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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:

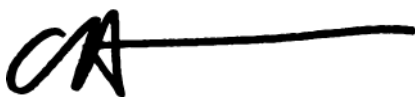
Amendment to Zoning Bylaw No. 2024-22 **Section 11.1.1**, Permitted Uses, to allow bakery as a permitted use.

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.

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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.