

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.

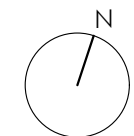
Angela Collison
Corporate Officer

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

689 Winnipeg Street

Penticton, BC

Landform Architecture Ltd.

102 Ellis Street
Penticton, BC V2A 4L5

250-276-4106

info@landformadb.com

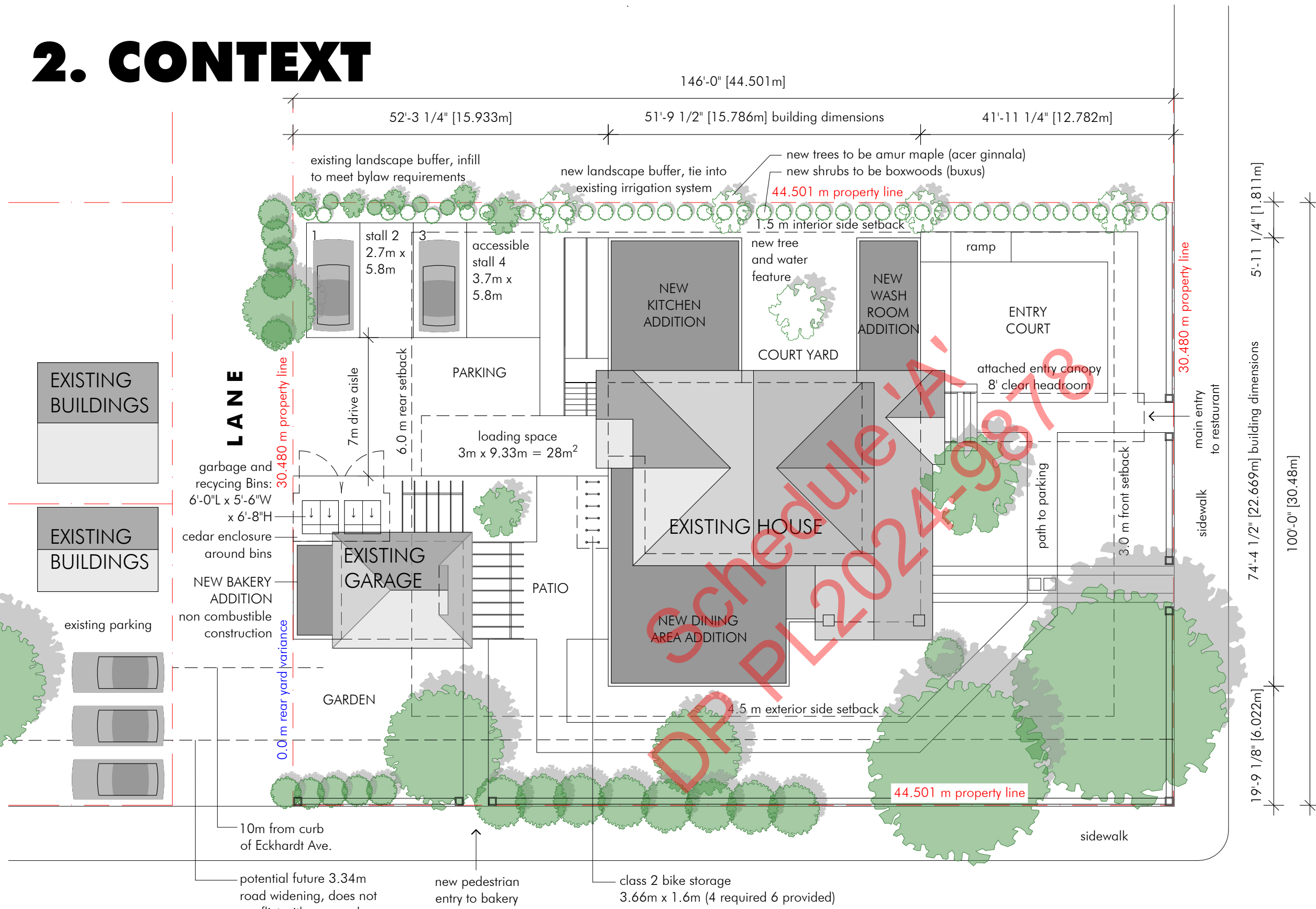
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1. RIORDAN HOUSE RESTAURANT

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:

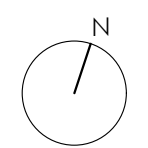
Parking:
 Zoning Bylaw **Table 6.6**
 Restaurant: 1 per 50 m² NFA
 Net floor area = 340 m² / 50
 Required = 8 parking stalls / 1 loading
 Provided = 4 parking stalls / 1 loading

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.

WINNIPEG STREET





Site Plan
 1:200
 October 23, 2024

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NOTE:
 landscaping is being serviced by existing irrigation system to remain

-  new tree / shrubs
-  existing tree / shrubs

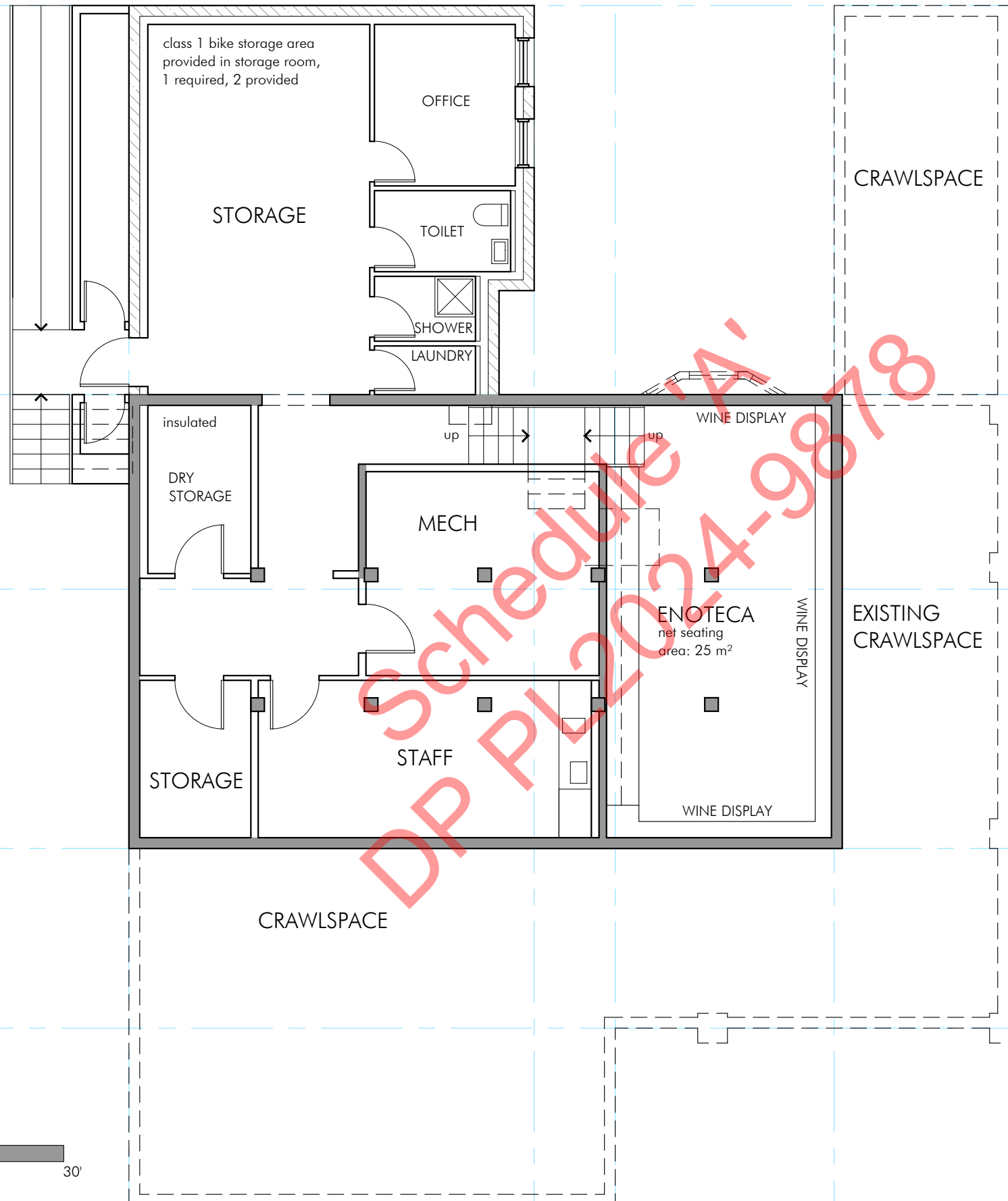
ECKHARDT AVENUE WEST

3. BASEMENT PLAN

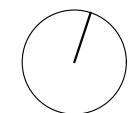
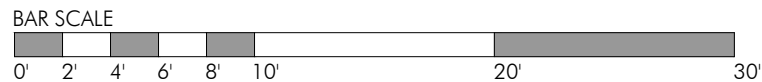
DESCRIPTION

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.



DP PL2024-9878



Floor Plan

1:96

October 23, 2024

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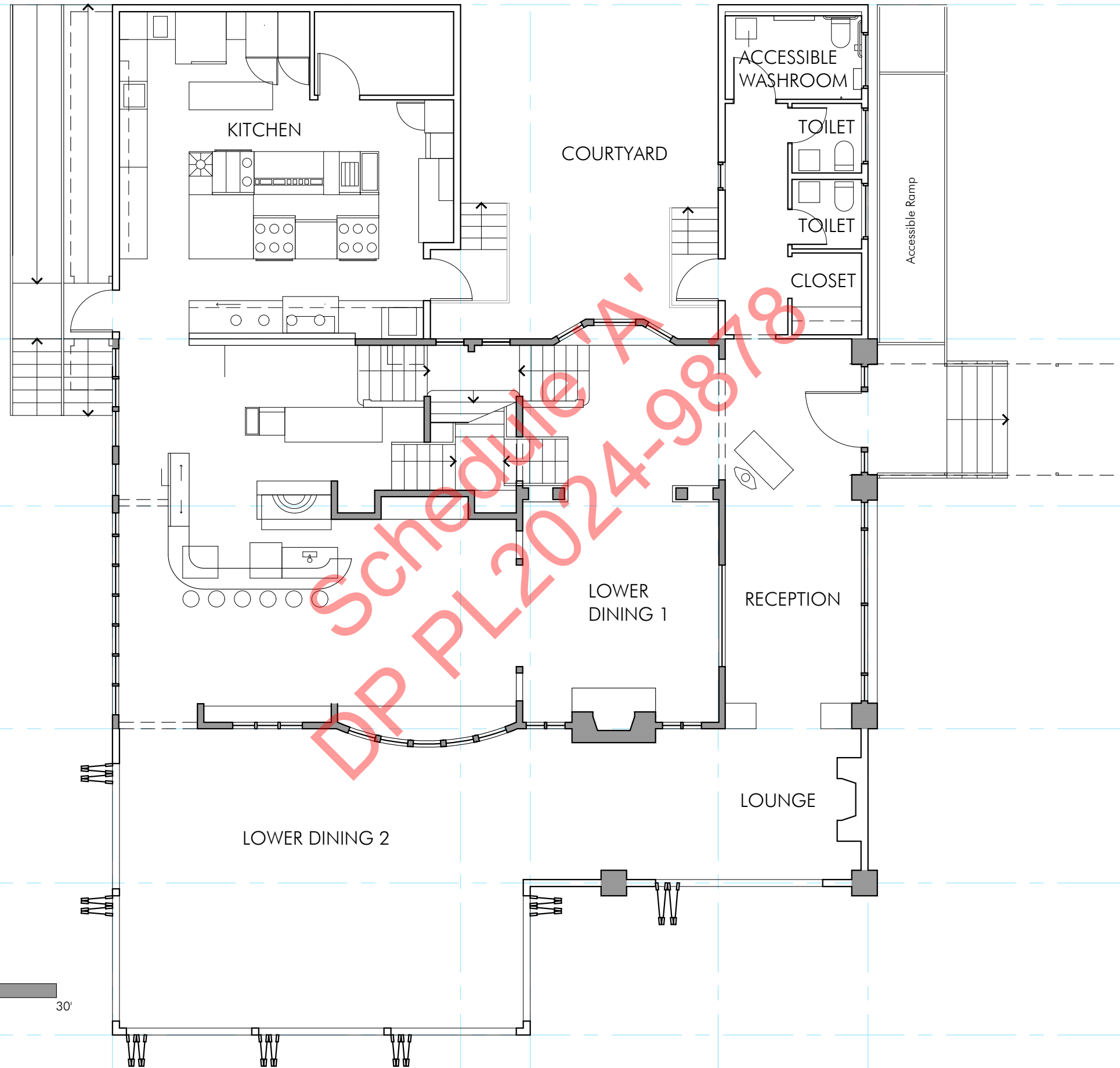
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4. MAIN LEVEL PLAN

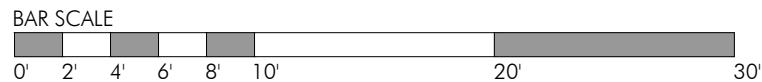


DESCRIPTION

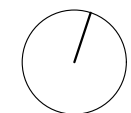
The main level plan will contain the main seating areas of the restaurant, along with the kitchen and washrooms. A wheelchair accessible ramp will be added to the front entry of the building.

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



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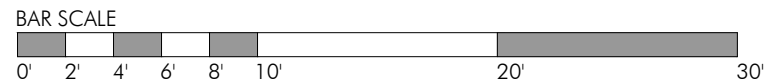
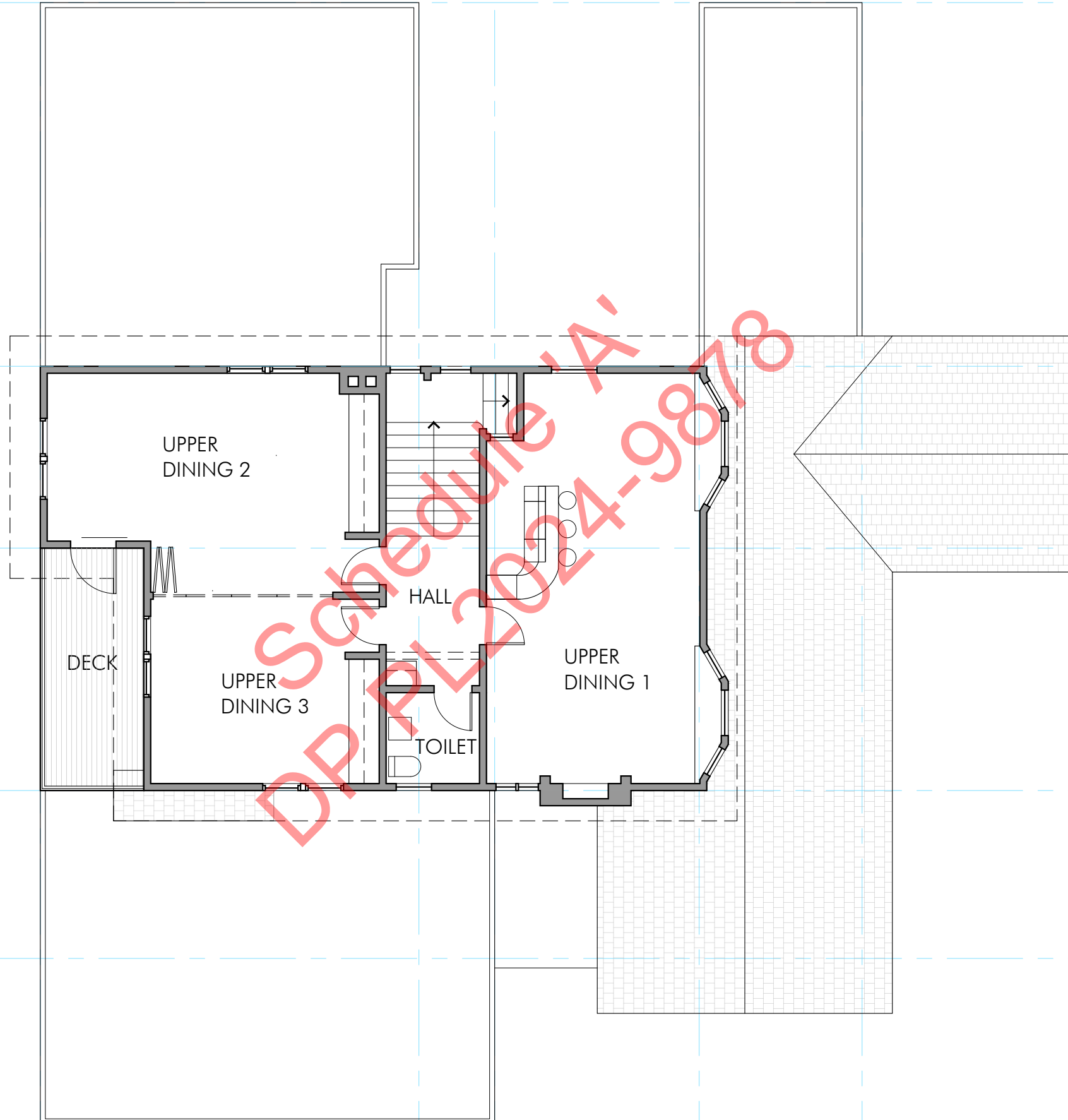
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5. UPPER LEVEL PLAN

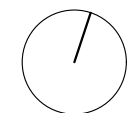
DESCRIPTION

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



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Floor Plan

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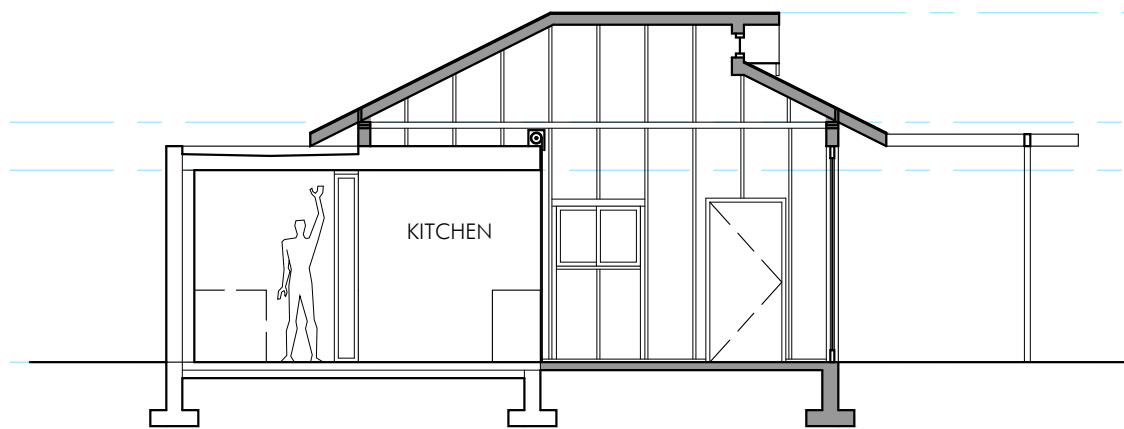
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6. EXISTING GARAGE

DESCRIPTION

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

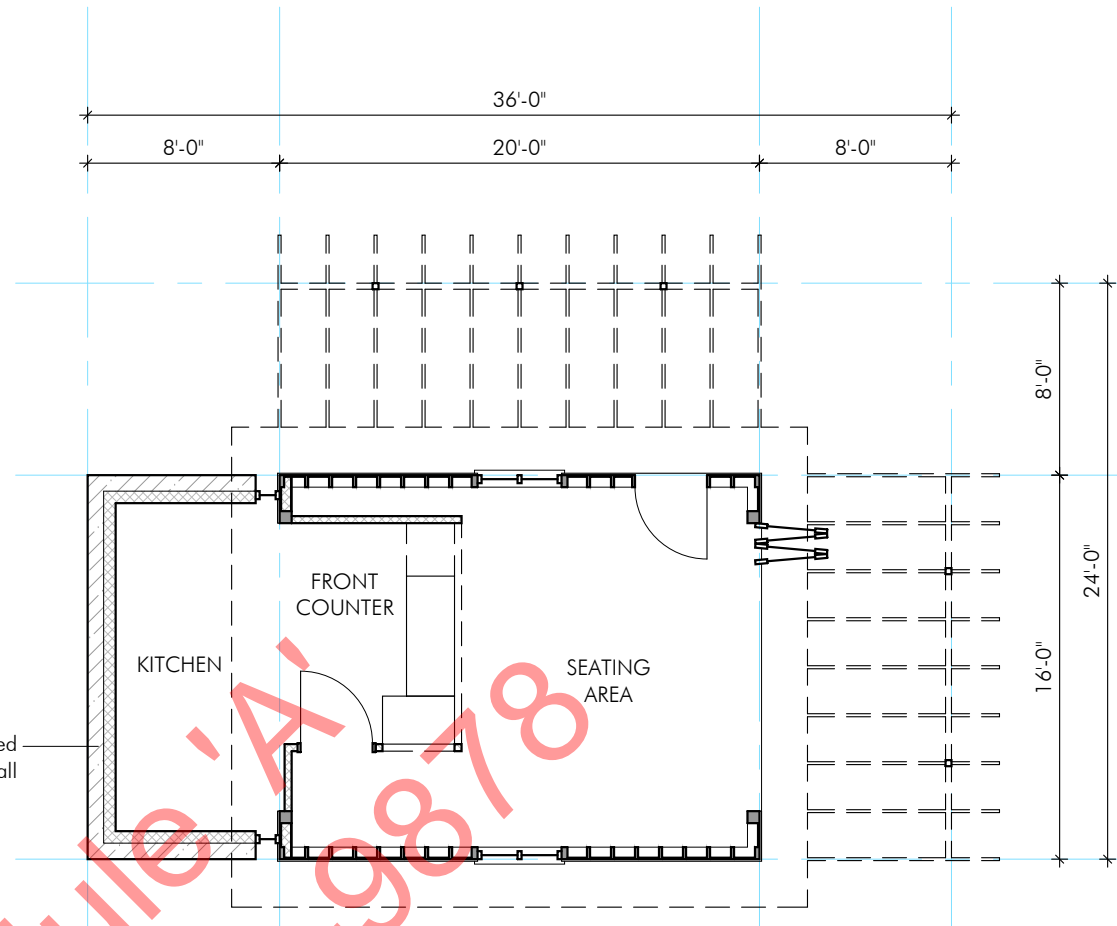


SECTION

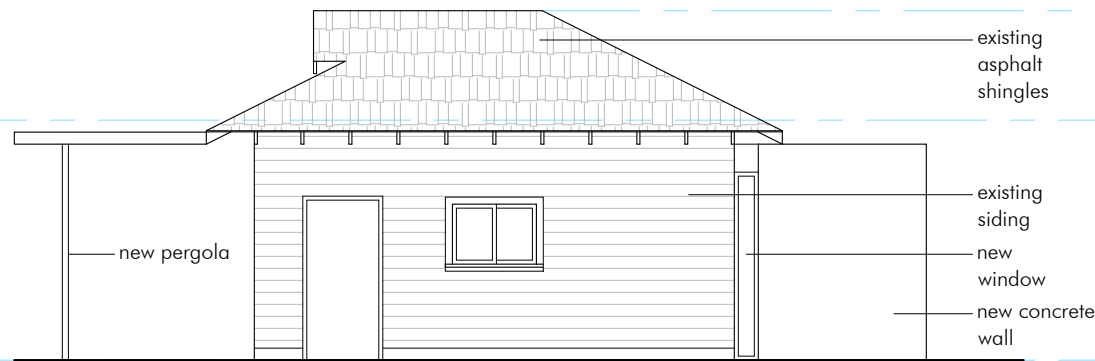
t/o wall
106'-0"
ceiling
104'-0"

new insulated
concrete wall

ground level
96'-0"



FLOOR PLAN



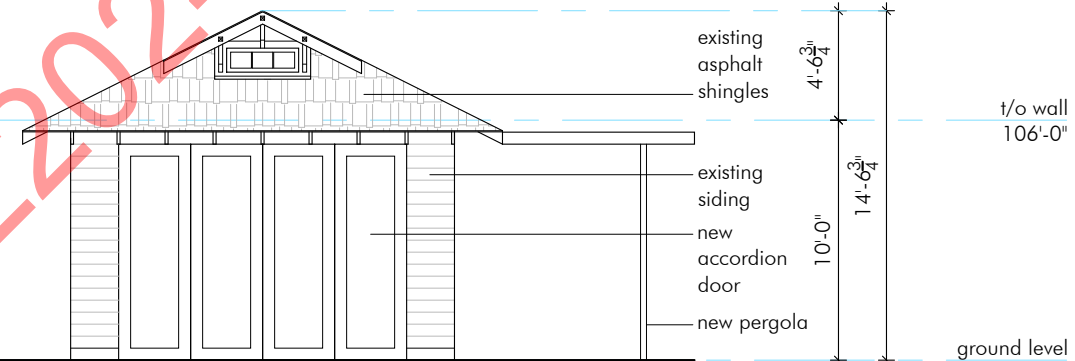
NORTH ELEVATION

existing
asphalt
shingles

existing
siding

new
window

new
concrete
wall



EAST ELEVATION

existing
asphalt
shingles

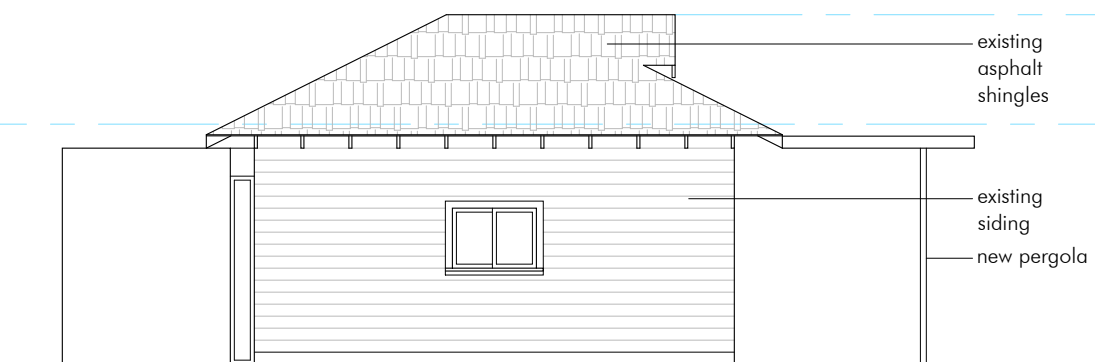
existing
siding

new
accordion
door

new
pergola

t/o wall
106'-0"

ground level
96'-0"

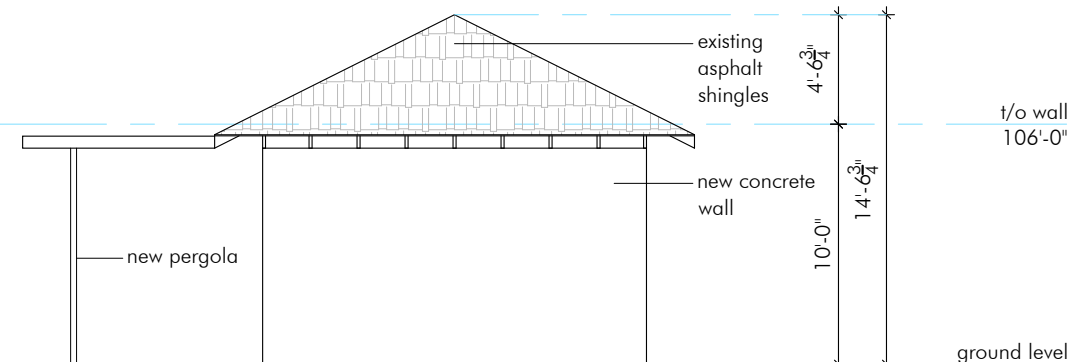


SOUTH ELEVATION

existing
asphalt
shingles

existing
siding

new
pergola



WEST ELEVATION

existing
asphalt
shingles

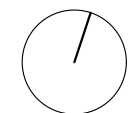
new
concrete
wall

new
pergola

t/o wall
106'-0"

ground level
96'-0"

-  CONCRETE
-  EXISTING BUILDING
-  NEW CONSTRUCTION



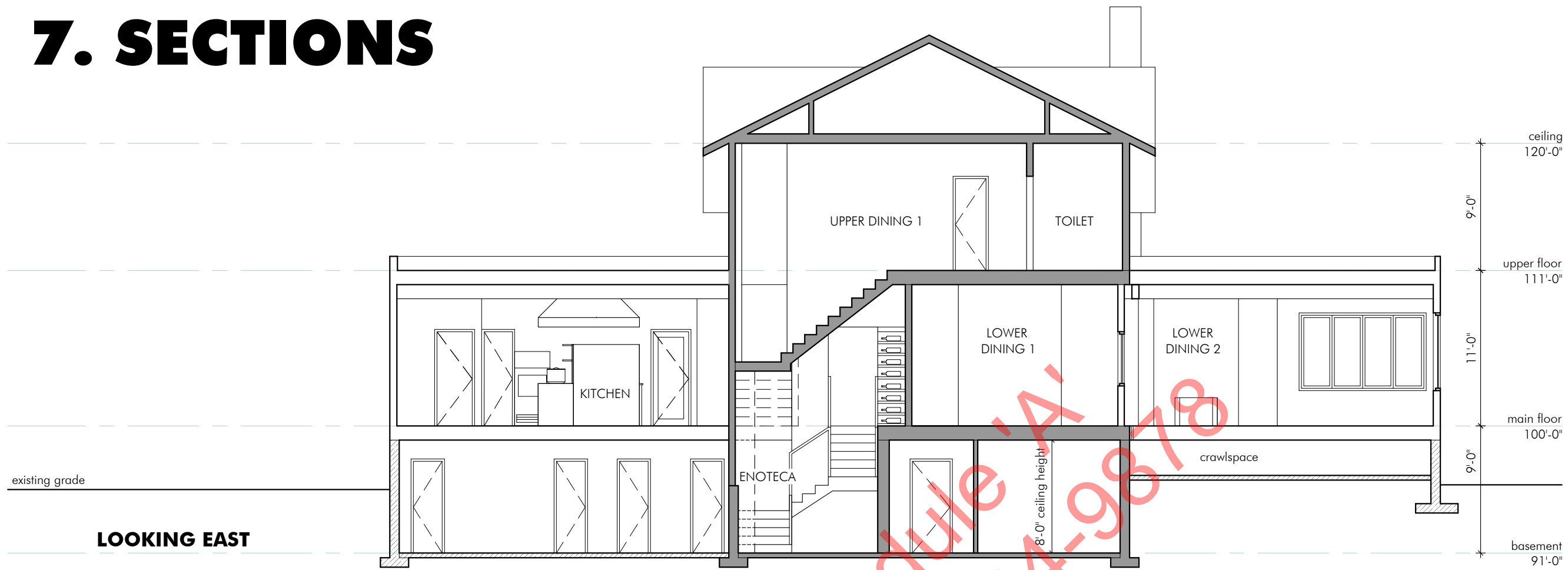
Existing Garage

1:96
October 23, 2024

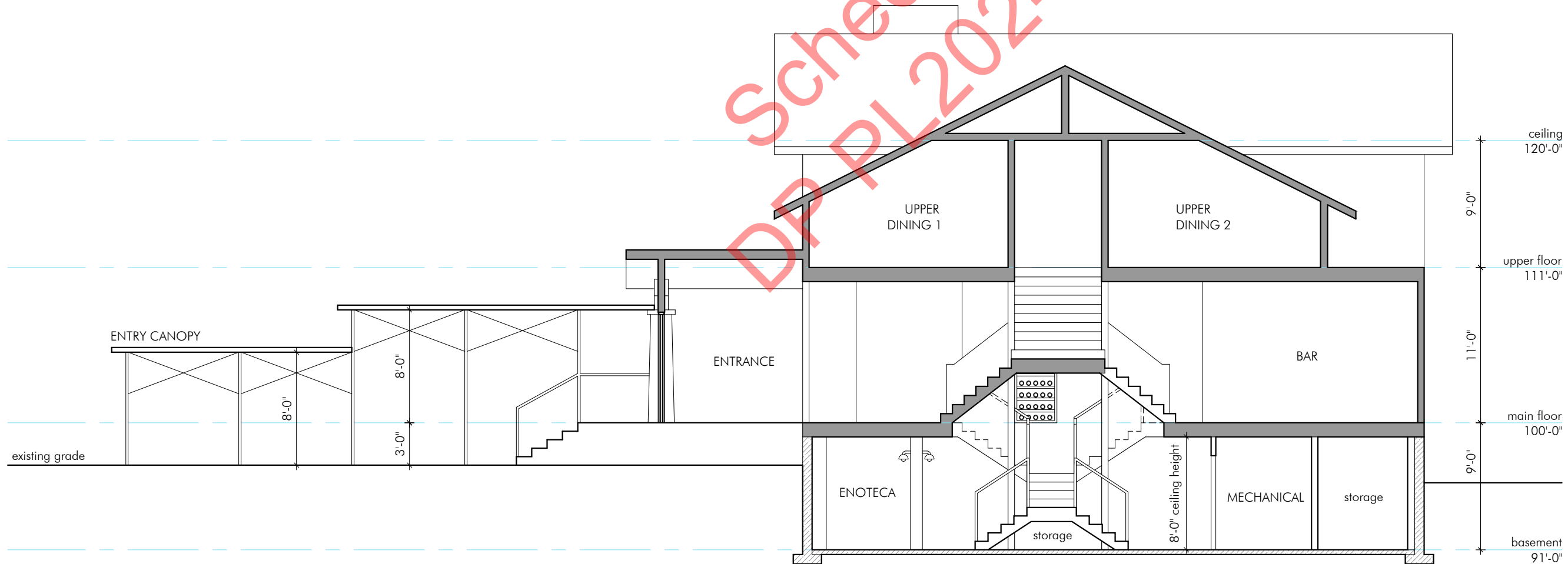
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7. SECTIONS



LOOKING EAST



LOOKING SOUTH

-  CONCRETE
-  EXISTING BUILDING
-  NEW CONSTRUCTION

Sections
1:96
October 23, 2024

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8. ELEVATIONS



NORTH ELEVATION



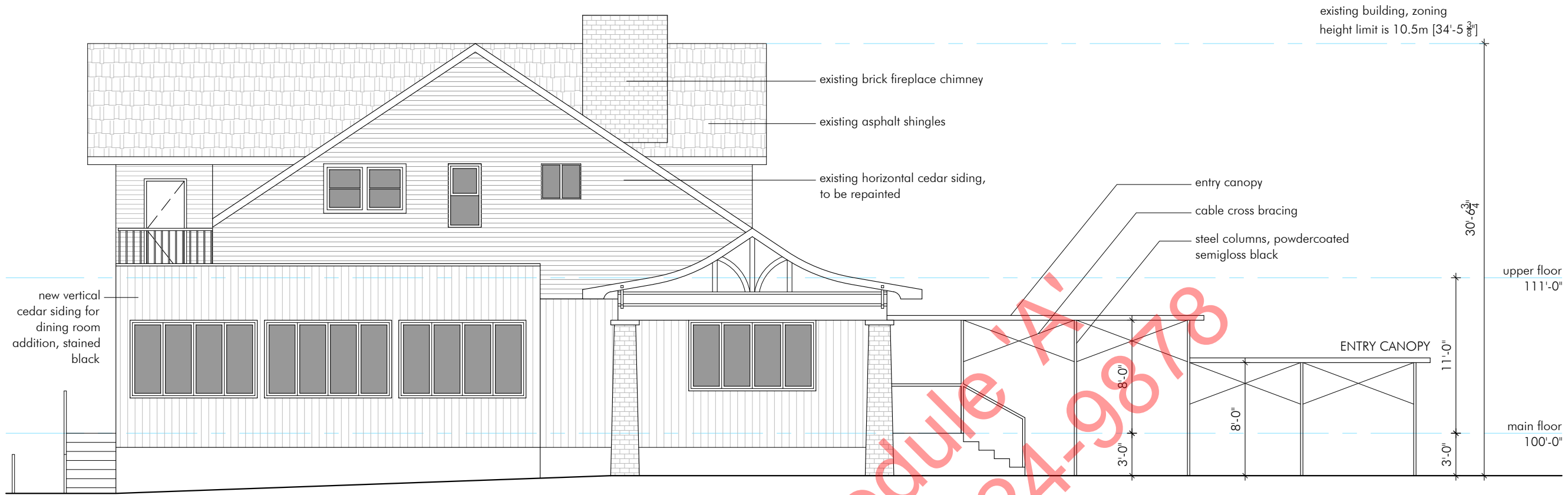
EAST ELEVATION
DP PL2024-9878

Elevations
1:96
October 23, 2024

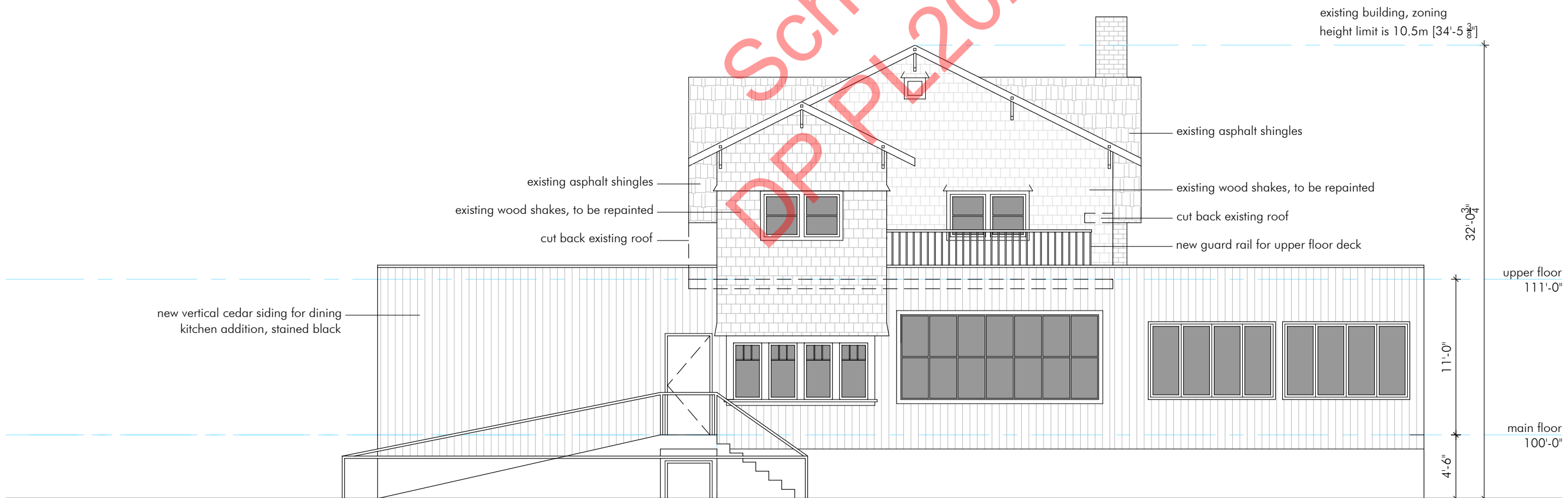
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9. ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

existing building, zoning
height limit is 10.5m [34'-5 3/8"]

existing building, zoning
height limit is 10.5m [34'-5 3/8"]

Elevations
1:96
October 23, 2024

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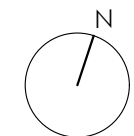
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DESCRIPTION

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

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10. RIORDAN HOUSE RESTAURANT