

# Request for Decision



To: Regular Meeting  
From: **Development, Engineering & Planning**  
Date: February 10, 2020  
Subject: Temporary Use Permit Application – Micro / Craft Brewery  
Recommendation: **THAT Council directs staff to proceed with the statutory requirements for public notice respecting a Temporary Use Permit Application for a micro/craft brewery at 7454 - 19th Street.**

---

## Background

The City has received a Temporary Use Permit application from the authorized agent of the owner of 7454 - 19<sup>th</sup> Street to construct and operate a micro/craft brewery in a portion of the building. The Temporary Use Permit (TUP) will allow the proponent to install the equipment and facilities required to run a micro / craft brewery. The micro/craft brewery will produce beer onsite for consumption onsite and offsite.

The proponent proposes a seating capacity of 10 to 15 patrons pending finalization of design and determination of requirements.

In addition to meeting local bylaws and regulations, the proponent has committed to separately, obtain any licenses, permits and authorizations required and to obtain any other thing required to legally operate a micro/craft brewery at 7454 19<sup>th</sup> Street.

The TUP would be valid for a period of 3 years if approved. The temporary use permit is renewable, upon application by the permit holder, for an additional period of three (3) years.

Consistent with the OCP this development encourages the reuse of an older underutilized building space while increasing the use of existing infrastructure. The building space being converted for this use has apparently been vacant or underutilized for some time.

## Application Details and Policy Review

Property details are summarized in Table 1.

Table 1 Property Permit Details	
Property Area	740 m <sup>2</sup> (0.183 acres)
Zoning	I - 1 (Light Industrial)
Total Building Area	653 m <sup>2</sup> (approximately)
Micro/Craft Brewery Area	90.8 m <sup>2</sup>

<b>Table 1 Property Permit Details</b>	
Contracting Area for Romaine Industries Ltd – Plumbing, Heating & Air Conditioning contractor.	562.2 m <sup>2</sup>

Additional application and site information is attached as Appendix 1 and Appendix 2.

Schedule B of the Official Community Plan (OCP) shows future use of this property as Highway & Tourist Commercial. As outlined in the OCP, within areas with this designation, automobile-oriented tourist services, and areas for visitors and residents are encouraged along Central Avenue/Highway #3. This building is easily visible from Central Avenue/Highway #3. Consistent with the OCP this development encourages the reuse of an older underutilized building space while increasing the use of existing infrastructure.

Parking Requirements are outlined in Table 2. As shown in Appendix 2, this existing building was built with close to zero setbacks from the property line. The property fronts two highways, namely 19<sup>th</sup> Street and Donaldson Drive. Reportedly, although the primary entrance to the business is off 19<sup>th</sup> Street, existing contracting activity, including loading and unloading, takes place from the Donaldson Drive side of the building.

The existing contracting business is legal nonconforming in that there is an insufficient number of offstreet parking spaces, although the allotted 2 to 3 angled parking spots for the contracting business shown in Appendix 2 are rarely, if ever, used. There are reportedly no plans to change the operating model of the existing contracting business.

As shown in the attached Google Earth image included in Appendix 2, patrons to businesses along this section of 19<sup>th</sup> Street park on both City and private property without causing traffic disruption. Approximately 5 angled parking spots could be accommodated fronting the building on 19<sup>th</sup> Street, enough to meet the bylaw requirements for a public house.

As a condition of this TUP the proponent will be required to set up and promote alternative transportation initiatives such as bike racks and carpooling. Additionally, the lack of readily available offstreet parking spaces should encourage patrons to use alternative modes of transportation. This building is only a 2 - 30 minute walk from residentially zoned areas within the City and a 5 minute walk to the recreation complex.

This property is in the Commercial Development Permit Area (CP) and the proposed development fits the conditions for which a development permit is not required.

<b>Table 2 Off Street Parking Space Requirements (s26.10 Zoning bylaw 2039)</b>		
<b>Class of Building/Use</b>	<b>Required Number of Spaces</b>	<b>Number of Spaces Required</b>

<b>Table 2 Off Street Parking Space Requirements (s26.10 Zoning bylaw 2039)</b>		
Contractors Shop and Yard	One Space per every 50 square metres of the shop floor area	=562.2m <sup>2</sup> /50m <sup>2</sup> = 11 spaces
Public house (Liquor licensed premises)	One space per every 3 seats for the patrons	=15 seats x (1 space /3 seats) = 5 spaces
<b>Total Parking Spaces Required =</b>		<b>16</b>

## Timing

Proposed timing of the next steps for this temporary use permit application is shown in Table 3 below.

<b>Table 3 Tentative Timeframe</b>	
<b>ACTIVITY</b>	<b>TIMING</b>
<b>Regular Council Meeting – Council directs staff to proceed with statutory notice requirements</b>	<b>February 10, 2020</b>
Notice published in the February 19, 2020 issue of the newspaper.	February 19, 2020
Regular Council Meeting – Council gives consideration of the Development Variance Permit	February 24, 2020

## Benefits or Impacts

### General

As a temporary use the property can be redeveloped at anytime for its current use as I- 1 (Light Industrial).

### Strategic Impact



#### Community Engagement

- An ad will be placed in the local newspaper and comments will be encouraged regarding this temporary use permit.



#### Community Livability

- This temporary use is generally compatible with surrounding properties.



#### Economic Growth

- The temporary use permit will allow the owner to utilize vacant space in the building.



#### Fiscal Responsibility

- This is a private sector development and other than time to research and prepare staff reports, and pre-development meeting(s) it is anticipated that there will be minimal staff resources required for this project.

#### Policy/Legislation

Local Government Act, The Official Community Plan, The Community Charter, The Zoning bylaw.

#### Attachments

Appendix 1 - Temporary Use Permit Application Package

Appendix 2 - Location Plan and Supporting Information.

---

#### Recommendation

**THAT Council directs staff to proceed with the statutory requirements for public notice respecting a Temporary Use Permit Application for a micro/craft brewery at 7454 - 19th Street.**

#### Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

### Report Approval Details

Document Title:	20200210 TUP2001 6454 19th St Micro Brew RFD.docx
Attachments:	- 20200127 TUP2001 Appendix 1 7454 19th St Micro Brewery_Redacted.pdf - 20200210 TUP2001 Appendix 2 7454 19th St Micro Brew Rev02.pdf
Final Approval Date:	Jan 31, 2020

This report and all of its attachments were approved and signed as outlined below:

**Dolores Sheets - Jan 31, 2020 - 11:46 AM**

**Ron Mattiussi - Jan 31, 2020 - 12:15 PM**