our File: 3394

**City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4**

Attention: Land Use Management Department

Re: Application for a Development Permit, a Development Variance Permit and a Text Amendment to renovate an existing industrial facility to facilitate a brewery and lounge for Red Bird Brewing at 1080 Richter Street, Kelowna B.C

Project Description

Red Bird Brewing has been in full operation for over two years. With the popularity of the craft beer industry along with Kelowna's population growth and strong tourism we are now in a position where we need to expand our space.

Fortunately, the opportunity has come up to take over the neighboring building on our current property. We are submitting the drawings with our development permit application.

We are submitting a Development Permit to expand our current Brewery located on the property (1086 Richter St) to a larger building (1080, 1082, 1084 Richter St.) on the property. This property is currently zoned I4 Industrial which includes a Brewery as an acceptable use. The building we are expanding to is currently operating as an industrial manufacturing operation.

Variance Requirements

This expansion design requires a variance for parking. Based on our calculated occupant load of 185 we would require 49 parking stalls. Our design allows for the following:

Type	Quantity
Handicap Vehicle Parking	1
Vehicle Parking	6
Bicycles	80
Street Parking	Richter, Baillie, Gaston, Recreation

The property used as a Brewery works well with a good portion of the local businesses that operate 0800 to 1700, 5 days a week. There is a large amount of street parking available for our peak occupancy which is typically outside of these hours.

A design focus for bicycle parking created the 80 spaces. We are encouraging bicycle transportation to and from the brewery as well as the north end as we are creating a downtown hub for safe bicycle parking

The location of the brewery serves a densely populated downtown community and we expect most of our guests to visit by walking.

This variance request is common among breweries and restaurants in the downtown area. The following similar businesses are currently operating with reduced parking, such as:

Business	Occupancy*	*Parking Stalls
Vice & Virtue	52	0
Kettle River	80	0
Jackknife	82	4
Rustic Reel	100	20
Sandhill	100	10

*estimated

These businesses are taking advantage of the readily available street parking and walkability of their locations.

In our two years of operation we observed no issues with guests finding parking in the area and most guests have found their way to the brewery via bicycle or walking.

In addition to the Parking Variance Red Bird Brewing has been advised to apply for a Site-Specific Text Amendment to allow for the use of Liquor Primary Establishment, Major. This means development where alcoholic beverages are offered for sale to the public from establishments which are characterized by one or more of the provision of dancing or cabaret entertainment; and facilities primarily intended for the provision and consumption of alcoholic beverages which have a person capacity of more than 100.

I trust that you will find our application in good order. For complete building statistics, please refer to the cover page of the drawings (A0.00). Please contact our office if you require any further information.

Sincerely,

Patrick McCusker, Architect, AIBC, RAIC, AAA

Encl.



RED BIRD
⇒ brewing ⇐

EXPANSION



ILLUSTRATION:



Notes:

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Tabulated scales refer to Arch D also drawing sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

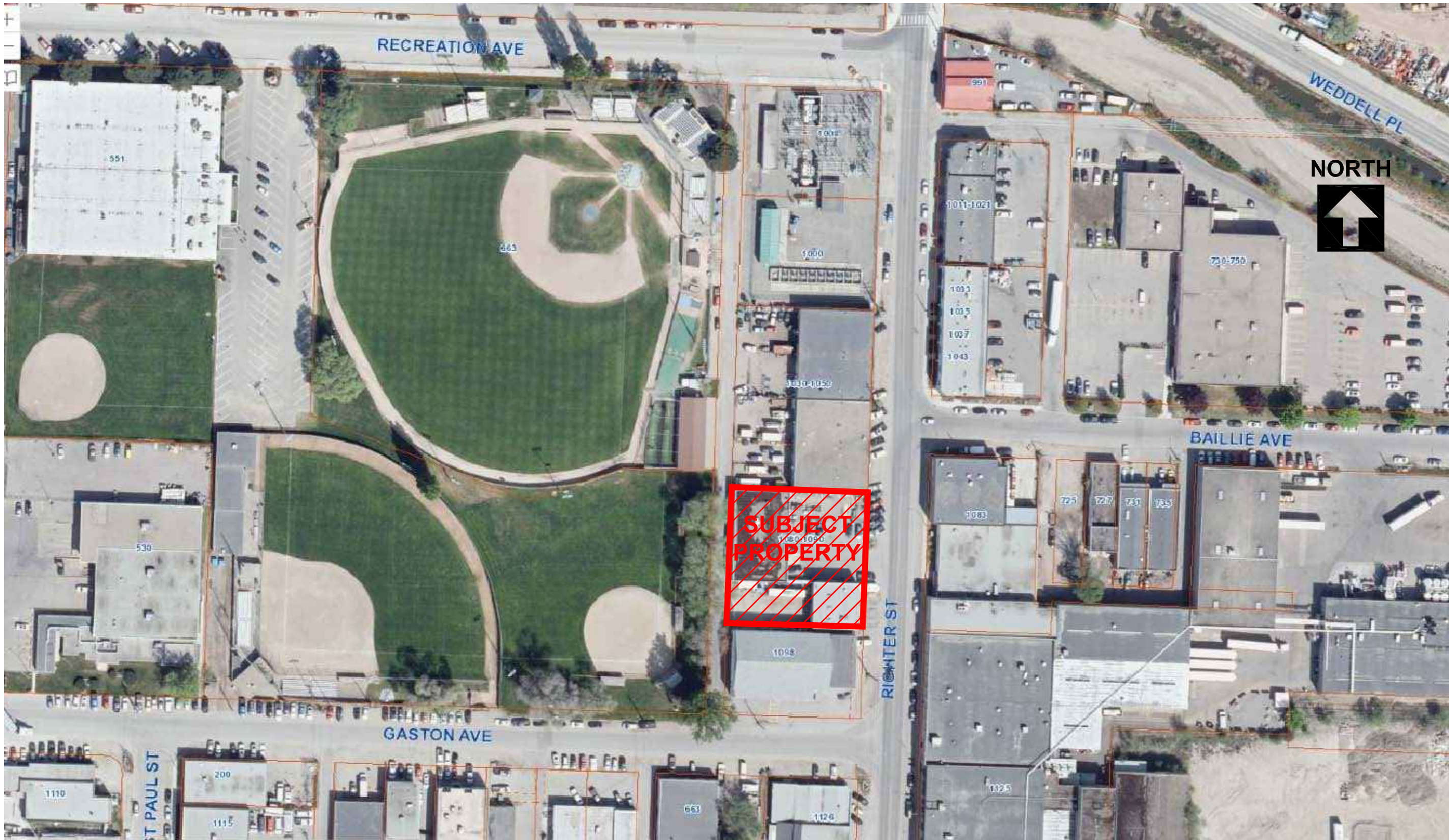
CONSULTANTS:

ARCHITECTURAL:
PATRICK MCCUSKER ARCHITECTURE INC.
3430 BENOULIN ROAD,
KELOWNA, B.C. V1W 4M5
CONTACT: PATRICK MCCUSKER AIBC, AAA, MRAIC
TEL: 778.484.0223 e-mail: pat@pmccarch.com

DRAWING INDEX:

ARCHITECTURAL:	
DWG. No.	DRAWING NAME
DP_A 0.00	COVER SHEET
DP_A1.00	SITE PLAN & ZONING ANALYSIS
DP_A2.00	GROUND FLOOR PLAN
DP_A2.01	ROOF TOP PATIO PLAN
DP_A2.02	GROUND FLOOR PLAN OUTLINING LICENSED & UNLICENSED AREAS
DP_A2.03	ROOF TOP PATIO PLAN OUTLINING LICENSED & UNLICENSED AREAS

LOCATION MAP:



01	2019.12.11	Issued for Development Permit
No.	Date	Description
Revisions		



PATRICK MCCUSKER
ARCHITECTURE INC.
AAA MAIBC MRAIC
3430 BENOULIN ROAD
KELOWNA B.C V1W 4M5
~ Phone: 778-484-0223 ~
pat@pmccarch.com
www.pmccarch.com

project title
RED BIRD BREWING
BREWERY EXPANSION
1080-1090 RICHTER STREET
KELOWNA, B.C.

project no. 3394

drawing title
COVER SHEET

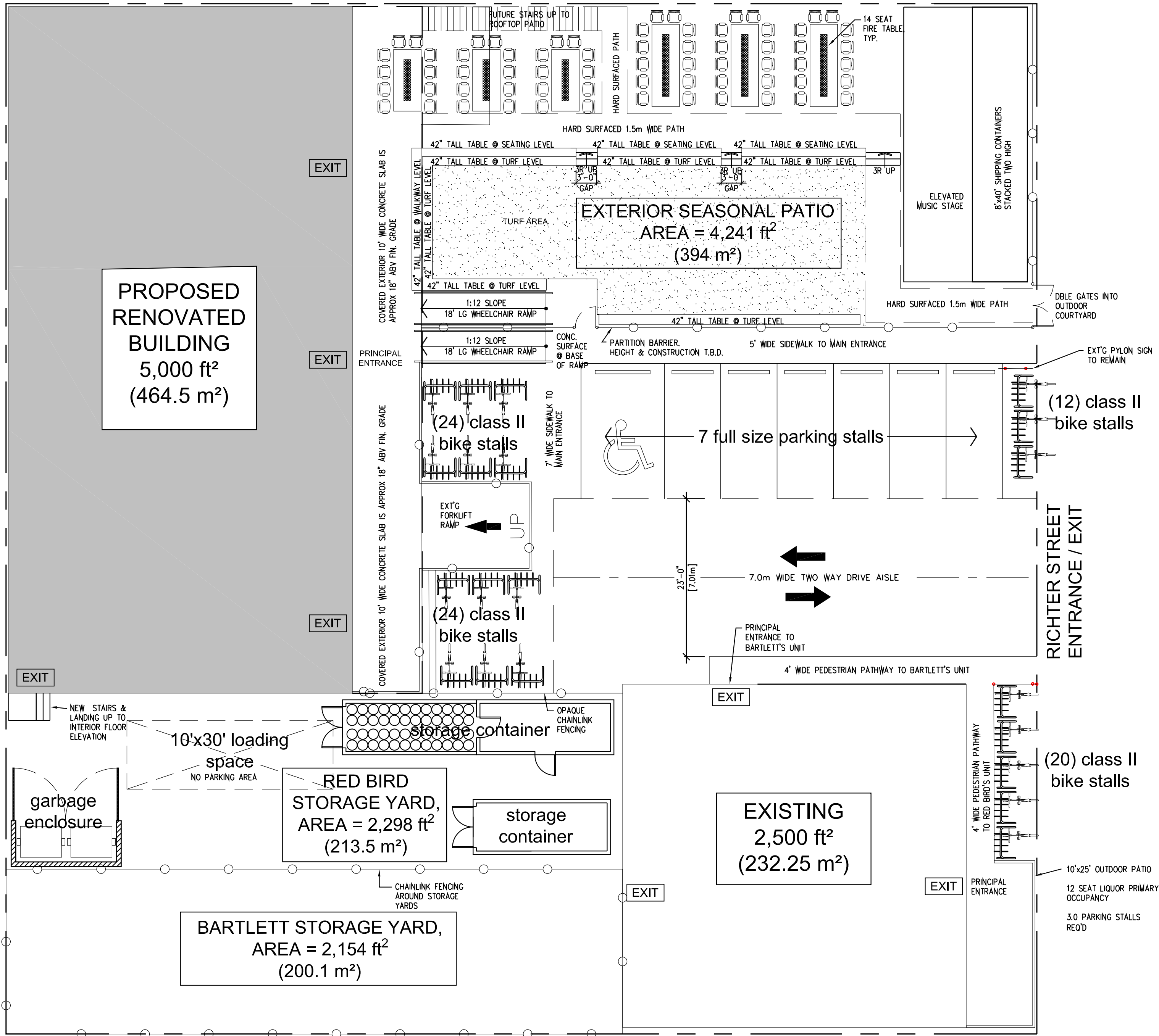
designed	scale N/A
drawn	
checked	PMC
drawing no.	

A0.00

PROJECT DATA		
CIVIC ADDRESS:	1080 RICHTER STREET, KELOWNA BC	
LEGAL DESCRIPTION:	LOT 2, PLAN EPP12919, TS 26, SEC 34, PID 028-713-851	
PROJECT NAME:	RED BIRD BREWING INC. EXPANSION	
APPLICANT:	ADAM SEMENIUK, CELL No. 778-821-0404	
ZONING BYLAW REQUIREMENTS		
CURRENT ZONING:	I-4 CENTRAL INDUSTRIAL	
LOT AREA =	2,090.25 sq m	
INTENDED USAGE:	BREWERIES, MAJOR & FOOD/LIQUOR PRIMARY	
<u>BUILDING AREAS:</u>		
EXISTING BUILDING:	GROSS FLOOR AREA (GFA) = 464.5 sq m	
<u>PROPERTY & STRUCTURES</u>	<u>PERMITTED/REQ'D</u>	<u>PROPOSED/ACTUAL</u>
LOT WIDTH (min)	40.0m	45.72m
LOT DEPTH (min)	30.0m	45.72m
LOT AREA (min)	1,300 sq.m.	2,090.3 sq.m.
FLOOR AREA RATIO (max)	3.0	0.3
LOT COVERAGE (max %)	N/A	33.3%
BUILDING HEIGHT (max)	18.0m	N/A
<u>SETBACKS (m)</u>		
FRONT (BLDG 'A')	0.0m	3.09m
SOUTH SIDE (BLDG 'A')	0.0m	0.28m
NORTH SIDE (BLDG 'B')	0.0m	0.10m
REAR (BLDG 'B')	0.0m	0.12m
<u>PARKING</u>	<u>REQ'D</u>	<u>PROVIDED</u>
PROPOSED RENOVATED BUILDING		
NEW BREWERY PRODUCTION/WAREHOUSE AREA:		
2.0 STALLS / 100 sq.m. GFA (154.8 sq.m./100 x 2.0)	= 3.0 STALLS	3 STALLS
NEW LIQUOR/FOOD PRIMARY USE AREA:		
1.0 STALL FOR EVERY 4 SEATS (505 SEATS / 4)	= 127.0 STALLS	7 STALLS
TOTAL PARKING FOR BUILDING 'B'	= 130 STALLS	7 STALLS
<u>LOADING SPACES</u>		
1 SPACE PER 2,800 sq.m. GFA	= 1 SPACE	1 SPACE
<u>HANDICAP PARKING</u>		
1 SPACE FOR > 50 STALLS	= 1 SPACES	1 STALL
<u>BICYCLE PARKING SPACES</u>		
FOOD/LIQUOR PRIMARY CLASS I:		
CLASS I = 0.1 PER 100 sq.m. GFA OR 1 PER 10 EMPLOYEES (397.9 sqm / 100 sq m) x 0.1	= 0.4 STALLS	60 STALLS
GENERAL INDUSTRIAL USE CLASS II:		
CLASS II = 0.3 PER 100 sq.m. GFA (269.5 sqm / 100 sq m) x 0.3	= 0.8 STALLS	10 STALLS
<u>COMMERCIAL (OFFICES)</u>		
CLASS II = 0.6 PER 100 sq.m. GFA (92.8 sqm / 100 sq m) x 0.6	= 0.6 STALLS	10 STALLS
TOTAL BICYCLE STALLS	= 1.8 STALLS	80 STALLS
<u>LANDSCAPE BUFFERS (m)</u>		
LANDSCAPE BUFFERS NOT REQ'D DUE TO 0.0m SETBACKS AT ALL PL's		

BACK LANE (SERVICE ROAD)

LANE ENTRANCE TO STORAGE YARDS



SITE PLAN
SCALE: 3/32" = 1'-0"

Notes:

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PM

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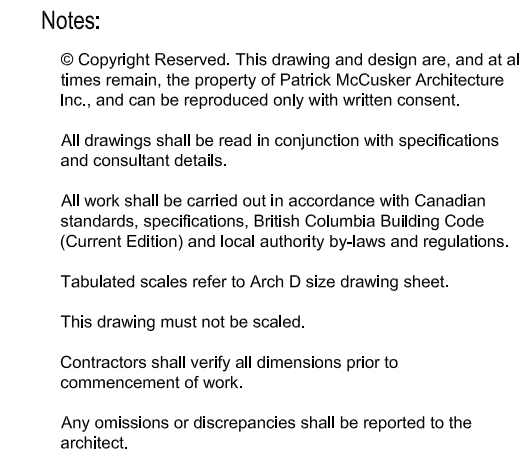
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project no. 3394

drawing title
**SITE PLAN &
ZONING ANALYSIS**

designed	scale 3/32" = 1'-0"
drawn	
checked	PMC
drawing no.	

A1.00



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KELOWNA BC V1W 4M5
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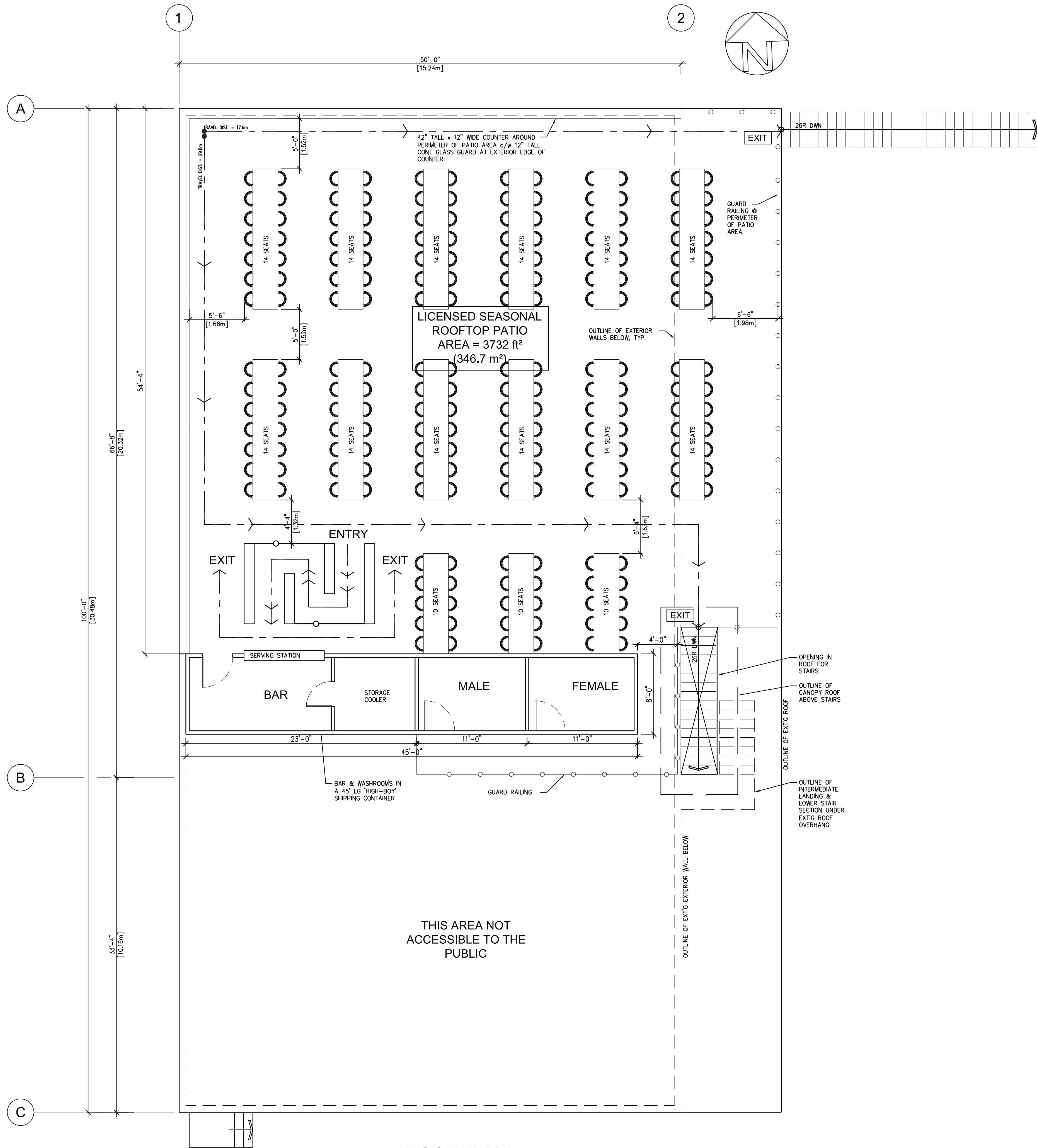
drawing title

GROUND FLOOR PLAN

designed	scale $3/16" = 1'-0"$
drawn	
checked PMC	
drawing no.	

A2.00

December 11, 2019 09:44 AM



ROOF PLAN
SCALE: 3/16" = 1'-0"

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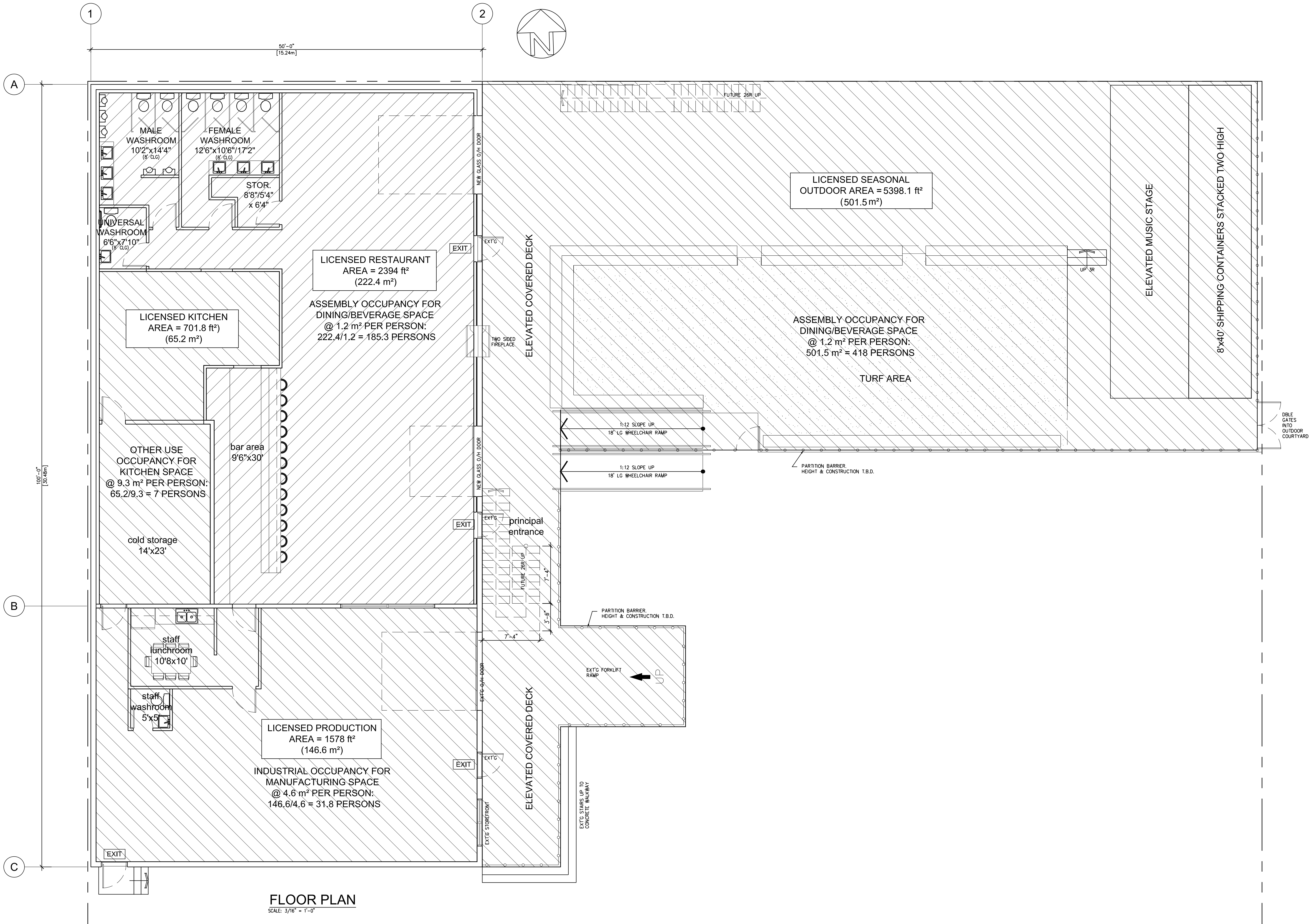
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project no. 3394

drawing title
ROOF TOP PATIO PLAN

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drawing no.	

A2.01



FLOOR PLAN
SCALE: 3/16" = 1'-0"

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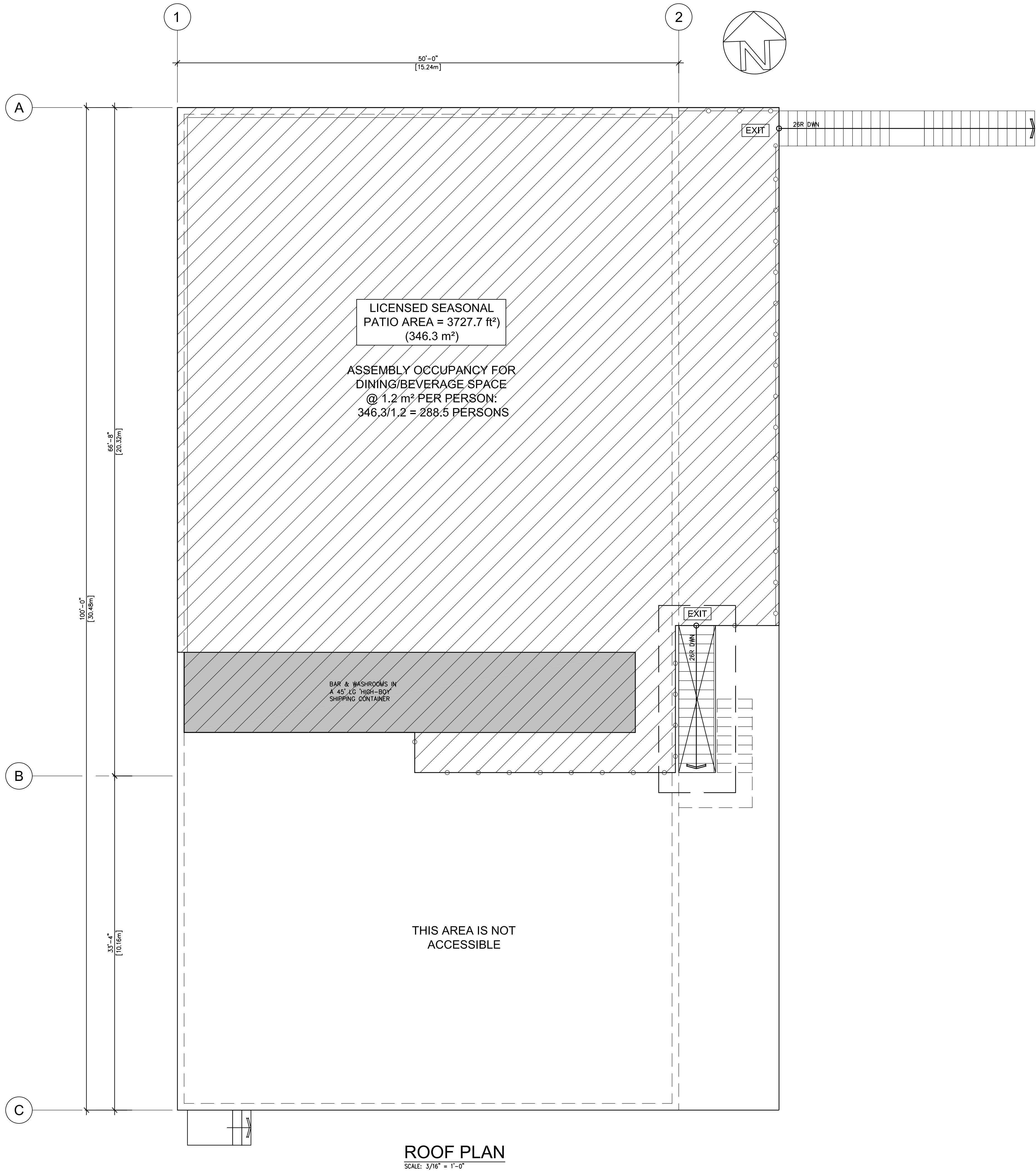
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GROUND FLOOR PLAN
OUTLINING LICENSED &
UN-LICENSED AREAS

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drawing no.	

A2.02



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