

October 28, 2021

City of Kelowna
1435 Water St,
Kelowna, BC V1Y 1J4

Attn: Kimberly Brunet
Planner II | City of Kelowna

Re.: 1346 Water Street, 'The Kelowna Beer Institute'
Development Permit Application, Patio Expansion and Interior Change of Use

Hi Kimberly,

Thanks for your pre-application advice and instruction. I'm writing to provide a design rationale and summary for the application at hand to help direct staff as to the purpose and thought behind the proposal.

The Kelowna Beer Institute would like to modestly renovate its patio to increase and improve its outdoor seating availability for its patrons. In addition, this application would seek to official change the interior use of some of its existing floor area from dedicated retail to additional brewery seating area.

Patio Expansion

The existing 48.3 m² patio for the brewery comes off its south side of the Delta Grand complex and extends to the City promenade. The existing patio resides on private property and accommodates approximately 32 seats for patrons. This does not include for the temporary sidewalk patio permitted under a different application during the Covid-19 pandemic. That patio sat on the public promenade and is scheduled for dismantling as of October 31 of this month.

The application seeks to revise the south guardrail, hard landscape the soft landscape boulevard to the east and enclose with a guardrail that new patio area. The existing trees would be maintained and worked into the design and seating layout with tree grate protection. The new patio would occupy 81.5 m², an increase of 33.2 m², all of which would continue to reside on private property. The patio seating capacity would increase from 32 to 62. Exits for the patio would reside at the northeast corner and west side for egress in emergency.

The existing trellises would be modified to continue to exist in their current locations. Two masonry pedestals would be demolished as part of the expansion, necessitating the

replacement of the existing trellis columns for like or similar heavy timber to extend the existing supports to the ground surface accordingly.

The ground surface for the new patio would be a similar paving stone as exists today. The patio drawing nearer to Water Street will provide animation for the urban walkway, akin to the relationship between patio and sidewalk along the east side of Eurobean Coffee, just north of the brewery within the same complex.

Interior Change of Use

There exists in the northeast corner of the brewery a retail area of 62.7 m2. The application proposes to change the use of this area from that of retail to further brewery area for the purpose of customer seating. Retail use, a small portion of the business’s activity, would continue to be handled via the service personnel behind and in front of the bar. The added seating area would accommodate roughly 24 additional seats over 4 tables, and a short non-load bearing wall with doors would be removed to make the space contiguous with the balance of the brewery area.

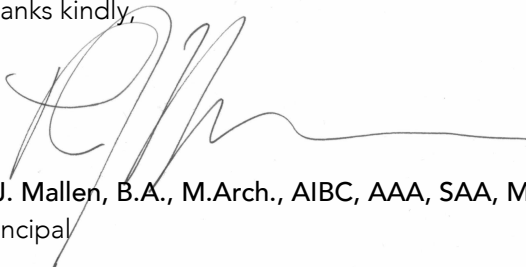
For the added occupants, the Kelowna Beer Institute features a surplus of washroom capacity on the ground floor. Currently the washrooms accessible to the patrons support up to 300 occupants under the BCBC 2018 regulations, with a further 25 staff occupants supported with a staff washroom provided in the back-of-house area. This capacity is well in excess of a forecasted occupant load, inside and out, of approximately 220 patrons and staff in the entire two stories of the brewery suite.

We anticipate that a building permit application and updated occupant load analysis would be required following a successful Development Permit.

We trust this description will help illustrate the intent of the application at hand. While modest in scope, the net result will be greater pedestrian animation for the promenade and Water Street frontages, while giving further seating for the patronage for this small business in Kelowna.

If you have any further questions on the application, please don’t hesitate to call.

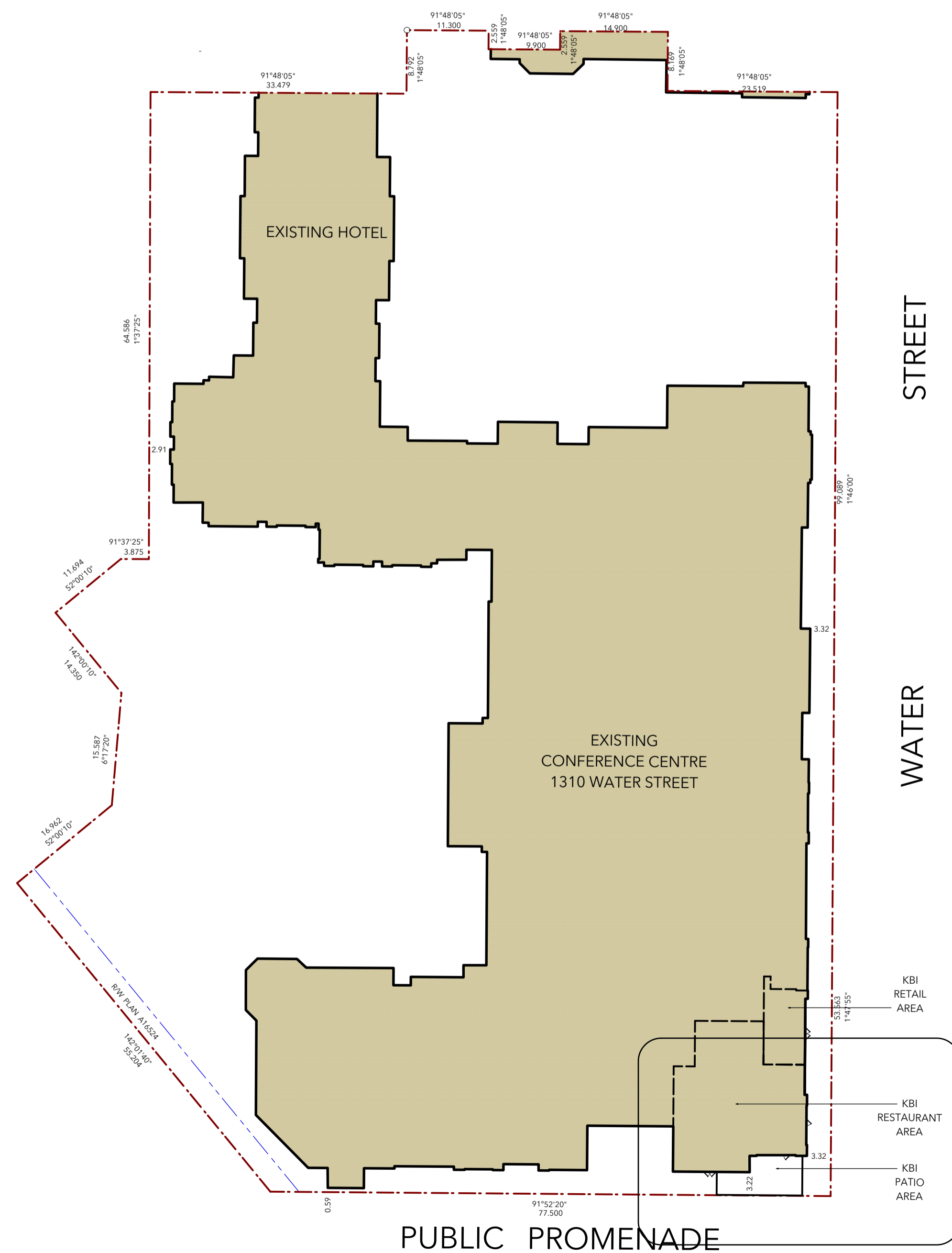
Thanks kindly,



P.J. Mallen, B.A., M.Arch., AIBC, AAA, SAA, MAA, OAA, LEED AP
Principal

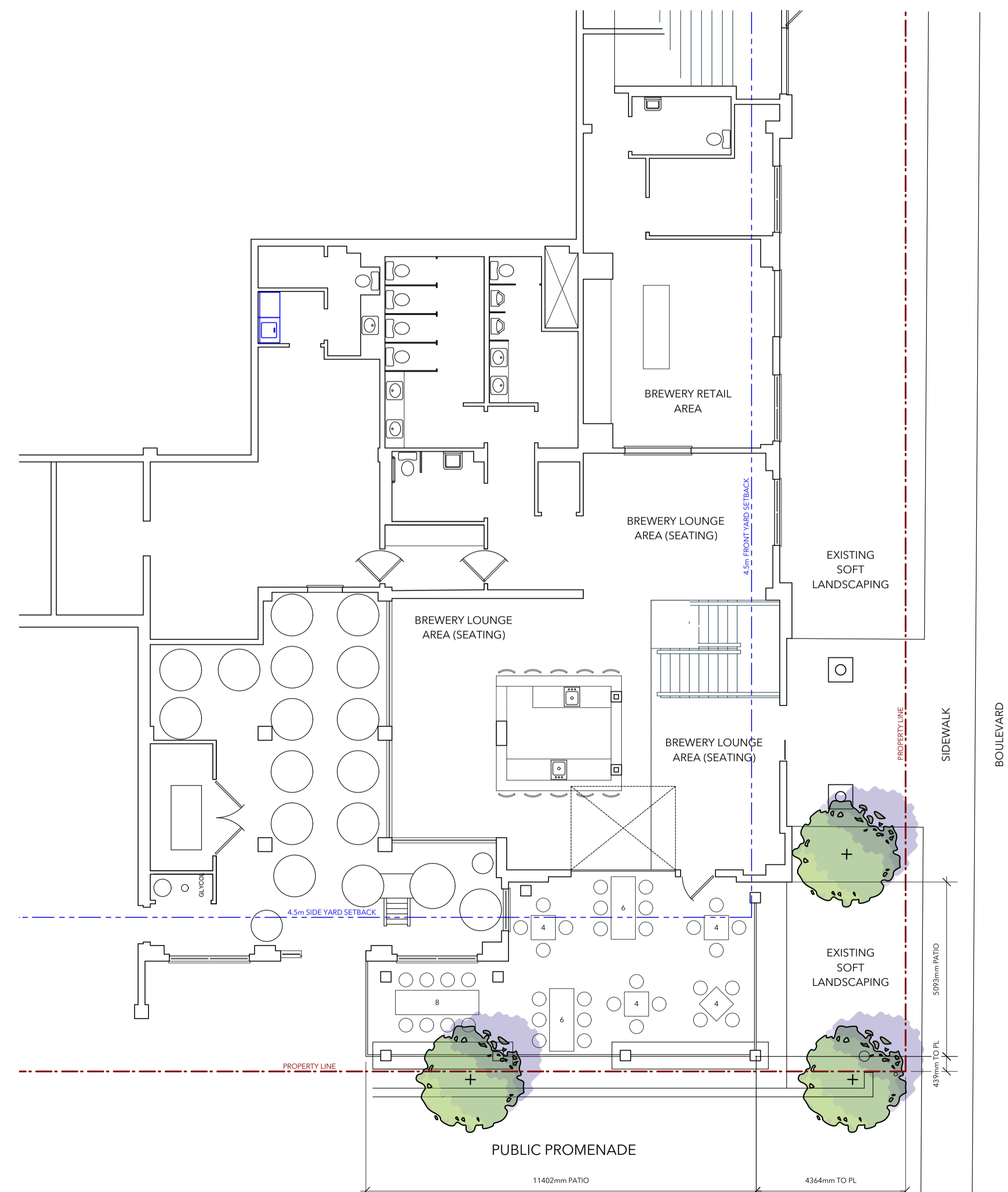
DATA SUMMARY - EXISTING

CIVIC ADDRESS	1310 WATER STREET, KELOWNA 1346 WATER STREET, KELOWNA (SUITE SPECIFIC)	
LEGAL ADDRESS	LOT 1 DISTRICT LOTS 139, 4041 & 4082, O.D.Y.D PLAN 73542 PID 025-673-688 LOT B DISTRICT LOTS 139, 3454, & 4082 O.D.Y.D. PLAN KAP47378 EXCEPT PLANS KAP73543 & KAP76701	
ZONING	C-8 LP	
SITE AREA (OVERALL RESORT AREA)	37793.0 m2	406,804 s.f.
BREWERY MINOR BREWING - GROUND	316.7 m2	3,408 s.f.
BREWERY MINOR RETAIL - GROUND	62.7 m2	675 s.f.
BREWERY MINOR BREWING - 2nd	50.2 m2	540 s.f.
BREWERY MINOR COVERED PATIO - 2nd	76.2 m2	820 s.f.
TOTAL COVERED FLOOR AREA	505.7 m2	5,444 s.f.
BREWERY MINOR PATIO - GROUND	48.3 m2	520 s.f.



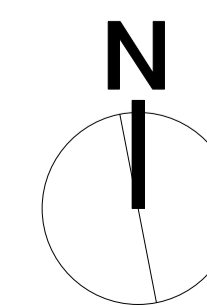
1

SITE AND KEY PLAN
1:500



2

EXISTING PATIO PLAN AND PARTIAL RESTAURANT PLAN
1:100



REV	DATE	DESCRIPTION	DRAWN	PJM	PJM
-	2021-10-27	DP		PJM	PJM

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PROJECT:
Kelowna Beer Institute

1346 Water Street,
Kelowna, BC

SHEET TITLE:
**SITE PLAN
EXISTING PLAN
PROPOSED PLAN**

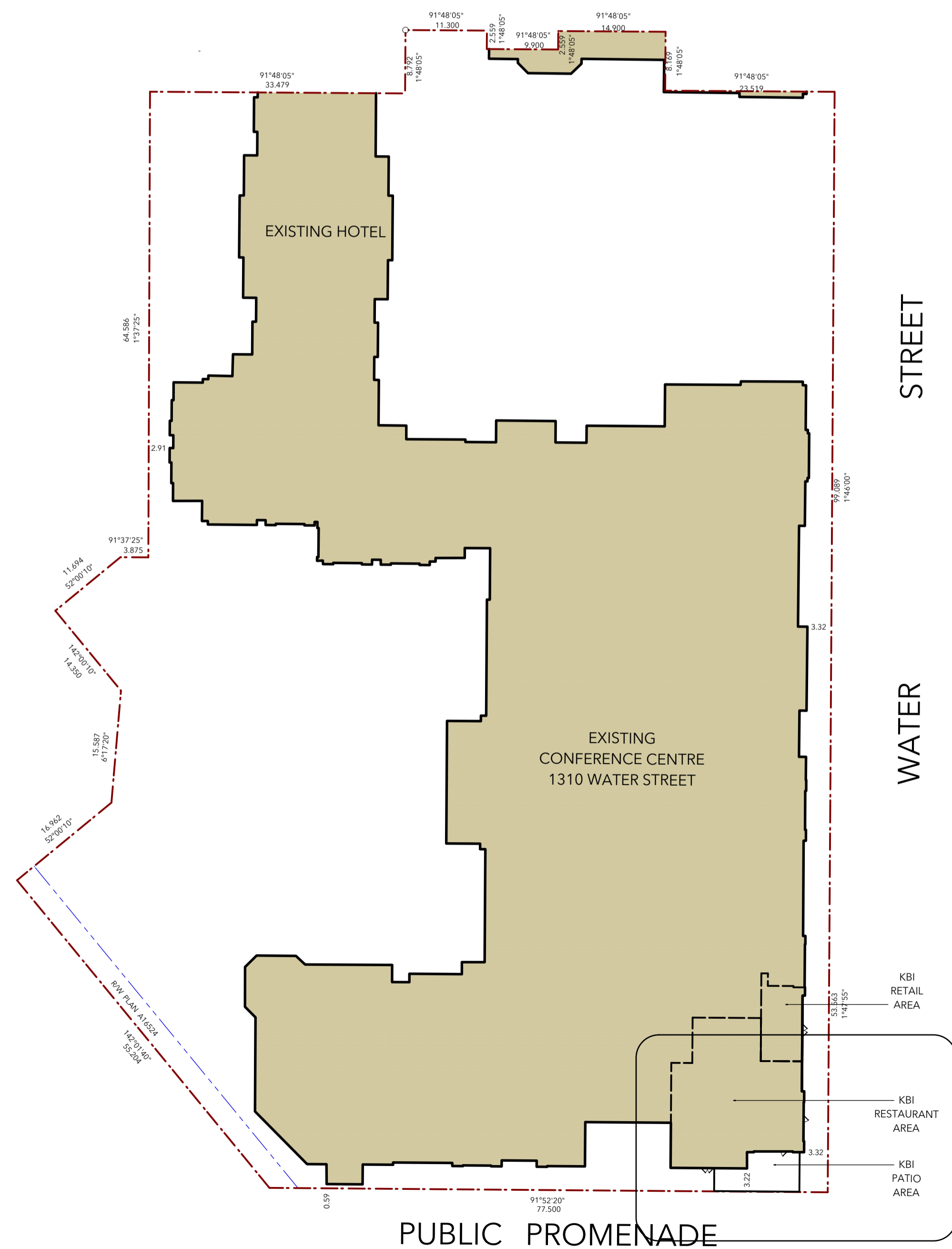
PROJECT NO.	21102	PLOT DATE	OCT. 27, 2021
SCALE	AS NOTED		
DRAWING NO.	DP-01	REVISION	-

NOTES

1. Scope of work is limited to the patio extent reconstruction and demolition of non-load bearing wall between existing retail and brewing lounge.
2. Existing boulevard trees on private property will be maintained and protected.
3. Existing patio trellis will be retained and retain its horizontal reach. No new trellis other than replacement columns to be considered.
4. Modification to existing occupant load and liquor license to be covered via a separate series of applications.
5. No modifications to the 2nd floor or back of house areas are being considered under this renovation.

DATA SUMMARY - PROPOSED

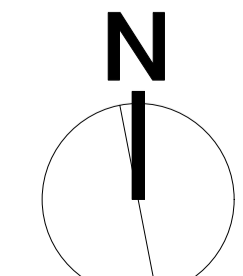
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ZONING	C-8 LP		
SITE AREA (OVERALL RESORT AREA)	37793.0 m2	406,804 s.f.	
BREWERY MINOR BREWING - GROUND	379.4 m2	4,084 s.f.	INCREASE OF 62.7m2
BREWERY MINOR RETAIL - GROUND	0.0 m2	0 s.f.	DECREASE OF 62.7m2
BREWERY MINOR BREWING - 2nd	50.2 m2	540 s.f.	NO CHANGE
BREWERY MINOR COVERED PATIO - 2nd	76.2 m2	820 s.f.	NO CHANGE
TOTAL COVERED FLOOR AREA	505.7 m2	5,444 s.f.	NO CHANGE
BREWERY MINOR PATIO - GROUND	81.5 m2	878 s.f.	INCREASE OF 33.2 m2



1 SITE AND KEY PLAN
1:500



2 PROPOSED PATIO PLAN AND PARTIAL RESTAURANT PLAN
1:100



REV	DATE	DESCRIPTION	DRAWN
-	2021-10-27	DP	PJM

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PROJECT:
Kelowna Beer Institute
1346 Water Street,
Kelowna, BC

SHEET TITLE:
SITE PLAN
PROPOSED PLAN

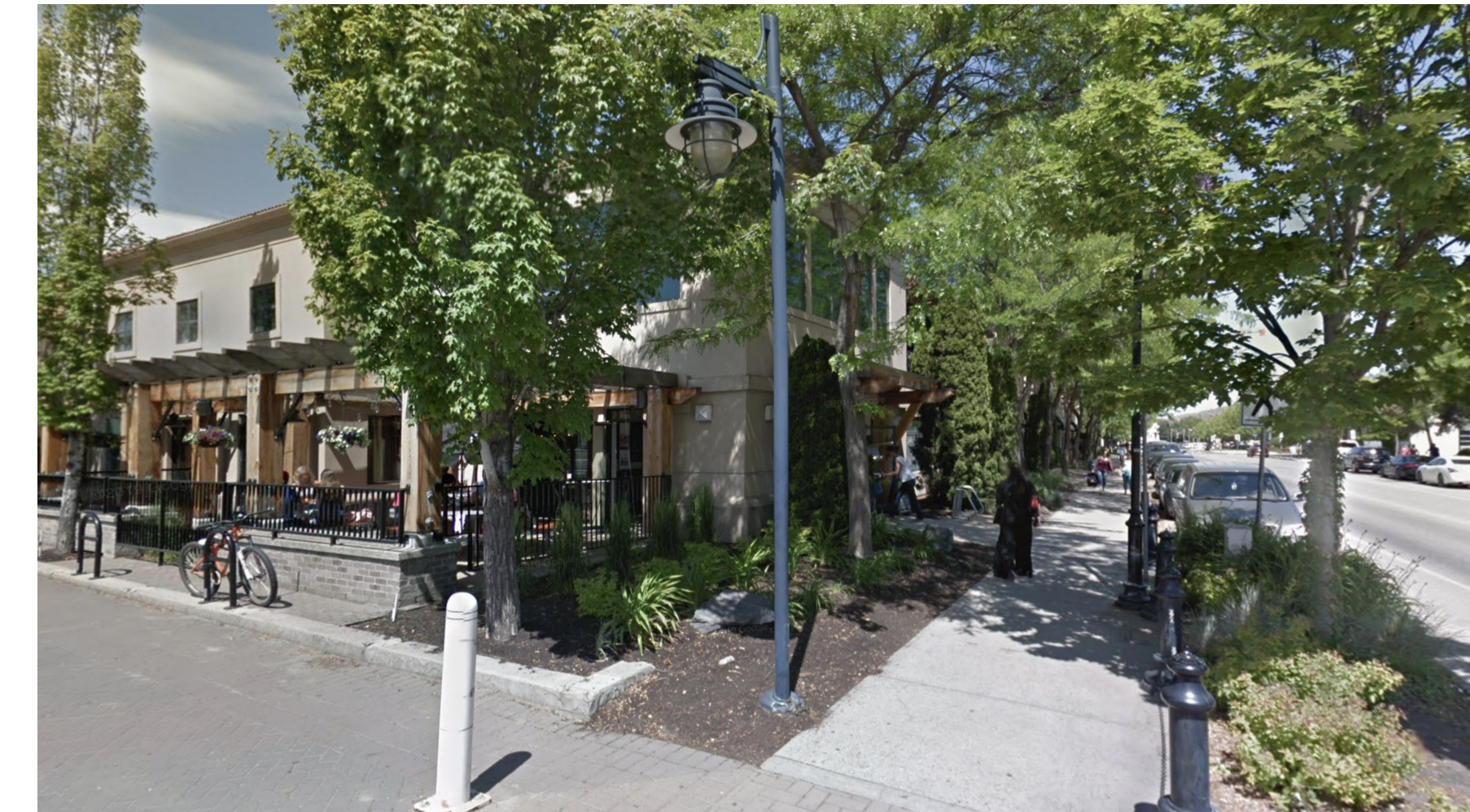
PROJECT NO.	21102	PLOT DATE	OCT. 27, 2021
SCALE	AS NOTED		
DRAWING NO.	DP-02	REVISION	-



A EXISTING SITE CONDITION
n.t.s.



B EXISTING SITE CONDITION
n.t.s.



C EXISTING SITE CONDITION
n.t.s.



1 PARTIAL SOUTH ELEVATION - EXISTING
1:100



3 PARTIAL EAST ELEVATION - EXISTING
1:100

ELEVATION NOTES

1. Remove existing metal guardrail.
2. Remove existing masonry pedestal.
3. Replace existing column to extend and reach to patio ground surface accordingly.
4. New metal guardrail, black.
5. Existing trees to remain and be protected by tree grates in new patio area accordingly.



2 PARTIAL SOUTH ELEVATION - PROPOSED
1:100



4 PARTIAL EAST ELEVATION - PROPOSED
1:100



REV	DATE	DESCRIPTION	DRAWN
-	2021-10-27	DP	PJM PJM

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PROJECT:
Kelowna Beer Institute

1346 Water Street,
Kelowna, BC

SHEET TITLE:
**EXISTING ELEVATIONS
PROPOSED ELEVATIONS**

PROJECT NO.	21102	SCALE	AS NOTED
PLANT DATE	OCT. 27, 2021	DRAWING NO.	DP-03
REVISION	-		