



Council Report

penticton.ca

Date: November 5, 2024
To: Anthony Haddad, City Manager
From: Gabe Tamminga, Planner I
Address: 689 Winnipeg Street

File No: RMS/689 Winnipeg St

Subject: Zoning Amendment Bylaw No. 2024-38 and Development Permit PL2024-9878

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2024-38", for Lot A District Lots 4 and 202 Group 7 Similkameen Division Yale District (Formerly Yale-Lytton) Plan EPP138406, located at 689 Winnipeg Street, a bylaw to add the following site specific provisions to the C1-Commercial Transition Zone

Site Specific Provisions for 689 Winnipeg Street:

- Allow bakery as a permitted use
- Restaurant shall not exceed a maximum gross floor area of 650m²
- Minimum 4 vehicle parking stalls to be provided
- The rear yard setback for an accessory structure shall be 0.0m

AND THAT Council forward "Zoning Amendment Bylaw No. 2024-38" to the December 3, 2024 Public Hearing.

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2024-38", approve "Development Permit PL2024-9878", a permit to approve the form and character of the proposed conversion of the existing buildings to a restaurant and bakery.

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Proposal

The applicant is proposing to convert the existing building into a restaurant with three additions and to also convert the existing detached accessory building with an addition into a bakery located at 689 Winnipeg Street (Figure 1). The applicant has submitted a letter of intent that goes over the proposal in more detail (Attachment C).



Figure 1 - Rendering of Development

Required Applications

The proposal is to convert the existing buildings on the subject property from a single-detached dwelling and a detached accessory building in the rear, into a restaurant and a bakery. This requires the applicant to apply for the following applications: Zoning Amendment and Development Permit. The following table outlines the planning applications that are required for the proposed development to proceed (prior to any building permits being issued):

Application Required	Description	Approval Authority
Zoning Amendment Bylaw	To allow the following site specific provisions: • Allow bakery as a permitted use • Restaurant shall not exceed a maximum gross floor area of 650m² • Minimum 4 vehicle parking stalls to be provided • The rear yard setback shall be 0.0m	Council Public Hearing required
Development Permit	To approve the form and character of the proposed commercial development	Council/Staff delegated

The applicant has submitted a Development Permit application for the form and character of the proposed development, which has been included for Council's consideration.

Background

Property Description

The subject property is located along the west side of Winnipeg Street and is just north of Eckhardt Avenue West (Figure 2). The property currently contains a single-detached dwelling and a small accessory building in the rear yard. The house, constructed in the Arts and Crafts style was built in 1921. The property has been identified as having heritage significance to the community and is listed in the Penticton Heritage Registry. The Penticton Heritage Register recognizes the value of preserving the heritage and enhancing the charming qualities that characterize the community.

The Riordan House, as this property is known, was included on the register for its representation of a prosperous period in Penticton's history. According to the statement of significance within the registry, "the house is notable for its association with David Riordan, a prominent hotel owner and reputed bootlegger. It is rumoured that liquor was hidden in the basement of the Riordan house during Prohibition. The richly detailed interior, which is virtually in original condition, is a reflection of the social prominence and personality of its original owner.



Figure 2 - Property Location Map

Its association with Penticton's hospitality industry continued with its use during the 1980s alternating between a teahouse and restaurant, and since 1991 as a Bed and Breakfast." The current proposal to convert the house to a restaurant and bakery is aligned with the historic use of the house.

The property is currently zoned C1 – Commercial Transition, which permits limited, small scale, commercial development in mostly residential areas. The property has been designated by the Official Community Plan (OCP) as 'High Density Residential' which permits "small-scale neighbourhood commercial buildings" in higher amenity areas.

Financial implication

The applicant will be responsible for all development costs, including any service upgrades and the payment of Development Cost Charges (DCC's) to help offset the added demand on City services from the proposed development.

Climate Impact

The proposed development will be to convert two existing buildings into commercial businesses on the subject property. This will require the buildings to be brought up to the requirements of the current BC Building Code including energy efficiency requirements.

The proposed development also provides Class 1 and Class 2 bicycle parking in an area that has existing and proposed separated bicycle lanes that will provide potential customers and staff alternatives to driving in single-occupancy vehicles to and from this property. Additionally, the property is located along the BC Transit Bus Route 4 (West Side/Duncan East) and is a short walk from the Route 5, which will be a frequent transit network in the next couple of years. Thus, providing public transportation options near this development with connections to major areas of interest in the city such as the hospital, Cherry lane Mall and the Community Centre.

Technical Review

This application was reviewed by the City's Technical Planning Committee (TPC), a group of internal staff who review planning applications. This includes careful consideration pertaining to the heritage value of the building and the requirements needed to operate the proposed use. Typical frontage and lane upgrades, along with servicing requirements have been identified for the building permit process. These items have been communicated to the applicant.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the development application:

	Zone Requirement (C1 – Commercial Transition)	Provided on Plans
Minimum Lot Width*:	13.0 m	30.48 m
Minimum Lot Area*:	550.0 m ²	1359.74 m ²
Maximum Lot Coverage:	40%	28.8%

Vehicle Parking:	1 per 50 m ² NFA (Restaurant) = 6 stalls + 1 loading stall 1 per 50 m ² NFA (Any commercial use - Bakery) = 1 stall	*Site Specific Amendment* 4 stalls (1 accessible stall included) 1 loading stall
Bicycle Parking:	Class 1: 1 per 400 m ² NFA (Restaurant) = 0 Class 1: 1 per 300 m ² NFA (Bakery) = 1 stall Class 2: 1 per 100 m ² NFA (Restaurant) = 3 stalls Class 2: 1 per 300 m ² NFA (Bakery) = 1 stall	Class 1: 2 stalls Class 2: 6 stalls
Required Setbacks: Front Yard: Interior Side Yard: Exterior Side Yard: Rear Yard:	3.0 m 1.5 m 4.5 m 0.0 m	3.0 m 1.5 m 6.34 m 0.0 m *Site Specific Amendment*
Landscape Buffer:	1.5m (4 trees and 43 shrubs)	1.5m (5 trees and 44 shrubs)
Maximum Building Height:	10.5 m	8.8 m
Other Information*:	*Lot Width and Lot Area are only relevant at time of subdivision.	

Analysis

The Official Community Plan land use designation for the subject property is 'High Density Residential', which supports small-scale commercial businesses in residential and higher-amenity areas. While a commercial business is not typically envisioned in the high density residential designated areas, staff in this case consider the proposal aligned with the OCP as it is a small-scale commercial development that is proposing to preserve the existing heritage building in a residential area. Therefore, the site specific zoning amendment is supported for the visions set out in the City of Penticton Heritage Registry and the Official Community Plan.

Site Specific Zoning Amendment Bylaw

Staff consider the proposed site specific zoning amendment to the C1 – Commercial Transition zone to allow this development, is supported through the following OCP Goals and Policies:

- OCP Policy 4.2.3.8 Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.
- OCP Policy 4.3.2.1 Encourage high quality commercial development by applying Development Permit Area Guidelines, updating and enforcing regulatory bylaws, and fostering initiatives that improve the quality and infrastructure of commercial areas.
- OCP Policy 4.3.2.3 Encourage intensification of vacant or underused service commercial parcels before designating additional service commercial areas.
- OCP Policy 4.6.6.2 Explore the designation of identified character neighbourhoods as Heritage Conservation Areas, pursuant to Section 614(1) of the Local Government Act, to guide the form and

character of new development and major renovations to ensure they are respectful of the historic character. Apply this designation in areas of strong support for the initiative from residents and landowners.

This commercial development is supported through the conservation of an important heritage site and the adherence of the Development Permit Area Guidelines and Zoning Bylaw. The applicant intends to keep the historic character of the building through this development process. The site specific amendment to the Zoning Bylaw would allow the use and development to proceed as intended. Currently, the C1- Commercial Transition zone does not offer the flexibility required to maintain this heritage building and allow for larger restaurant use. This property is unique in nature and by allowing a site specific zoning amendment, the applicant can repurpose this building for something new and bring some of the existing buildings and site into conformance. For the reasons stated above, staff are supportive of the site specific zoning amendment to allow more flexibility within the C1 zone.

Given that there is adequate policy through the OCP to support the proposal, staff recommend Council give first reading of "Zoning Amendment Bylaw No. 2024-38" and forward the application to the Public Hearing on December 3, 2024.

Development Permit

The applicant has also applied for a Development Permit to approve the form and character of the restaurant and bakery. The proposed development is considered within the Commercial & Mixed Use Development Permit Area as per the OCP. Which is established to manage the form and character that strengthens livability, neighbourliness and visual interest.

The proposed development has been designed with the OCP design guidelines in mind. The development proposes a small-scale neighbourhood commercial business and provides a design that meets all of the Zoning Bylaw regulations of the C1 – Commercial Transition zone.

Staff have completed a development permit analysis (Attachment D) that shows how the development conforms to the applicable design guidelines. The applicant has also provided a letter of intent and development permit analysis (Attachment C), which outlines the project and its conformance to the OCP design guidelines.

While not a specific consideration of the Development Permit Area Guidelines, given the fact the building is listed on the heritage registry, some consideration should be given to how the proposal will impact the heritage character of the building and particularly the elements that make the building significant from a heritage perspective. In this case, the statement of significance included in the heritage register lists the large eaves and rafters as well as the port cochere and the overall Arts and Crafts style of the building as being part of its significance, along with its prominent location on the corner of Winnipeg and Eckhardt Avenue. In a review of the plans, while several additions are being proposed (Figure 4), the main elements that make the building significant are not being altered, with the exception of the removal of the port cochere, which is being added to the function internal area of the building. The building from the street however will still maintain the overall look and feel of the building with a refreshed appearance. Not listed in the heritage register is the mature landscaping, which is, for the most part, being maintained.

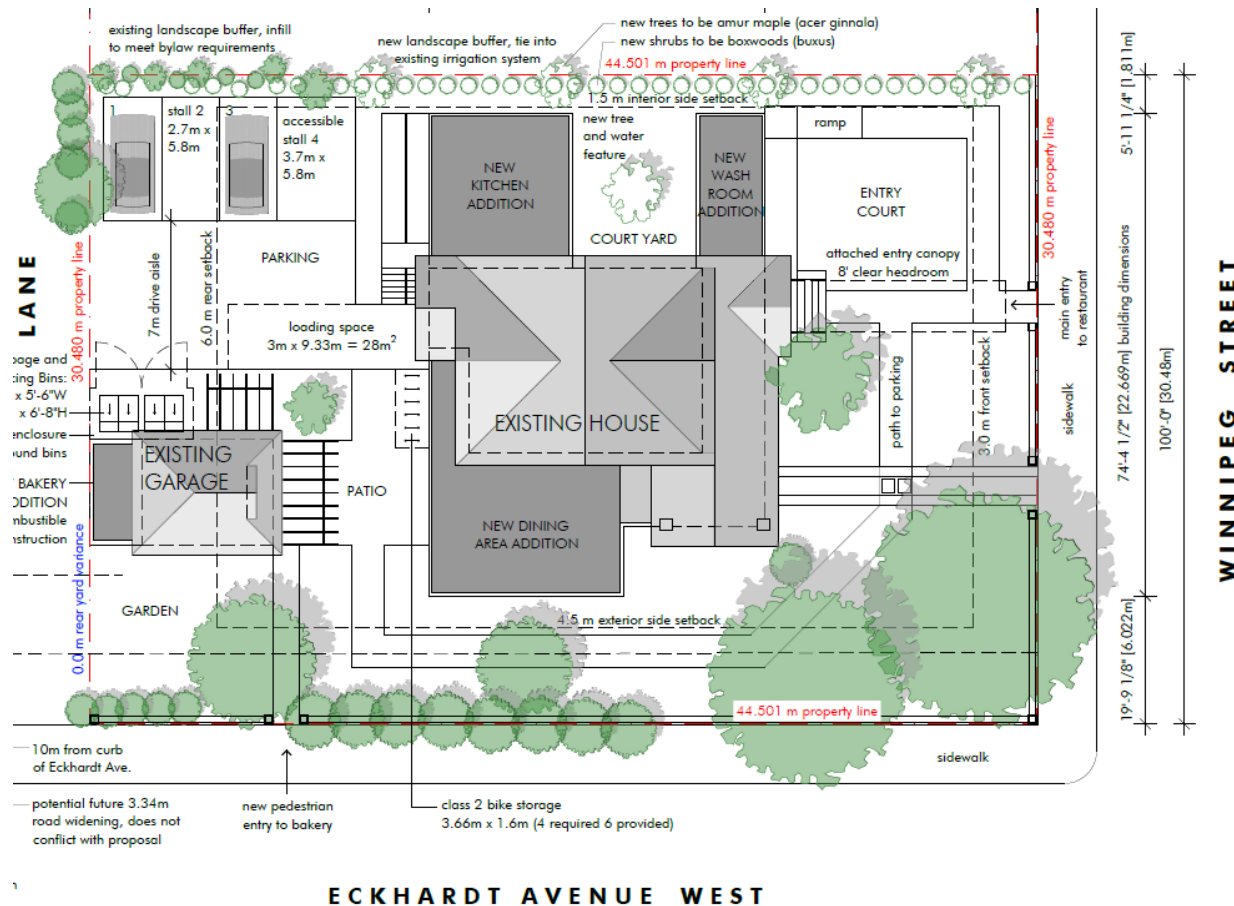


Figure 3: Site plan showing proposed building additions

Summary

With support from these goals and policies, staff believe that this application proposes an appropriately scaled development for the area. The applicant is proposing to maintain the heritage look of the building while changing its use from a residential building to a commercial building. Of note, is the fact that the building was used previously as a commercial building, first as a restaurant then as a bed and breakfast. In addition to the heritage significance of the property, the applicant has provided a landscape buffer between this property and the adjacent residential property to the north. This has incorporated the retention of some of the existing trees and including the planting of additional trees and shrubs to minimize the impacts on the neighbouring property.

As such, staff are recommending that Council consider approving the Development Permit after considering the adoption of the Zoning Amendment Bylaw, following the Public Hearing on December 3, 2024.

Alternate recommendations

Council may consider the proposed site specific zoning amendment is not suitable for this site. If this is the case, Council should deny the bylaw amendment. Staff are not recommending this option, as the proposal is well aligned with the goals and policies of the OCP and will be maintaining its status on the Penticton Heritage Registry.

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2024-38".

Attachments

Attachment A – Zoning Bylaw Map

Attachment B – Official Community Plan Map

Attachment C – Photos of the Property

Attachment D - Letter of Intent & Development Permit Analysis (applicant)

Attachment E – Development Permit Analysis (staff)

Attachment F – Penticton Heritage Registry 2009 (Riordan House -1921, page 15)

Attachment G – Draft Development Permit PL2024-9878

Attachment H – Zoning Amendment Bylaw No. 2024-38

Respectfully submitted,

Gabe Tamminga

Planner I

Concurrence

Director of Development Services	General Manager of Infrastructure	City Manager
BL	KD	AH



689 Winnipeg Street

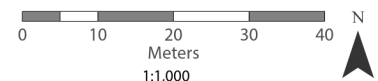
Zoning Bylaw Map



Zoning Bylaw No 2024-22

- R4-S - Small-Scale Multi-Unit Residential - Small Lot
- R4-L - Small-Scale Multi-Unit Residential - Large
- RM2 - Low Density Multiple Housing

- RM3 - Medium Density Multiple Housing
- RM4 - High Density Multiple Housing
- C1 - Commercial Transition
- C3 - Mixed Use Commercial

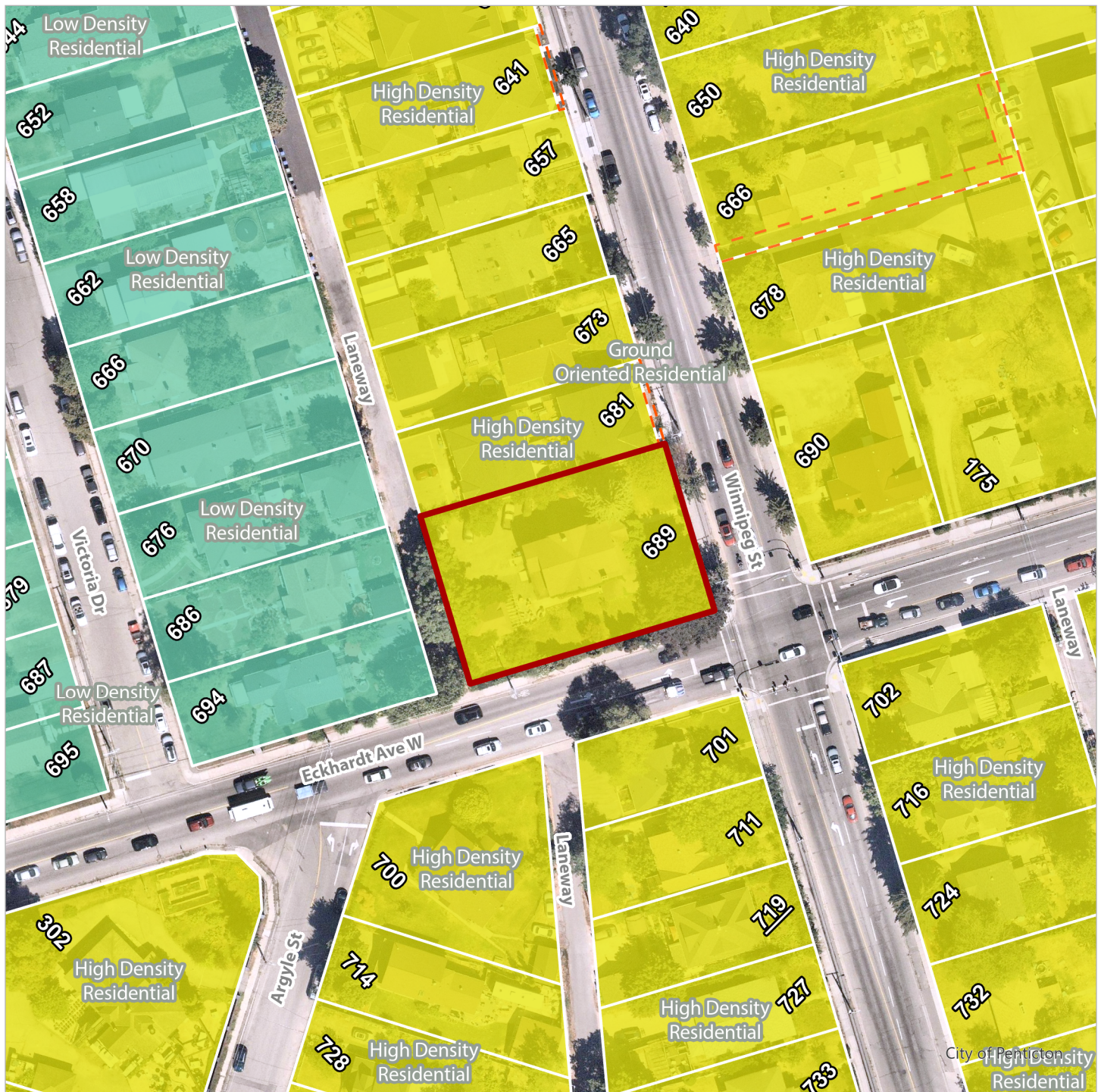


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Date: 10/22/2024

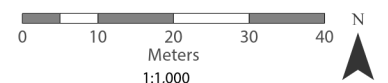


689 Winnipeg Street

Official Community Plan Map



- Subject Parcel
- Official Community Plan - Future Land Use
- High Density Residential
- Low Density Residential



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Date: 10/22/2024

Attachment C – Photos of the Property





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Chris Allen, Architect AIBC

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CANADA
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October 23, 2024

Letter of Intent**689 Winnipeg Street - Riordan House Restaurant**

The Riordan house is a heritage home constructed in 1921. It is included on the City of Penticton Heritage Registry, and some of the character defining elements included in the Registry include the prominent corner location, the original concrete wall around the property, mature landscaping, detached garage, and the craftsman detailing of the gables and porte cochere.

In 2023 the home was put up for sale, promoted as a development opportunity, and potential buyers were primarily focused on demolishing the building. Thankfully, Giulio and Carole Miceli stepped in with a vision to convert the building into a destination restaurant, with an associated bakery catering to the immediate neighbourhood.

The existing zoning permits this use, and the building has served as a restaurant in the past. However, in order to preserve the heritage structures, but still provide modern kitchens, washrooms, and a commercially viable level of seating, some site specific amendments to the current zoning are required. In particular, the addition of bakery as a permitted use, a reduction of the rear yard setback adjacent to the bakery, a reduction in parking, and an increase in the maximum gross floor area for a restaurant.

The specific amendments requested are:

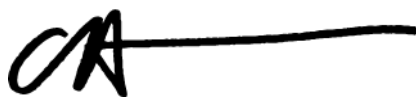
Amendment to Zoning Bylaw No. 2024-22 **Section 11.1.1**, Permitted Uses, to allow bakery as a permitted use.

Amendment to Zoning Bylaw No. 2024-22 **Section 11.1.3.1**, gross floor area of a restaurant. The zoning maximum for C1-Commercial Transition is 100 m². However, this building is large, and the concept is to convert the full building into a full service restaurant. The proposed gross floor area, including all 3 levels, is 620 m².

Amendment to Zoning Bylaw No. 2024-22 **Section 11.1.2.7**, minimum rear yard. The current rear yard setback requirement is 6.0 m. However, the original 1921 building had a garage which did not conform to this setback, but was instead 2.0 m from the lane. The proposal is to amend the rear yard setback to 0.0 m for the width of the existing garage, 5.0 m, to allow the construction of a bakery kitchen. The kitchen would be a small, non-combustible addition, conforming to building code requirements for zero lot line construction. It is to be noted that many of the adjacent garages along the lane have a similar zero lot line placement.

Finally, Amendment to Zoning Bylaw No. 2024-22 **Table 6.6**, parking requirements. Due to the limited site area, and the fact that the City will not permit parking off the lane for the first 10.0m, it is only possible to provide 4 parking stalls. Bicycle Parking has been provided to twice the bylaw requirements.

Through the provision of these amendments, this important heritage building can be retained and rejuvenated, and a vibrant new amenity can be added to the neighbourhood.



Chris Allen, Architect AIBC
Principal, Landform Architecture Ltd.

August 19, 2024

Development Permit Analysis

689 Winnipeg Street Riordan House Restaurant

As an existing heritage building, the Riordan house is a special case in relation to development permit guidelines. The primary purpose of this application is to allow this historic building to be retained, rather than demolished. This has the effect of retaining a core element of the form and character of this neighbourhood, including the original house and mature landscaping.

At the same time, there are additions and modifications required to allow this building to function as a restaurant. The new components of the building are expressed as fully new, but subservient to the original form, to retain the integrity of the 1921 building. We are not trying to create a pastiche of history, but instead to retain the character defining elements of the heritage home, while giving it new life.

The following points explain how the proposed development responds to both the general Development Permit Guidelines, and the specific Commercial & Mixed Use Development Permit Guidelines. Text from the Official Community Plan is in blue, responses in black.

5.2.2 General Guidelines

The following General Design Guidelines apply to all development requiring a Development Permit:

Site Planning - Designing in Context

G1. Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.)

The Riordan House is listed in Penticton's Heritage Registry both for its architecture, and its landscape. The design proposal retains the original concrete landscape walls, wrought iron fencing, and mature landscaping along the sidewalks. It also retains the original detached garage, converting it into a bakery, and positions all parking to the rear lane.

Framing Space

G5. Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

The original relationship of Riordan House to the street is preserved, with additions being subservient to the heritage house. The original front door of the house is maintained as the main entry to the restaurant.

Prioritizing Pedestrians

G11. Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.

A new accessible ramp will be created at the Winnipeg Street entry, to allow barrier free access to the restaurant.

Cars and Parking

G16. Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping

Parking is provided off the lane, and the original heritage street edge retained.

Enhance the Urban Forest

G34. Tree retention • New development should retain, where possible, existing mature and native trees and protect their root systems;

The existing heritage landscape is retained, particularly the large deciduous tree on the corner.

5.3.3 Commercial & Mixed-Use Development Permit Area

Site Planning: Framing Space

Commercial and Mixed-Use building siting should create an active and attractive street.

The Riordan house is one of the last representatives of the early 20th Century streetscape in this neighbourhood, with stately homes placed within a lush landscape, street oriented porches and sidewalk gateways. It is also a corner lot, and is a prominent landmark at the intersection of Eckhardt and Winnipeg. The proposed renovation enhances this position, by restoring the heritage structure, maintaining the existing front entry and gate, and adding a similar gate from Eckhardt avenue to provide pedestrian access to the bakery. The texture of the neighbourhood, and the pedestrian experience will be enhanced.

Parking

Design to minimize the visual impact of parking.

CM4. Locate parking areas to the rear or interior of a site rather than between the street and building.

Parking on the property is accessed off the existing lane, to the rear of the building.

Architecture

CM9. Clearly signed and generously sized entries to indicate primary pedestrian access

CM11. Outdoor spaces that serve to complement the street realm (e.g., street-side plazas, outdoor eating and cafe seating areas)

The architectural concept for this renovation will preserve and spotlight the heritage structure at the core, and maintain its historic relationship to the street by using the

original front door as the entry to the restaurant. Building additions will assume a more muted, secondary role so as not to compete with the heritage architecture. Previous additions to the buildings adopted a faux historical language, to very poor effect, and these will be removed. Original craftsman detailing of the gable ends will be restored and showcased, and outdoor sitting areas will add life and animation to the street.

Signage

CM19. Signage on commercial buildings shall clearly identify uses and business name and be pedestrian-oriented (e.g., installed along the business's primary pedestrian corridor and access).

CM20. Signage directing traffic to parking shall be provided and visible from the street

This restaurant is designed to serve the neighbourhood, and therefore signage is scaled and directed at the pedestrian realm. The prominent corner location will allow it to maintain visibility to the larger community as well. Car traffic will be directed to the rear lane, where parking stalls are provided to meet zoning requirements. However, with the downtown location, it is anticipated that most customers will arrive by bicycle or foot, and the signage and presentation of the building caters to this pedestrian realm.

Attachment D - Development Permit Analysis (Staff)

<i>OCP Guideline G21</i>	<i>Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).</i> • The Riordan House fronts Winnipeg Street and faces the public realm, offering this development ground-oriented access that connects to the neighbourhood.
<i>OCP Guideline G28</i>	<i>Entries should be visible and clearly identifiable from the fronting public street.</i> • The entry to both buildings has been made visible and identifiable from Winnipeg Street and Eckhardt Avenue W.
<i>OCP Guideline G34</i>	<i>Tree retention...</i> • Many of the trees that exist on the property are intended to be maintained where possible and there is also a plan to add more plantings along the north side of the property.
<i>OCP Guideline G38</i>	<i>Screening & Buffering...</i> • There are plantings to be proposed along the north side of the property to buffer between the commercial property and the neighbouring residential property to the north.
<i>OCP Guideline G58</i>	<i>Garbage/recycling areas and other similar structures should be located out of public view in areas that mitigate noise impacts and which do not conflict with pedestrian traffic</i> • The waste collection area has been provided in the rear parking area to avoid noise impacts and be out of the public view.
<i>OCP Guideline CM4</i>	<i>Locate parking areas to the rear or interior of a site rather than between the street and building.</i> • All parking provided on the property will be accessed from the laneway to not interfere with pedestrian connections and the existing character of the building.
<i>OCP Guideline CM9</i>	<i>Clearly signed and generously sized entries to indicate primary pedestrian access.</i> • The applicant has provided a design that incorporates a covered walkway that meets the sidewalk to direct the flow of pedestrian traffic to the front door of the building. • The accessory building that is intended to be used for a bakery has a pedestrian access from Eckhardt Avenue W to provide a clear path to the rear portion of the property.
<i>OCP Guideline CM11</i>	<i>Outdoor spaces that serve to complement the street realm (e.g.,</i>

street-side plazas, outdoor eating and cafe seating areas)

- The proposed design provides outdoor seating and uniquely uses the existing outdoor area to have café style seating around the accessory building that is intended for a bakery.

OCP Guideline CM20

Signage on commercial buildings shall clearly identify uses and business name and be pedestrian-oriented (e.g., installed along the business's primary pedestrian corridor and access).

- The rendering of the development proposes a large sign at the front of the property to clearly identify the business.

Riordan House - 1921

689 Winnipeg Street

The Riordan House is a two and one half storey Arts & Crafts home constructed in 1921. The side-gabled first storey is dominated by broad overhanging eaves with exposed rafters, a porte-cochere with battered Craftsman piers on the south side and a porch entry with decorative roof on the north side. The historic site is located on a prominent corner lot and includes the original garage and mature landscaping.

Riordan House is valued as an expression of the kind of architecturally designed homebuilt by prominent businessmen in the post World War I era. The home evokes a period of economic optimism, expressed in its rich architectural detailing, as built by its original owners, the Riordan family, who lived in it from 1921 to 1940. The house is also valued for its contribution to the continuity of an elite precinct in this area which housed doctors, lawyers, and merchants, many of whom built large homes; this is evidenced by its second owner, Dr. Wickett, who owned it until 1980.

The house is also notable for its association with David Riordan, a prominent hotel owner and reputed bootlegger. It is rumoured that liquor was hidden in the basement of the Riordan house during Prohibition. The richly detailed interior, which is virtually in original condition, is a reflection of the social prominence and personality of its original owner.

Its association with Penticton's hospitality industry continued with its use during the 1980s alternating between a teahouse and restaurant, and since 1991 as a Bed and Breakfast.

Key elements that define the heritage character of the Riordan House include:

- The prominent corner lot location
- The bold architectural form which expresses Arts and Crafts and Craftsman principles
- The porte-cochere
- The decorative porch entrance
- The deep overhanging eaves
- Craftsman elements including the use of vertical elements which contrast with and break the horizontal planes (upper storey massing of gables, tall chimney, battered piers on the porte-cochere, and heavy porch supports reaching to the ground)
- Exposed rafter ends and decorative knee braces
- Upper storey dormers
- Rich interior woodwork of Nova Scotia fir and oak
- Original built-in cupboards and window seats
- Original windows, doors, frames, and mouldings
- Association with a colourful local character, David Riordan
- Original concrete wall around perimeter of the property
- Original rear garage
- Original landscaping and mature trees
- Original boiler and hot water heating system





Development Permit

Permit Number: DP PL2024-9878

Owner Name
 Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot A District Lots 4 and 202 Group 7 Similkameen Division Yale District (Formerly Yale-Lytton) Plan EPP138406

Civic: 689 Winnipeg Street

PID: 032-255-462
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a two-storey restaurant and bakery as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to beginning works authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2024.

Issued this ____ day of _____, 2024.

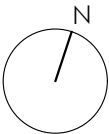
Angela Collison
Corporate Officer

DESCRIPTION

The Riordan house is a heritage home constructed in 1921. It is included on the City of Penticton Heritage Registry, and some of the character defining elements included in the Registry include the prominent corner location, the original concrete wall around the property, mature landscaping, detached garage, and the craftsman detailing of the gables and porte cochere.

In 2023 the home was put up for sale, promoted as a development opportunity, and potential buyers were primarily focused on demolishing the building. Thankfully, Giulio Miceli stepped in with a vision to convert the building into a destination restaurant, with an associated bakery catering to the immediate neighbourhood.

The existing zoning permits this use, and the building has served as a restaurant in the past. However, in order to preserve the heritage structures, but still provide modern kitchens, washrooms, and a commercially viable level of seating, a site specific zoning amendment is required. In particular, an adjustment to the rear yard setback adjacent to the existing garage, and removal of the gross floor area limit for a restaurant.



Cover Sheet
NTS
October 23, 2024

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Penticton, BC

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1. RIORDAN HOUSE RESTAURANT
DP PL2024-9878

2. CONTEXT

DESCRIPTION

The approach to the site is to preserve the form and character of the heritage house, and to strengthen the relationship of the building to the pedestrian realm. The existing landscape and perimeter fencing is retained, with the original entry gate used as the main entrance to the restaurant, and a new gate established along the Eckhardt Avenue sidewalk to provide access to the bakery.

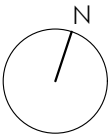
The proposed conforms to all requirements of the current zoning, except:

Parking:
Zoning Bylaw **Table 6.6**
Restaurant: 1 per 50 m2 NFA
Net floor area = 340 m2 / 50
Required = 8 parking stalls / 1 loading
Provided = 4 parking stalls / 1 loading

Zoning Bylaw **Section 11.1.1**, Permitted Uses. It is requested to add Bakery as a permitted use.

Zoning Bylaw **Section 11.1.3.1**
The gross floor area of a restaurant is limited to 100 m2. An amendment is requested to remove this limit.

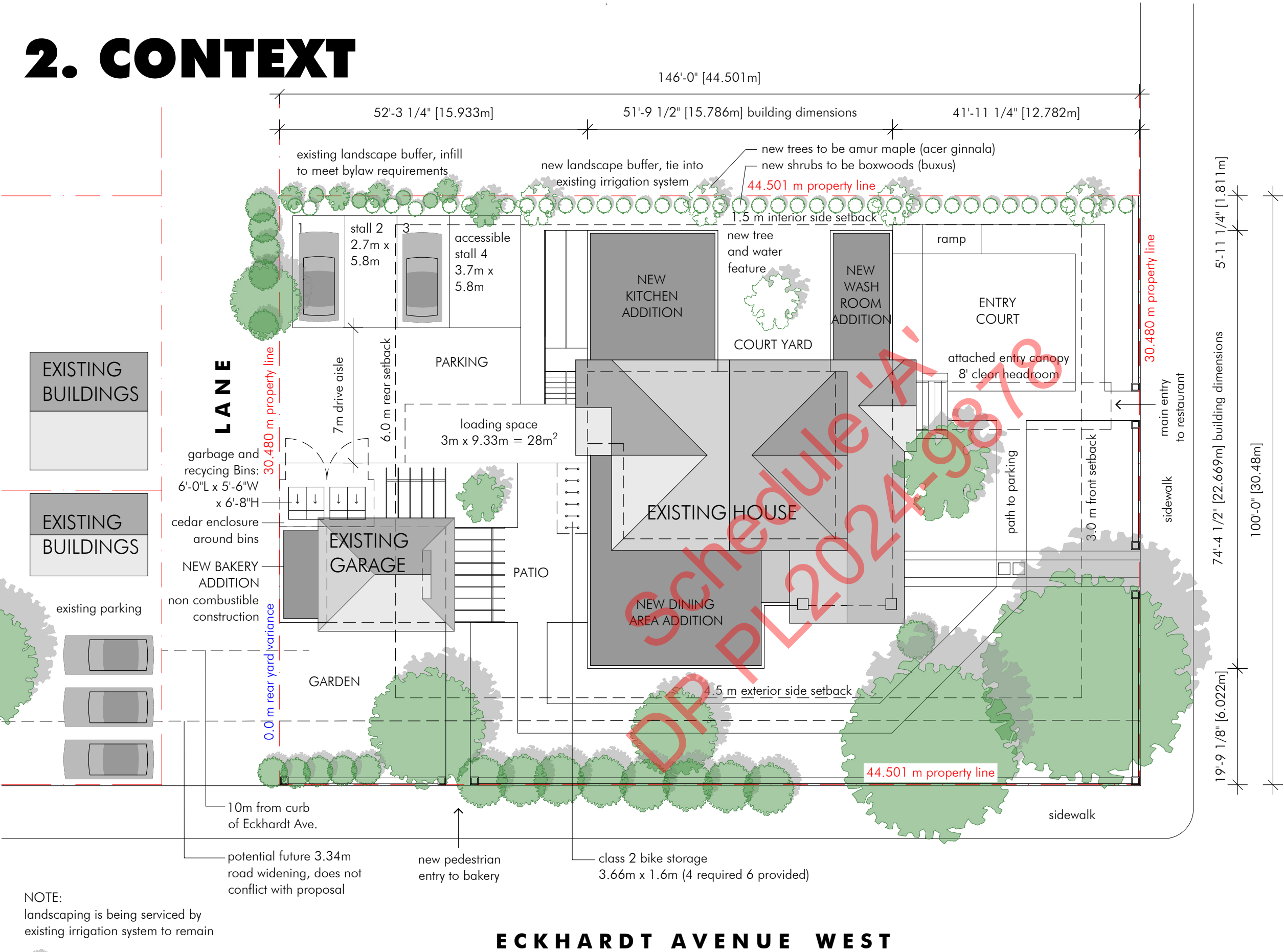
Zoning Bylaw **Section 11.1.2.7**
The current rear yard setback requirement is 6.0 m. An amendment is requested to decrease the rear yard setback to 0.0 m for the width of the existing garage, 5.0 m.



Site Plan
1:200
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NOTE:
landscaping is being serviced by
existing irrigation system to remain

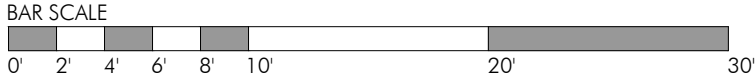
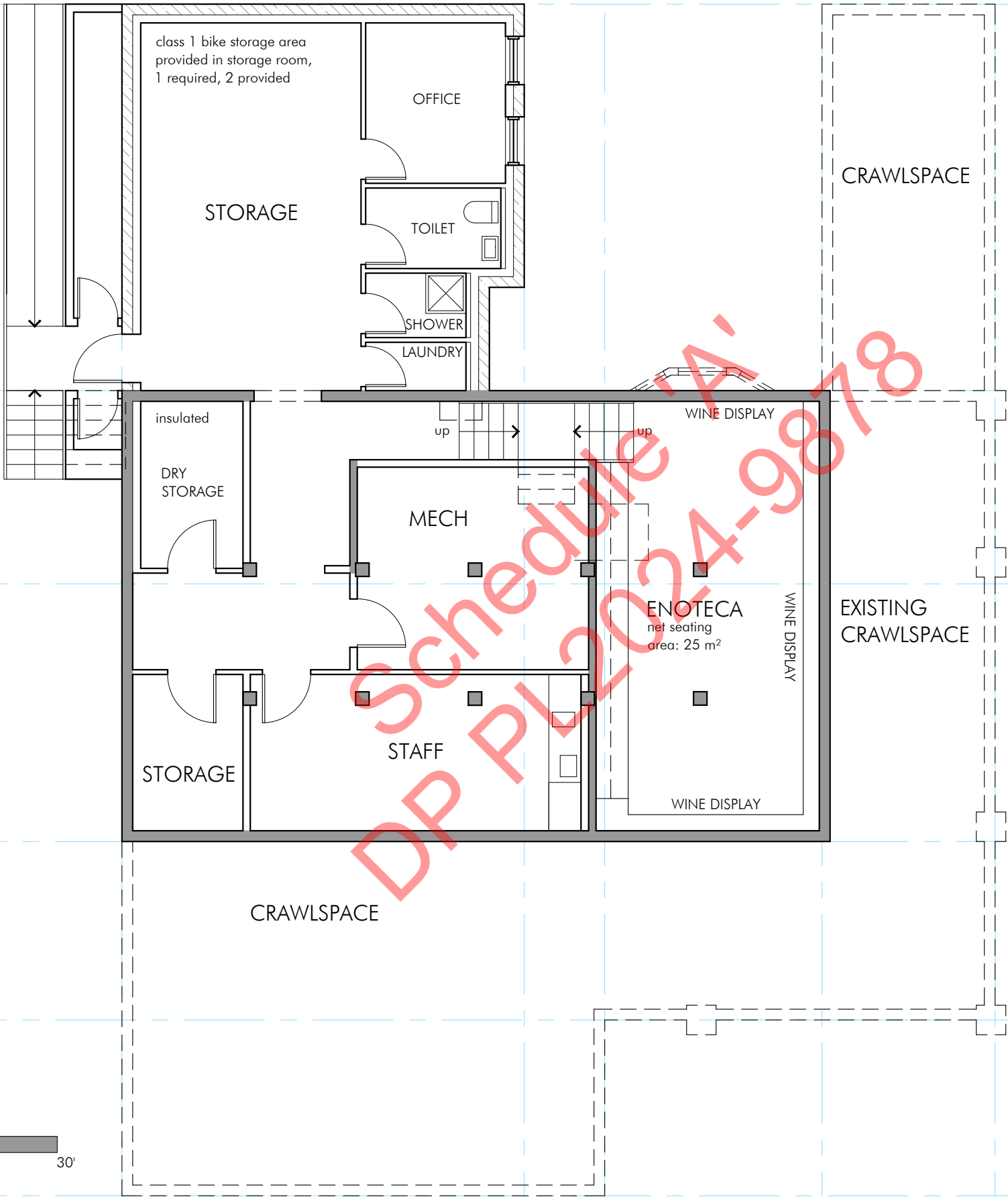
- new tree / shrubs
- existing tree / shrubs

3. BASEMENT PLAN

DESCRIPTION

The lower level plan will contain storage and staff areas, along with an "Enoteca", or wine library, that can accommodate seated tasting events.

As a basement, this level is not included in Net Floor Area. Ceiling height is 8'-0", so it is a useable area.



Floor Plan

1:96
October 23, 2024

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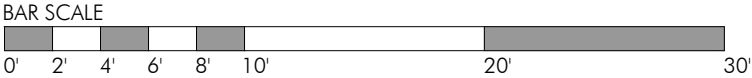
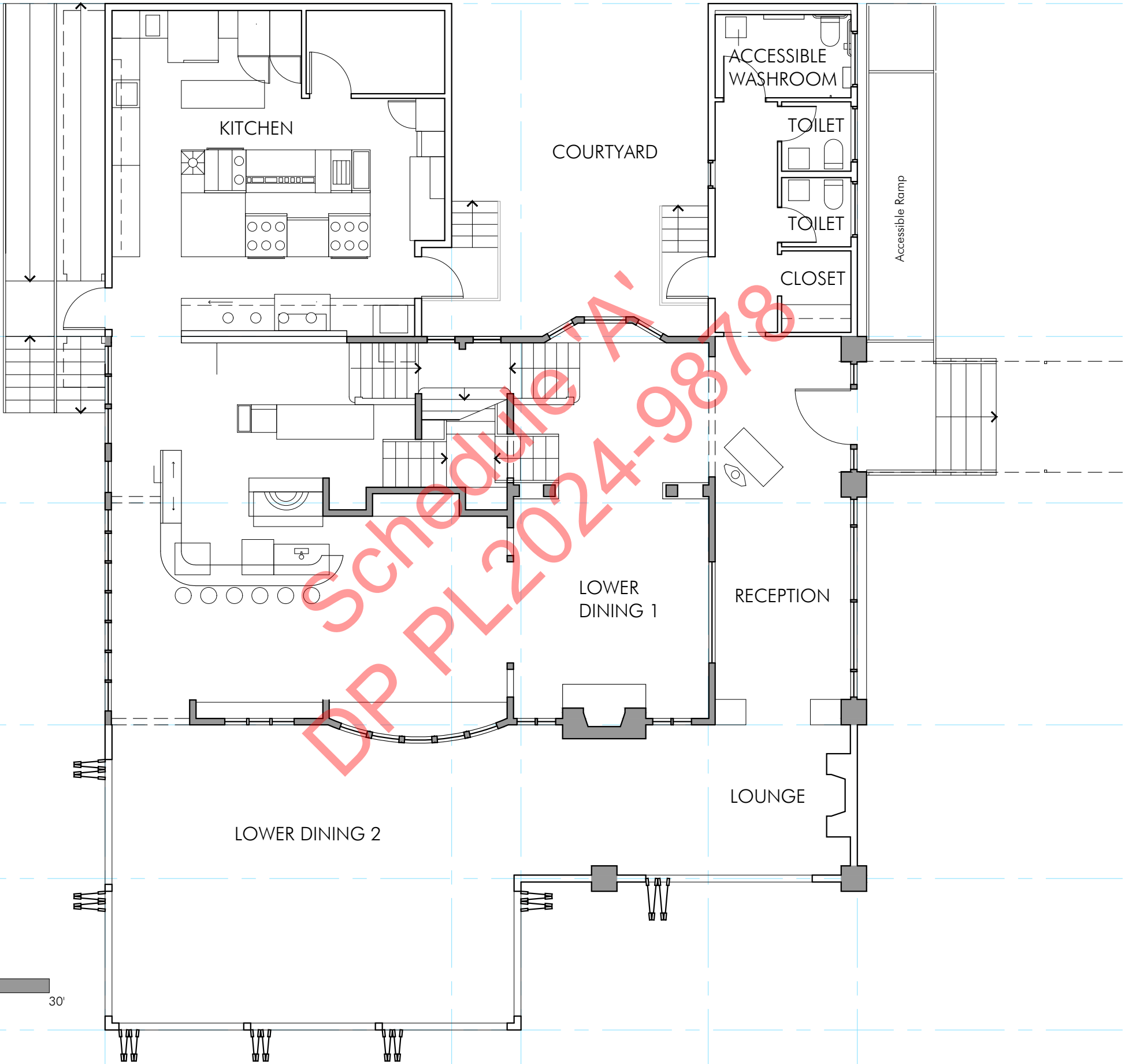
4. MAIN LEVEL PLAN

DESCRIPTION

The main level plan will contain the main seating areas of the restaurant, along with the kitchen and washrooms. A wheelchair accessible ramp will be added to the front entry of the building.

The original garage will be converted to an annex to the restaurant, serving the local neighbourhood, and operating at different hours than the main restaurant.

Net Floor Area: 270 m²



Floor Plan
1:96
October 23, 2024
689 Winnipeg Street
Penticton, BC

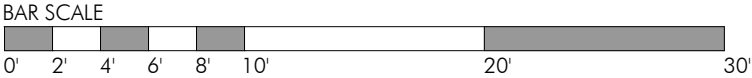
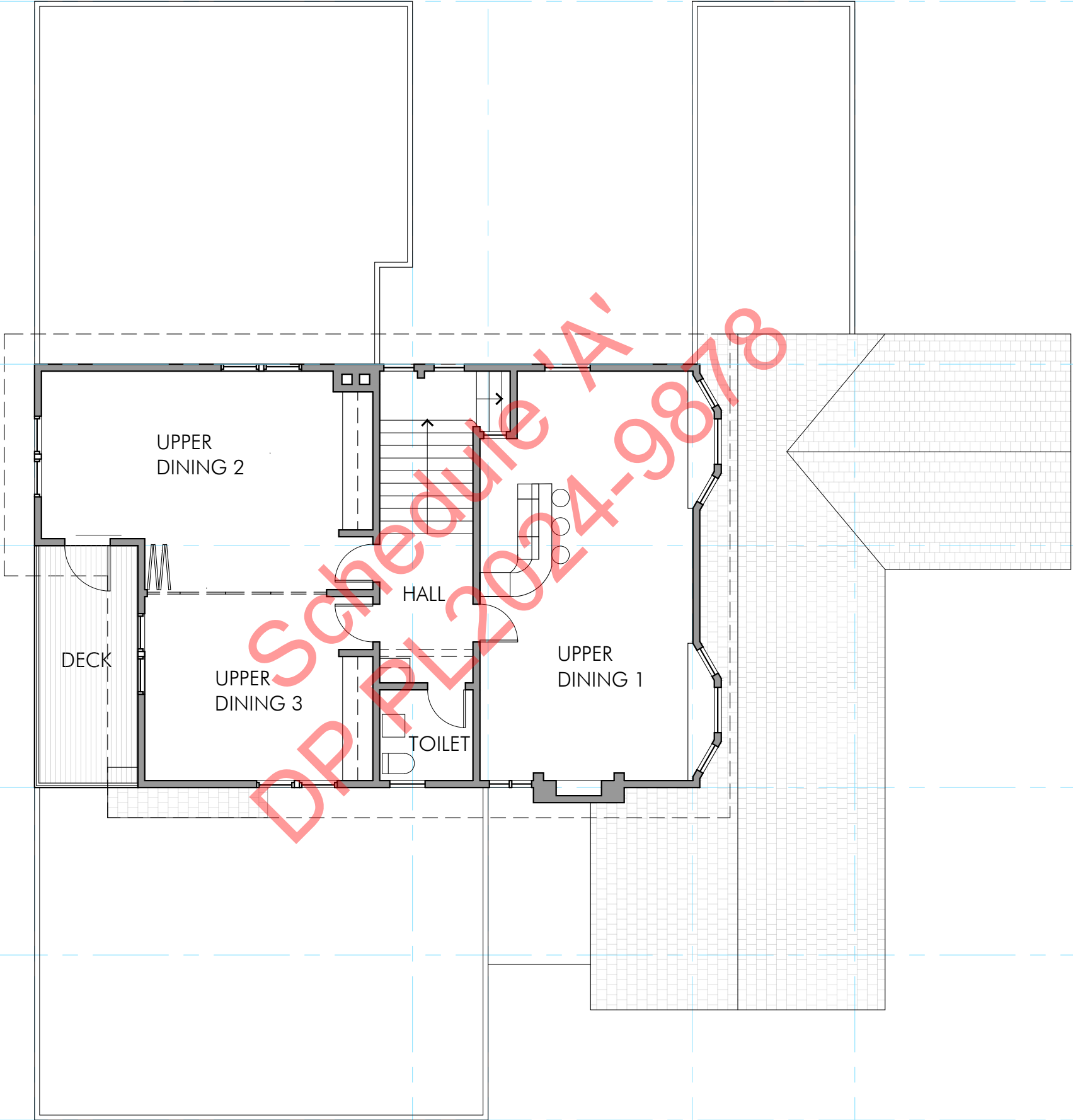
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5. UPPER LEVEL PLAN

DESCRIPTION

The upper level will contain special event rooms, that can be subdivided for private events, or left open to provide additional restaurant seating.

Net Floor Area: 70 m²



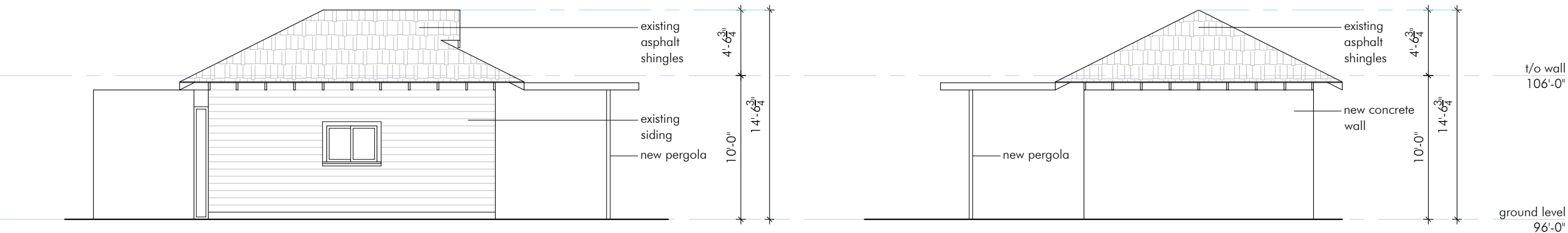
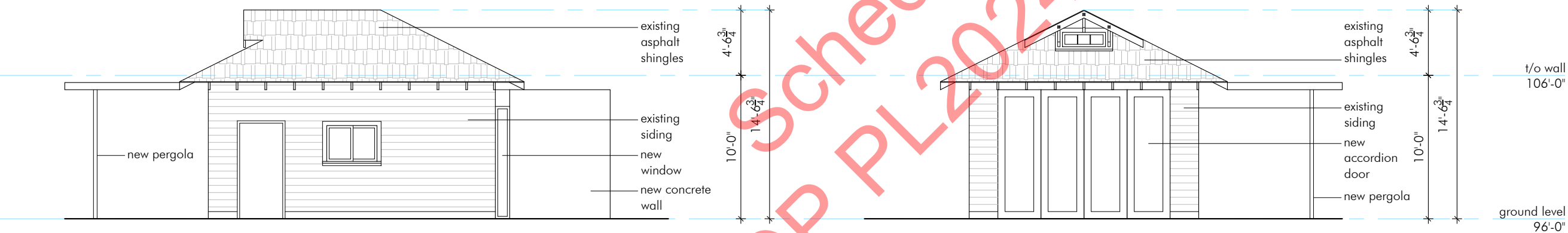
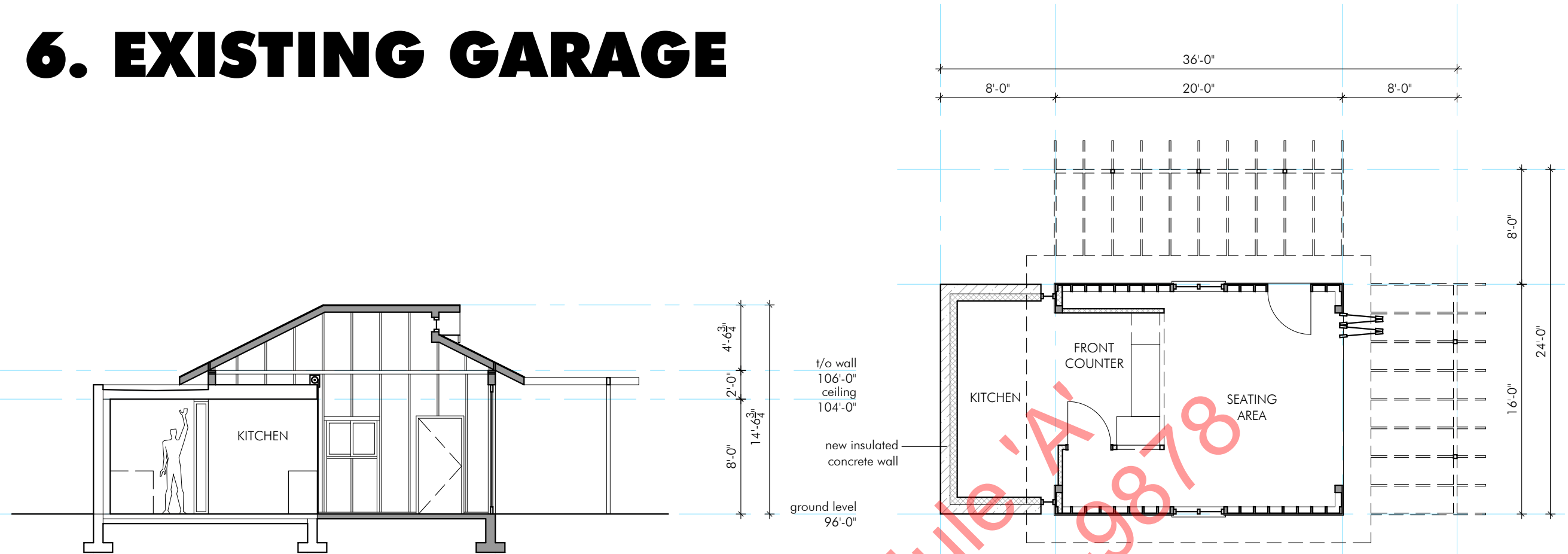
Floor Plan
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6. EXISTING GARAGE

DESCRIPTION

The existing garage will function as an annex to the main restaurant, serving different foods, at different hours, in a more informal setting.



- CONCRETE
- EXISTING BUILDING
- NEW CONSTRUCTION



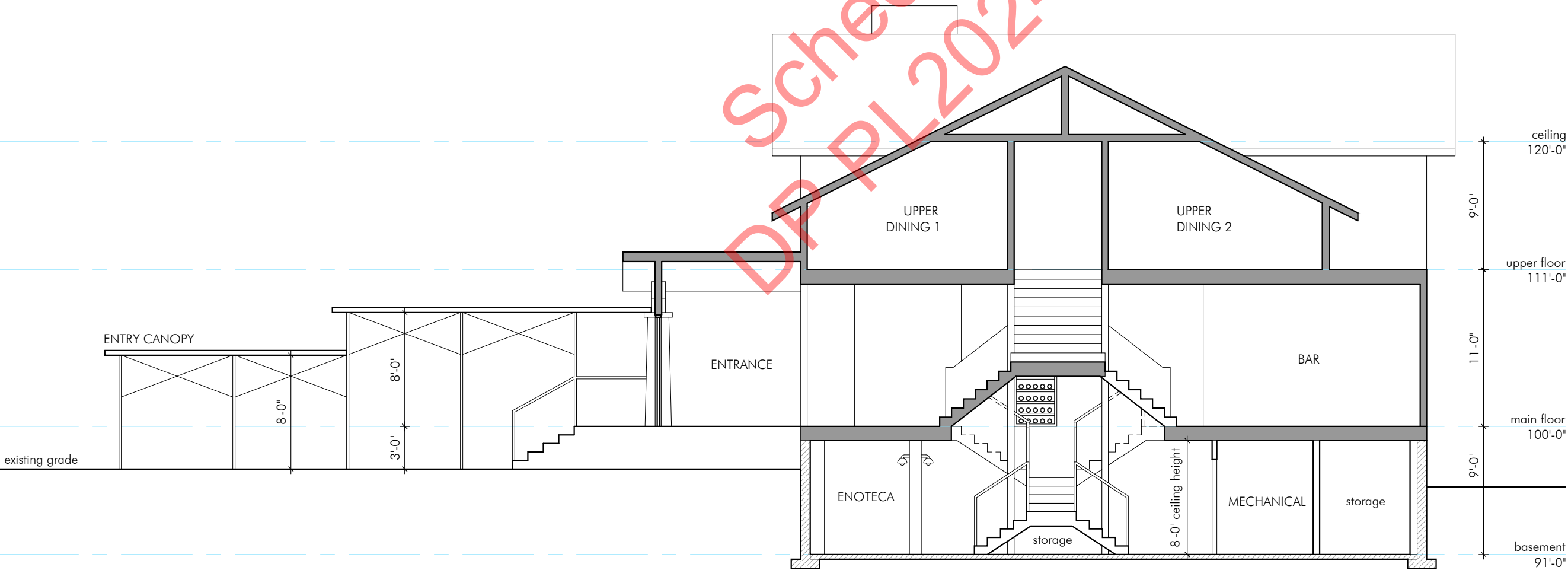
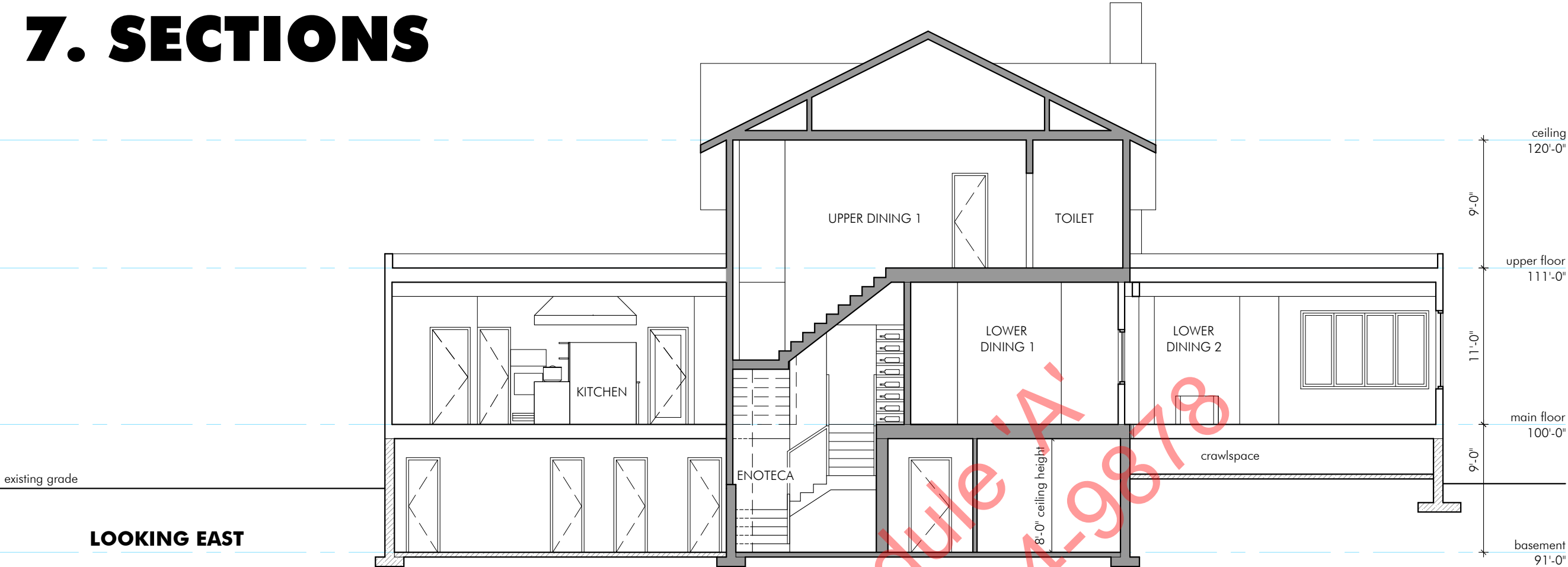
Existing Garage

1:96
October 23, 2024

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7. SECTIONS



- CONCRETE
- EXISTING BUILDING
- NEW CONSTRUCTION

Sections
1:96
October 23, 2024

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8. ELEVATIONS



NORTH ELEVATION



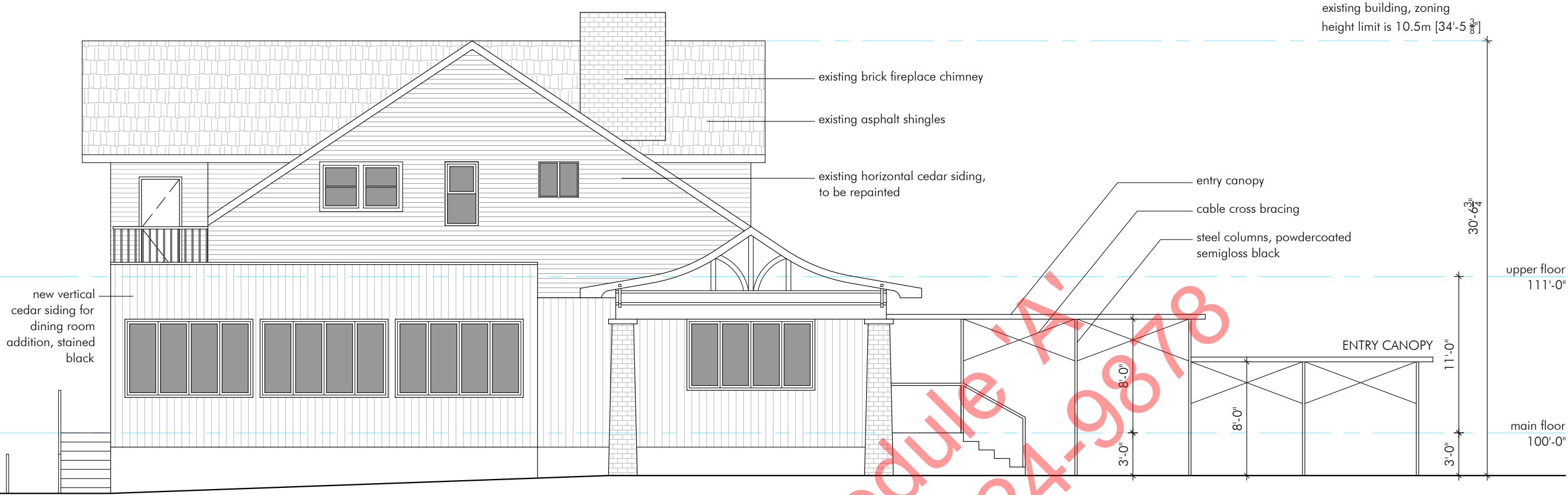
EAST ELEVATION
DP PL2024-9878

Elevations
1:96
October 23, 2024

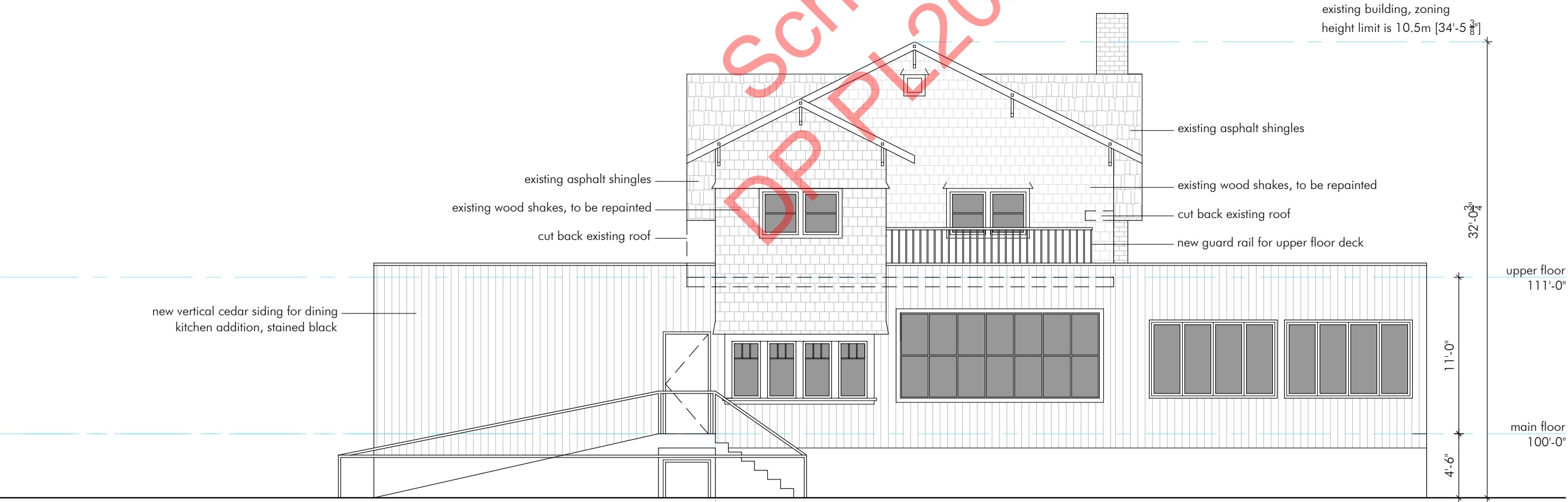
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9. ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

Elevations
1:96
October 23, 2024

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Penticton, BC

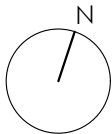
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DESCRIPTION

As an existing heritage building, the Riordan house is a special case in relation to zoning and development permit guidelines. The primary purpose of this application is to allow this historic building to be retained, rather than demolished. This has the effect of retaining a core element of the form and character of this neighbourhood, including the original house and mature landscaping.

At the same time, there are additions and modifications required to allow this building to function as a restaurant. The new components of the building are expressed as fully new, but subservient to the original form, to retain the integrity of the 1921 building. We are not trying to create a pastiche of history, but instead to retain the character defining elements of the heritage home, while giving it new life.

Through the provision of these amendments, this important heritage building can be retained and rejuvenated, and a vibrant new amenity can be added to the neighbourhood.



View from Winnipeg Street

NTS
October 23, 2024

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10. RIORDAN HOUSE RESTAURANT



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2024-38

Date: _____

Corporate Officer: _____