

**City of Kelowna**  
**Regular Council Meeting**  
**AGENDA**



Tuesday, March 22, 2022  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

**1. Call to Order**

**2. Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor Singh.

**3. Confirmation of Minutes**

1 - 12

Public Hearing - March 1, 2022

Regular Tuesday Meeting - March 1, 2022

**4. Liquor License Application Reports**

**Mayor to invite anyone participating online or in the public gallery who deems themselves affected by the liquor license application to come forward.**

**4.1. START TIME 6:00 PM - Pandosy St 1630 - LL21-0011 - Ricco Bambino Wines Inc. Inc. No. BC1129356**

13 - 27

To seek Council's support for a new Liquor Primary License to allow the existing establishment to change from a wine manufacturer with lounge endorsement to a Liquor Primary establishment.

**5. Development Permit and Development Variance Permit Reports**

**Mayor to invite anyone participating online or in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.**

**5.1. START TIME 6:00 PM - Pier Mac Way 2065-2075 - DVP22-0010 - Harmony West Constructors Corp. and 1225610 B.C. Ltd**

28 - 45

To consider a Development Variance Permit to vary the maximum height of a retaining wall from 1.2 m required to 2.3 m proposed and to vary the maximum height of a combined fence and retaining wall from 2.0 m required to 3.5 m proposed.

**6. Reminders**

## 7. Termination



## City of Kelowna Public Hearing and Associated Regular Meeting Minutes

Date: Tuesday, March 1, 2022  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Luke Stack and Loyal Wooldridge\*

Members participating remotely Councillors Charlie Hodge and Mohini Singh

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan; Acting Urban Planning Manager, Lydia Korolchuk

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(\* partial attendance)

**1. Call to Order the Public Hearing - START TIME 6:00 PM - Hwy 33 W 260-262 - LUCT20-0013 (BL12272) - My Neighbourhood Restaurant Ltd., Inc. No. BCo775737**

Mayor Basran called the Hearing to order at 6:01 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2040 - Official Community Plan Bylaw No. 12300" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

**2. Individual Bylaw Submissions**

**2.1 START TIME 6:00 PM - Hwy 33 W 260-262 - LUCT20-0013 (BL12272) - My Neighbourhood Restaurant Ltd., Inc. No. BCo775737**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

There were no further comments.

**3. Termination**

The Hearing was declared terminated at 6:10 p.m.

**4. Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 6:10 p.m.

**5. Bylaws Considered at Public Hearing**

- 5.1 START TIME 6:00 PM - Hwy 33 W 260-262 - BL12272 (LUCT20-0013) - My Neighbourhood Restaurant Ltd., Inc. No. BCo775737**

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0141/22/03/01 THAT Bylaw No. 12272 be read a second and third time and be adopted.

Carried

**6. Termination**

The meeting was declared terminated at 6:11 p.m.

**7. Call to Order the Public Hearing - START TIME 6:00 PM - Harvey Ave 1574 - LUCT20-0019 (BL12317) - PMC (Harvey) Holdings Corp., Inc. No. BCo783456**

Mayor Basran called the Hearing to order at 6:11 p.m.

**8. Individual Bylaw Submissions**

- 8.1 START TIME 6:00 PM - Harvey Ave 1574 - LUCT20-0019 (BL12317) - PMC (Harvey) Holdings Corp., Inc. No. BCo783456**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

There were no further comments.

**9. Termination**

The Hearing was declared terminated at 6:13 p.m.

**10. Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 6:13 p.m.

**11. Bylaws Considered at Public Hearing**



- 11.1 START TIME 6:00 PM - Harvey Ave 1574 - BL12317 (LUCT20-0019) - PMC (Harvey) Holdings Corp., Inc. No. BCo783456**

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0142/22/03/01 THAT Bylaw No. 12317 be read a second and third time and be adopted.

Carried

**12. Termination**

The Hearing was declared terminated at 6:13 p.m.

- 13. Call to Order the Public Hearing - START TIME 6:00 PM - Rutland Rd 155 -179 - TA21-0017 (BL12325) - ASI CENTRAL GP INC., INC.NO. A0117887**

Mayor Basran called the Hearing to order at 6:13 p.m.

**14. Individual Bylaw Submissions**

- 14.1 START TIME 6:00 PM - Rutland Rd 155 -179 - TA21-0017 (BL12325) - ASI CENTRAL GP INC., INC.NO. A0117887**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Kim McKechnie, Applicant (Participating Online)

- Available for questions.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

There were no further comments.

**15. Termination**

The Hearing was declared terminated at 6:18 p.m.

**16. Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 6:18 p.m.

**17. Bylaws Considered at Public Hearing**

- 17.1 START TIME 6:00 PM - Rutland Rd 155 -179 - BL12325 (TA21-0017) - ASI CENTRAL GP INC., INC.NO. A0117887**

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0143/22/03/01 THAT Bylaw No. 12325 be read a second and third time.

Carried

**18. Termination**

The meeting was declared terminated at 6:20 p.m.

**19. Call to Order the Public Hearing – START TIME 6:00 PM – St. Paul St 1310 – Z21-0062 (BL12326) - Vibona Enterprises Ltd. Inc. No BCo458875**

Mayor Basran called the Hearing to order at 6:20 p.m.

**20. Individual Bylaw Submissions**

**20.1 START TIME 6:00 PM - St Paul St 1310 - Z21-0062 (BL12326) - Vibona Enterprises Ltd. Inc. No BCo458875**

Councillor Wooldridge declared a perceived conflict of interest as he owns property in the neighbourhood and departed the meeting at 6:21 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jordan Hettinga, Applicant Agent

- Displayed a PowerPoint Presentation.
- The subject property is a small island of industrial land surrounded by c7 downtown area; the application is to rezone the property according to the 2040 Official Community Plan.
- Confirmed the driveway access off of St. Paul Street will be removed to allow safer pedestrian access.
- The rear of the property will be paved for formalized parking with landscaping along the front of the building.
- Displayed photos of the proposed upgrades to the existing building.
- Believes the rezoning and upgrades to the existing building will benefit the neighbours and community as a whole.
- The proposed cannabis shop will serve the north end of Kelowna and believes this is a good addition to downtown Kelowna.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

Gallery:

Stacey Wolfenden, Ellis Street

- Inquired if the private school adjacent to this proposed application was considered.
- Raised concerns with existing issues with security in this area and how that will be managed.
- Applauded some sort of development but noted this is a problem area.

Staff:

- Responded to questions from Council.

The Applicant declined the opportunity to respond to the intervenor.

There were no further comments.

**21. Termination**

The Hearing was declared terminated at 6:31 p.m.

**22. Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 6:31 p.m.

23. Bylaws Considered at Public Hearing

23.1 START TIME 6:00 PM - St Paul St 1310 - BL12326 (Z21-0062) - Vibona Enterprises Ltd. Inc. No BCo458875

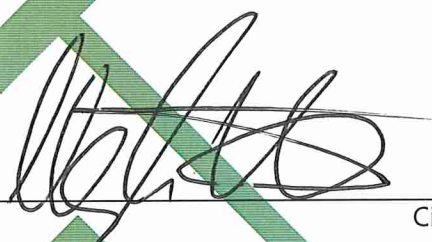
Moved By Councillor Sieben/Seconded By Councillor Stack

R0144/22/03/01 THAT Bylaw No. 12326 be read a second and third time.

Councillors DeHart and Given - Carried  
Opposed

24. Termination

The meeting was declared terminated at 6:37 p.m.



\_\_\_\_\_  
Mayor Basran

\_\_\_\_\_  
City Clerk

/acm

DRAFT



## City of Kelowna Regular Meeting Minutes

Date: Tuesday, March 1, 2022  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Luke Stack\* and Loyal Wooldridge

Members participating remotely Councillors Charlie Hodge and Mohini Singh

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(\* partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 7:02 p.m.

### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Sieben.

### 3. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

**R0145/22/03/01** THAT the Minutes of the Public Hearing and Regular Meeting of February 8, 2022 be confirmed as circulated.

**Carried**

### 4. Development Permit and Development Variance Permit Reports

4.1 START TIME 7:00 PM - KLO Rd 2085 - TUP19-0001-01 - Irene Ruth Marie Lee



Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Cindy Mymka, Cook Road, Applicant (Participating Online)

- Available for questions.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

**R0146/22/03/01** THAT Council authorize the extension of Temporary Use Permit No. TUP19-0001-01 to allow for intensive agricultural to continue for Lot A District Lot 131 ODYD Plan 8888, located at 2085 KLO Road, for a three (3) year period commencing from the date of Council approval subject to the following conditions:

- a. The intensive agriculture use shall be limited to a maximum of 80 rabbits;
- b. The dimensions and siting of the buildings remain at what was previously approved as per Schedule "A"

AND FURTHER THAT there is no opportunity to extend the Temporary Use Permit.

Carried

**4.2 START TIME 7:00 PM - Manhattan Dr 955 - BL12227 (OCP21-0007) - MCM I Developments Ltd., Inc. No. BC1239530**

Councillor Stack declared a conflict of interest for items 4.2 and 4.3 as his employer had a development in the North End Neighbourhood when the Public Hearing was held and departed the meeting at 7:13 p.m.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R0147/22/03/01** THAT Bylaw No. 12227 be rescinded at first, second and third reading and the file be closed.

Carried

**4.3 START TIME 7:00 PM - Manhattan Dr 955 - BL12228 (Z21-0018) - MCM I Developments Ltd., Inc. No. BC1239530**

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R0148/22/03/01** THAT Bylaw No. 12228 be adopted.

Carried

Councillor Stack returned to the meeting at 7:14 p.m.

**4.4 START TIME 7:00 PM - Manhattan Dr 955 - DP21-0042 and DVP21-0043 - MCM I Developments Ltd. Inc. No. BC1239530**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Gary McEwan, MCMI Developments Ltd. and Jim Meiklejohn, Meiklejohn Architects Inc.

- Displayed a PowerPoint Presentation.
- Made comment on housing supply and affordability in the Province.
- Made comment that the site is very interesting and located in an established neighbourhood.
- Spoke to the original plan of having one building on site and then the changes that were made to incorporate two buildings with a duplex of similar size and massing to neighbouring properties at street level; and the apartment tucked into the rear of the property.
- Spoke to the timelines of the application.
- Spoke to the form and character of the buildings.
- Spoke to building design noting that it will provide access for able bodied and persons with disabilities as well as the ability to age in place.
- Made comment that the project will be designed and constructed in an environmentally, socially and economically responsible manner.
- Spoke to the 21 on-site parking stalls with no street parking required by the proposed development.
- Made comment that the project will comply with the BC Energy Step Code which results in a building that has a reduced heating and cooling demand.
- Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

R0149/22/03/01 THAT Bylaw No. 12227 be forwarded for rescindment consideration and the file be closed.

AND THAT final adoption Rezoning Bylaw No. 12228 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0042 for Lot 2 Section 30 Township 26 ODYD Plan 2559, located at 955 Manhattan Drive, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B".
3. Landscaping to be provided on the land be in accordance with Schedule "C".
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0043 for Lot 2 Section 30 Township 26 ODYD Plan 2559, located at 955 Manhattan Drive, Kelowna, BC.

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 13.9.6(c): RM3 – Low Density Multiple Housing, Development Regulations**

To vary the required maximum height from 10.0 m / 3 storeys permitted to 16.0m / 4 storeys proposed.



**Section 13.9.6(e): RM3 – Low Density Multiple Housing, Development Regulations**

To vary the east side yard setback from 4.0m required to 3.7m proposed and the west side yard setback from 4.0m required to 2.3m.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

The meeting recessed at 7:52 p.m.

The meeting reconvened at 8:02 p.m.

**4.5 START TIME 8:00 PM - Rowcliffe Ave 844 - DVP21-0259 - Bradley James Letkeman**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Applicant was present in the Gallery and available for questions.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor DeHart

**R0150/22/03/01** THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0259 for Lot 7 District Lot 138 ODYD Plan 1407 located at 844 Rowcliffe Ave, Kelowna, BC;

AND THAT variances to the following section of the Zoning Bylaw No. 8000 be granted:

**Section 13.6.6 – RU6 – Two Dwelling Housing: Development Regulations**

To vary the side yard setback from 2.0m permitted to 1.2m proposed.

AND THAT a Section 219 Covenant be registered on the Title protecting the western trees prior to issuance of the Development Variance Permit.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

**4.6 START TIME 8:00 PM - Lake Ave 114 - DVP21-0271 - Henryk and Bozena Wanczyk**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and reasons for non-support and responded to questions from Council.

Birte Decloux, Urban Options Planning, Applicant Representative

- Displayed a PowerPoint Presentation.
- The subject property is located on a small parcel of land close to Mill Creek.
- Provided historical photos and site plans of the subject property and spoke to uses and construction efforts over the past decades.

- Displayed a 1990 site plan when the new home was built after the original home burned in a fire in 1989; the 1990 built home remains much the same today.
- Noted that the drawings for the new home built in 1990 were different, with two variances for reduction in front yard setback and rear yard setback, that were approved by the Board of Variance.
- Spoke to previous business licenses issued for Bed and Breakfast on the subject property and a recent business license denied for Short-Term Rental use.
- Spoke to the rationale behind the variance to eliminate parking for short term rental.
- Displayed a diagram on the ELMO projector showing neighbourhood support of this application.
- Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0151/22/03/01** THAT Council NOT authorize the issuance of Development Variance Permit No. DVP21-0271 for Lot A District Lot 14 ODYD Plan 6424, located at 114 Lake Avenue, Kelowna, BC.

**Carried**

**4.7 START TIME 8:00 PM - Hwy 33 E 365 - DP21-0172 DVP21-0173 - 1258105 BC Ltd., Inc. No. BC1258105**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Applicant was present in the Gallery and available for questions.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

Gallery:

Daniela Eremia, Hwy 33

- Inquired how the building is oriented on this parcel.
- Asked which side yard is receiving the variance.
- Raised concern with potential fire emergency vehicle access.
- Raised concern with parking as currently parking is an issue in the area.

Matt Johnston, Lime Architecture, Applicant Agent

- Confirmed there is no variance being sought for parking and that all parking requirements have been met including visitor parking.
- There is no issue with fire emergency vehicles accessing the site.
- The side yard setback is in response to provide parking for minimum drive aisle.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Given

**R0152/22/03/01** THAT Council authorize the issuance of Development Permit No. DP21-0172 for Lot C Section 23 Township 26 ODYD District Plan 5012, located at 365 Hwy 33 E, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0173 for Lot C Section 23 Township 26 ODYD Plan 5012, located at 365 Hwy 33 E, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 13.9.6(e) – RM3 - Low Density Multiple Housing Development Regulations**

To vary the side yard setback from 4.0m required to 1.5m proposed.

AND FURTHER THAT this Development Permit and Development Variance Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

**4.8 START TIME 8:00 PM - Valley Rd 340 DP21-0276 DVP21-0279 - Valleywood Retirement BT Ltd., Inc. No. BC1321914**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Ed Hall, Springdale Properties and Valleywood Retirement, Applicant

- Provided background to the Development Permits and noted this is the same plan approved over two years ago.
- Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

Gallery:

Liz Talbot, Executive Director NOW Canada Society

- In support of this application.
- We are neighbours operating adjacent to the subject property.
- Spoke to the good cooperation and collaboration between the two sites and operations and believes this development is very good for the community.

There were no further comments.



Moved By Councillor Wooldridge/Seconded By Councillor Stack

**R0153/22/03/01** THAT Council authorizes the issuance of Development Permit No. DP21-0276 and Development Variance Permit No. DVP21-0279 for Lot B Section 33 Township 26 ODYD Plan EPP107918, located at 340 Valley Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant is required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 13.11.6(c): RM5 – Medium Density Multiple Housing, Development Regulations**

To vary the maximum number of storeys from 4.5 permitted to 5 proposed.

**Section 13.11.6(d): RM5 – Medium Density Multiple Housing, Development Regulations**

To vary the minimum site front yard from 6.0 m permitted to 4.2 m proposed.

**Section 7.6.1: Landscaping and Screening, Minimum Landscape Buffers**

To vary the minimum required landscape buffer along portions of the rear property line from 3.0 m permitted to 1.2 m proposed.

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

5. **Reminders** – Nil.

6. **Termination**

The meeting was declared terminated at 8:44 p.m.

\_\_\_\_\_  
Mayor Basran

/acm

  
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City Clerk

# REPORT TO COUNCIL



**Date:** March 22, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LL21-0011      **Owner:** Ricco Bambino Wines Inc., Inc.  
No. BC1129356

**Address:** 1630 Pandosy Street      **Applicant:** Jason Alton

**Subject:** Liquor License Application

**Existing Zone:** C7 – Central Business Commercial

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## 1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Division 9 (71) of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Ricco Bambino Wines for a new liquor primary license for Strata Lot 1 District Lot 139 ODYD, Strata Plan KAS<sub>3411</sub> together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V, located at 1630 Pandosy St, Kelowna, BC for the following reasons:
  - a. The maximum capacity is 77 persons and is anticipated to have a minimal impact on the community.
  - b. Based on the maximum capacity allowed the establishment is defined as a small establishment (<100 persons). As per Council Policy No. 359 – Liquor Licensing Policy and Procedures, small liquor primary establishments should not be located beside another liquor primary establishment. The existing site location is not adjacent to any liquor primary establishments.
2. Council's comments on LCLB's prescribed considerations are as follows:
  - a. The location of the establishment:  
The subject property is located within the Downtown Urban Centre and is surrounded by a variety of other commercial, residential and mixed-use developments.

b. The proximity of the establishment to other social or recreational facilities and public buildings:  
The site is located in close proximity to City Park to the west of the property which includes a few smaller public buildings such as washrooms and the Kelowna Lawn Bowling Club. Both Stuart Park and the Kelowna Visitor Centre are located to the northwest. Additionally, City Hall, Kasugai Gardens, Kelowna Community Theater, and the Kelowna Library are located further north of the subject site.

c. The person capacity and hours of liquor service establishment:

The existing establishment is currently licensed through the LCRB as a wine manufacturing and lounge endorsement liquor license, however, the application is proposing to change the existing licence to a liquor primary without any physical changes to the location, licensed area or hours of operation. The existing person capacity of 57 persons inside and 20 persons on the exterior patio for a total of 77 persons will remain unchanged.

d. The number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location:

With the property being located in the heart of the Downtown City Centre, there are many existing commercial liquor serving establishments clustered together including a mixture of bars, pubs, restaurants, nightclubs and boutique wineries. Ricco Bambino defines itself as a micro boutique urban winery.

f. The impact on the community if the application is approved:

As the applicant is not proposing to change the existing hours of operation, existing liquor licence person capacity, or internal or external seating arrangements, the potential impact on the community is considered to be minimal, if at all.

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

### **Purpose**

To seek Council's support for a new Liquor Primary License to allow the existing establishment to change from a wine manufacturer with lounge endorsement to a Liquor Primary establishment.

### **2.0 Development Planning**

Staff are recommending support for the proposed liquor license change to allow the exiting establishment to change designations from a wine manufacturer with lounge endorsement to a new Liquor Primary establishment.

The existing business (Ricco Bambino) has been operating at its current location since opening its doors in 2018 has been producing a minimum of 4,500 liters of wine per year on site each year to maintain its status as a winery. The applicant is no longer wishing to produce wine on site due to the difficulty of transporting, refining, distilling, and producing wine at an urban location in the downtown core. As such, the applicant is proposing to change liquor license designations from a wine manufacture with lounge endorsement to a new liquor primary establishment. The applicant is not proposing to make any physical changes to the site with respect to the existing interior and exterior person capacities or the hours of operation.

### **3.0 Proposal**

#### **3.1 Background**



Ricco Bambino Wines has been operating as a winery on the subject site since its conception in 2018 and has an existing capacity of 57 persons for the interior, 20 persons for exterior patio for a total of 77 persons.

3.2 Project Description

**Existing Hours of Sale**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	Closed	Closed	1:00 PM	1:00 PM	1:00 PM	1:00 PM	1:00 PM
Close	Closed	Closed	10:00 PM	10:00 PM	12:00 AM	12:00 AM	8:00 PM

An application for a Liquor Primary License has been forwarded by the licensee to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for their approval. Procedurally, this type of application needs Local Government comments prior to the LCRB making a final decision.

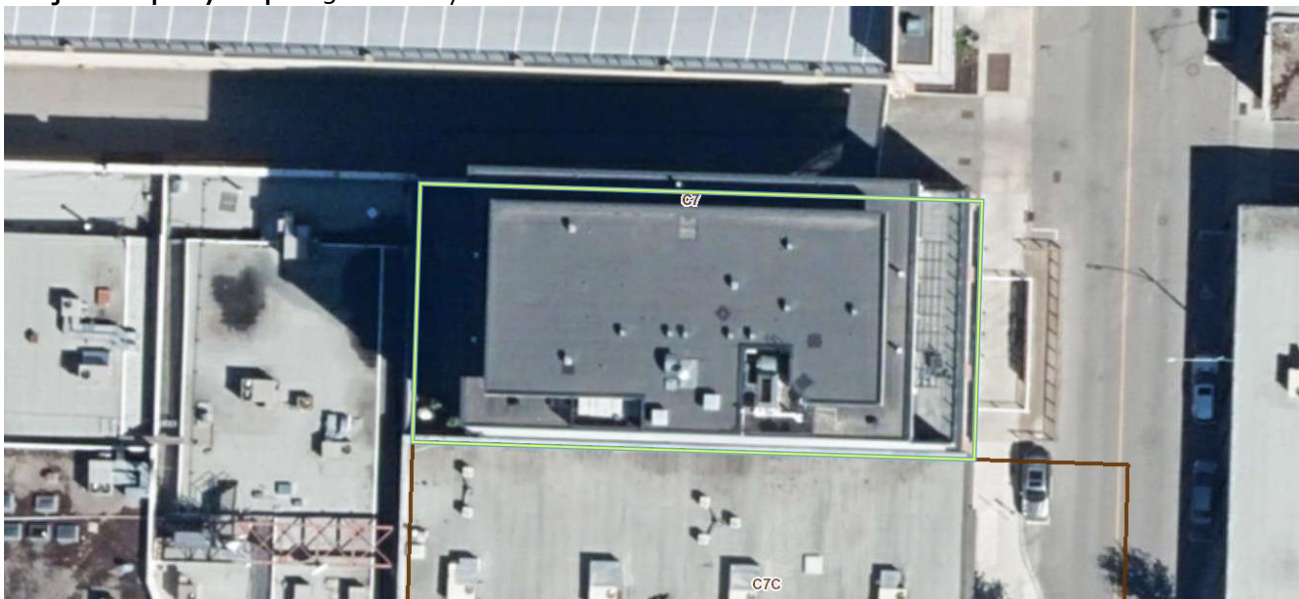
3.3 Site Context

The subject property is located mid-block on the west side of Pandosy Street in between Lawrence Avenue to the north and Leon Ave to the south. The surrounding neighbourhood is comprised of largely commercial and mixed-use developments including residential uses.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Structured Parking
East	C7 – Central Business Commercial	Commercial
South	C7rcs – Central Business Commercial (Retail Cannabis Sales)	Commercial
West	C7 – Central Business Commercial	Commercial

**Subject Property Map: 1630 Pandosy Street**



**4.0 Current Development Policies**

**4.1 Council Policy No. 359 – Liquor Licensing Policy and Procedures**

The following sections of Policy No. 359 are applicable to this application:

Small establishments (with person capacity of less than 100 persons) should not be located beside another liquor primary establishment

**5.0 Application Chronology**

Date of Application Accepted: November 22, 2021

**Report prepared by:** Andrew Ferguson, Planner II

**Reviewed by:** Jocelyn Black, Urban Planning Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Stamped Occupant Load Floor Plan

Attachment B: Applicant's letter of rationale



RECEIVED

JAN 31 2018

ISSUED:  
22.01.2018  
CITY OF KELOWNA  
Development Services Department

revisions  
**NOTE: Ensure proper approval for exterior patio is obtained from City of Kelowna "Real Estate and Property-Services" department. This review is for occupant load ONLY.**

consultants  
liquor licensing  
Rising Tide Consultants  
604.669.2928  
1620-1130 West Pender St.  
Vancouver, BC

The PATIO has a net floor area of 24 m<sup>2</sup>. The maximum occupant load shall be 20 persons, based on 1.2 m<sup>2</sup>/person

Reviewed by City of Kelowna Inspection Services

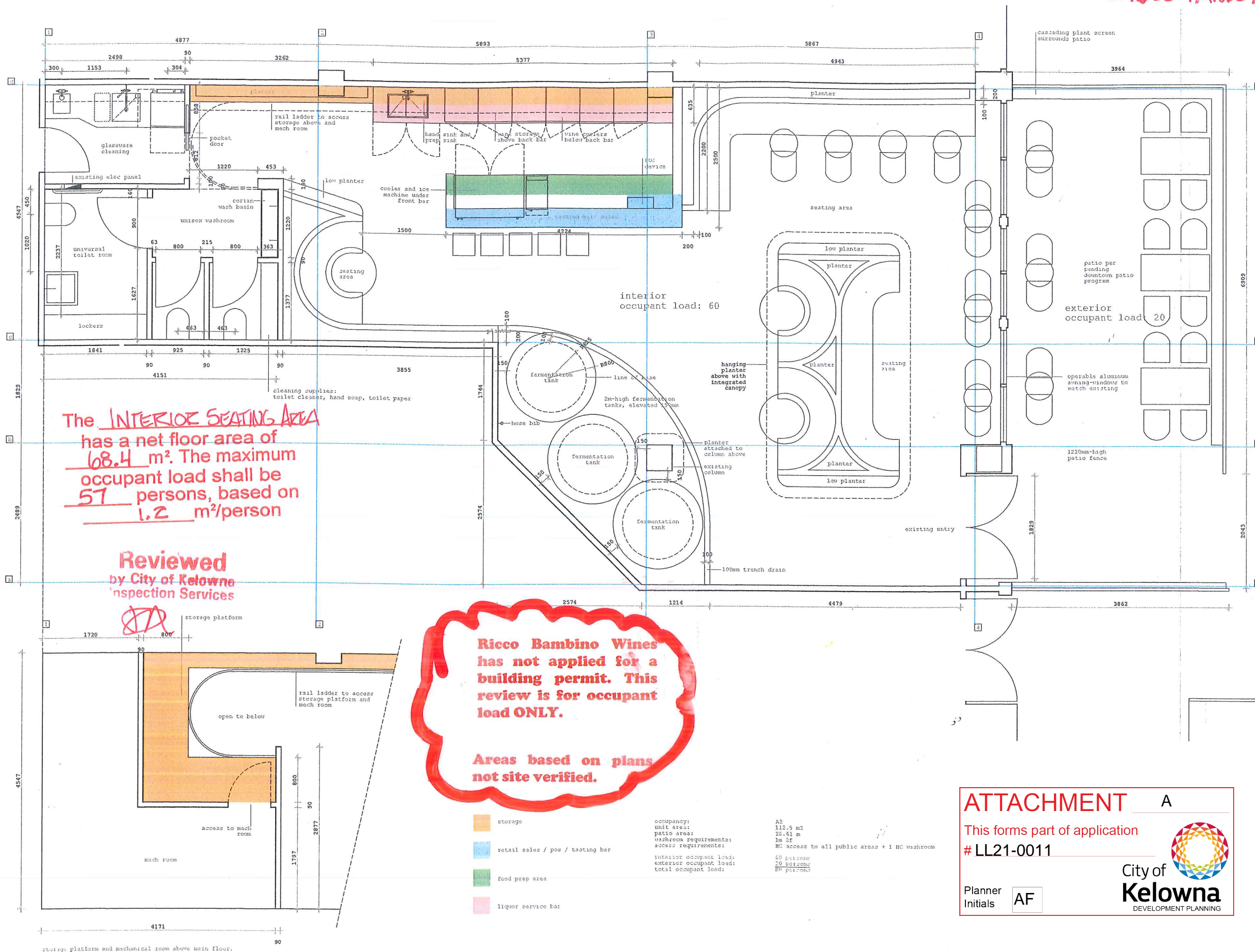
copyright reserved. these drawings and the design are, and at all times remain, the exclusive property of florjan maurer architect, and cannot be used without the consent of florjan maurer himself.

project  
Ricco Bambino Wines  
tasting room

drawing title  
occupancy certification

drawing number

**ATTACHMENT A**  
This forms part of application # LL21-0011  
Planner Initials **AF**  
City of Kelowna DEVELOPMENT PLANNING



The INTERIOR SEATING AREA has a net floor area of 108.4 m<sup>2</sup>. The maximum occupant load shall be 57 persons, based on 1.2 m<sup>2</sup>/person

Reviewed by City of Kelowna Inspection Services

**Ricco Bambino Wines has not applied for a building permit. This review is for occupant load ONLY.**  
**Areas based on plans not site verified.**

- storage
  - retail sales / pos / tasting bar
  - food prep area
  - liquor service bar
- occupancy:  
unit area: 112.5 m<sup>2</sup>  
patio area: 26.61 m<sup>2</sup>  
washroom requirements: 1m 2f  
access requirements: HC access to all public areas + 1 HC washroom  
interior occupant load: 60 persons  
exterior occupant load: 20 persons  
total occupant load: 80 persons

storage platform and mechanical room above main floor.

Hello I am applying for a liquor primary licence. I currently hold a manufacturing winery licence with an onsite wine shop and lounge endorsement #307954

To put it quite simply we do not plan to change anything about our current business model except for the fact we will no longer produce wine on site. We will continue to offer wine, cocktails, beer and food from our same location located at 1630 Pandosy St Kelowna. We will not change the seating arrangement, nor increase capacity, nor apply for extended business hours, nor change signage, nor change how service is currently provided. All remain the same as my current licence #307954 please see attached approved floor plan and licences and supporting documentation.

Please see link to view menu

<https://riccobambino.com/pages/winery-menu>

jason alton  
info@riccobambino.com







# LL21-0011

# 1630 Pandosy Street

Liquor License Application



# Proposal

- ▶ To seek Council's support for a new Liquor Primary License to allow the existing establishment to change from a wine manufacture with lounge endorsement to a Liquor Primary establishment.



# Development Process



Nov 22, 2021

Development Application Submitted



Staff Review & Circulation



Regular Council Meeting  
Final Reading

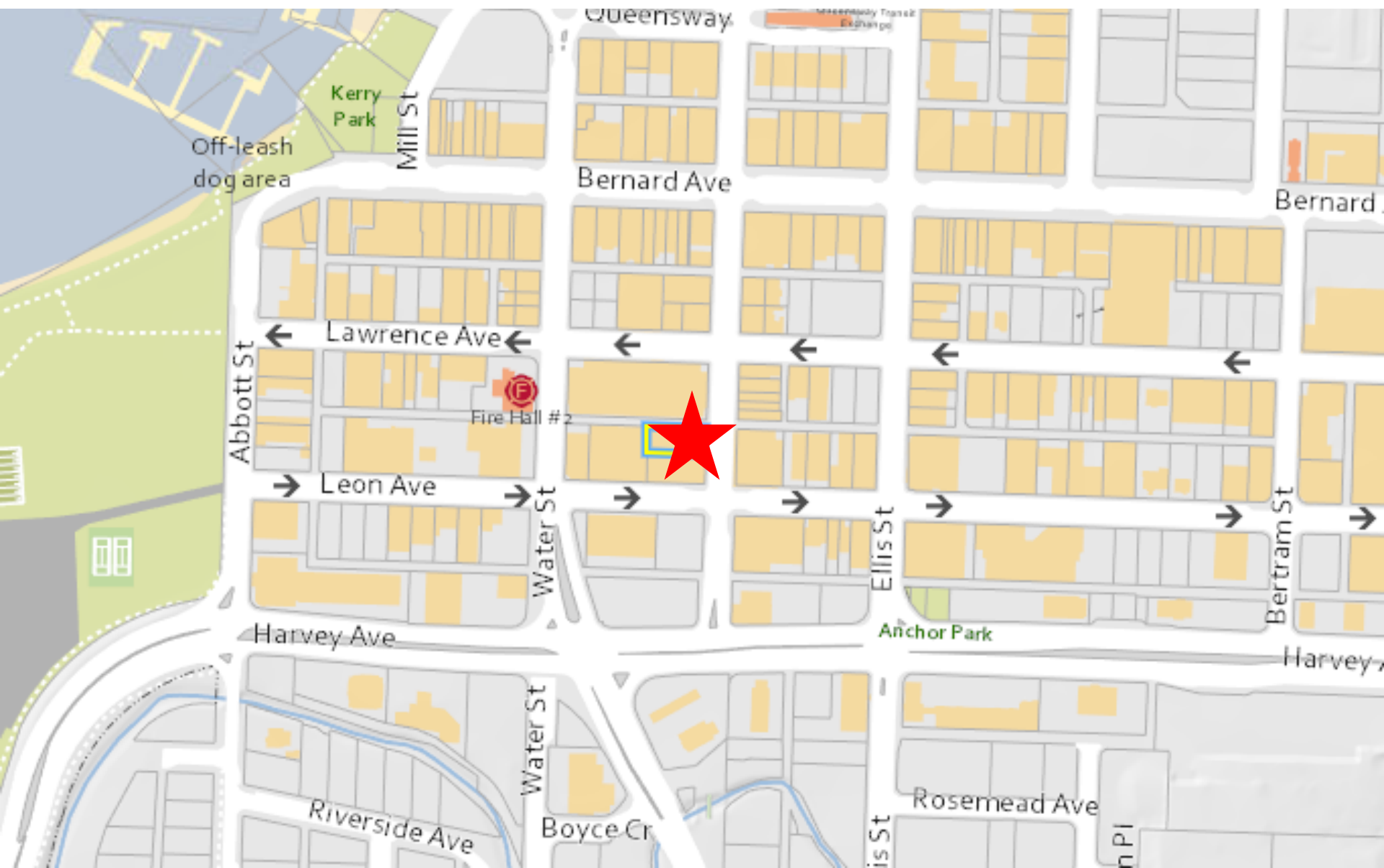


Mar 22, 2022

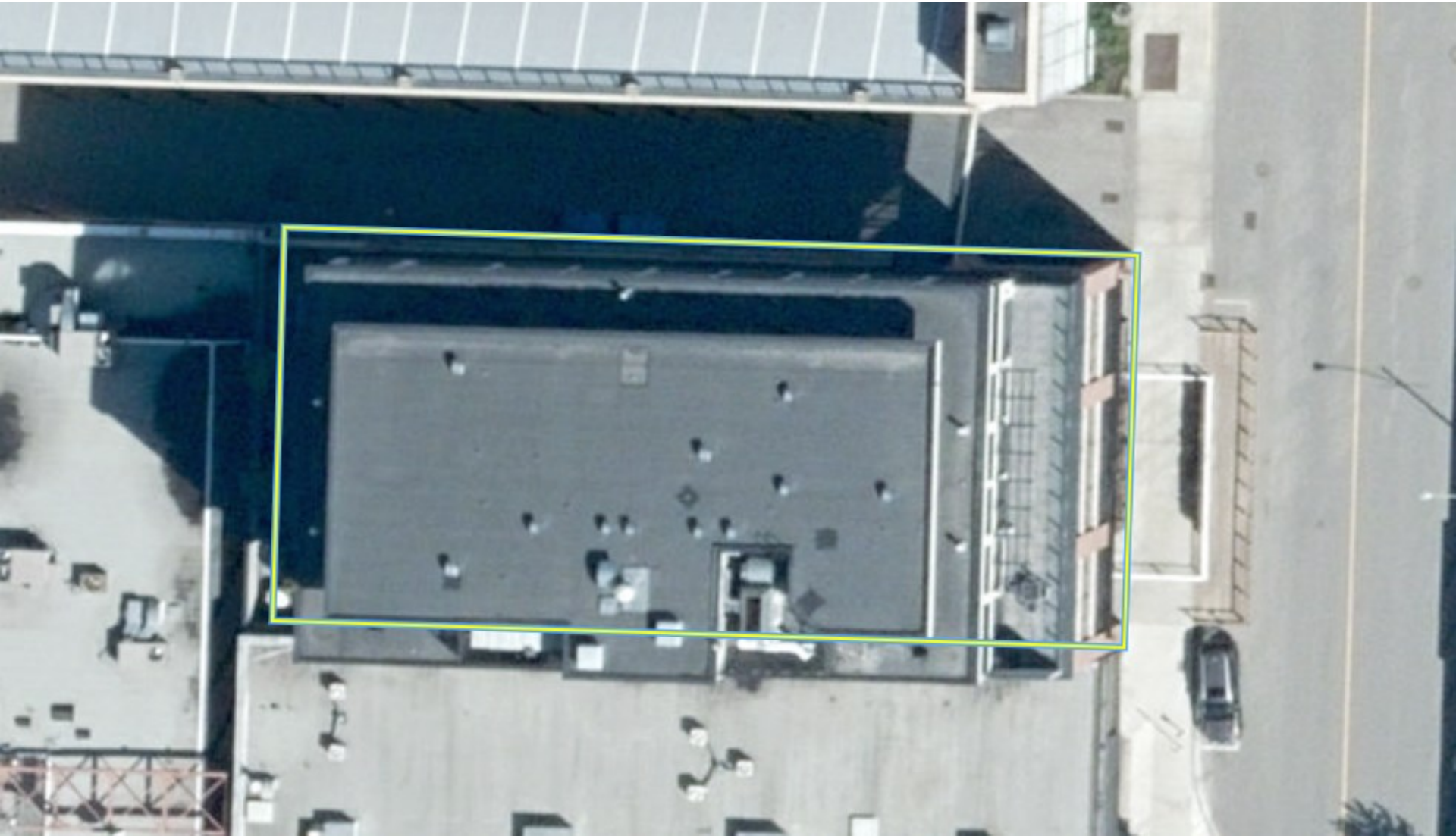


Council Approvals

# Context Map



# Subject Property Map



# Project/technical details

- ▶ Applicant proposing to change designations from an existing winery to a new Liquor Primary license:
  - ▶ Existing capacity of 77 persons to remain unchanged
    - ▶ 57 persons interior
    - ▶ 20 persons exterior patio
  - ▶ Existing hours of operation and seating to remain unchanged
  - ▶ Applicant no longer wishing to produce wine on site
  - ▶ Aligns with Council Policy 359 – small establishment
    - ▶ Person capacity of less than 100

# Site Plan

171214\_Ricco Bambino Wines

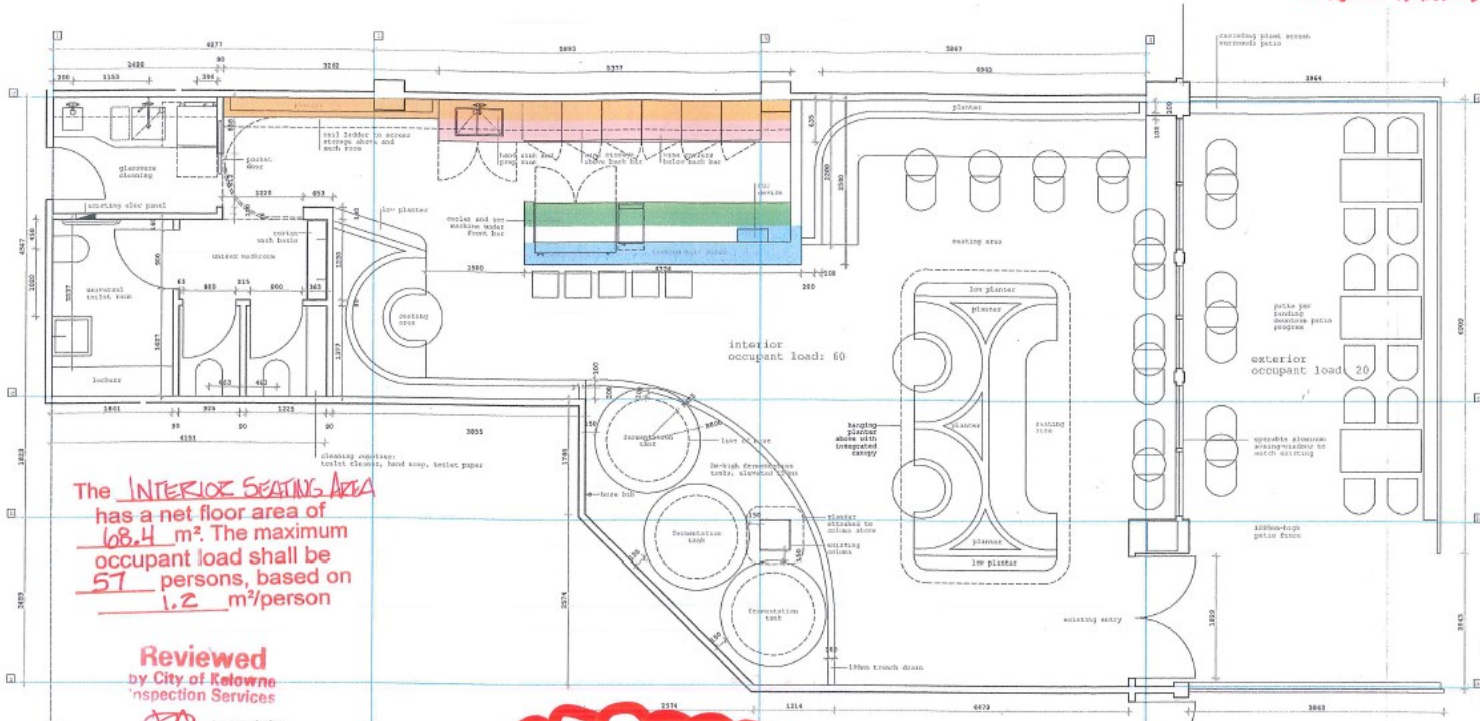
**RICCO BAMBINO**  
@ 1630 PANDOSY ST architecture ltd.

202-151 Front Street  
Burlington, BC V2A 1K3  
236-422-2577  
info@r2a.ca  
www.r2a.ca

**RECEIVED**

JAN 31 2018

City of Kelowna  
Development Services Department



The **INTERIOR SEATING AREA** has a net floor area of 68.4 m<sup>2</sup>. The maximum occupant load shall be 57 persons, based on 1.2 m<sup>2</sup>/person

Reviewed by City of Kelowna Inspection Services

*Signature*

**Ricco Bambino Wines has not applied for a building permit. This review is for occupant load ONLY.**

**Areas based on plans not site verified.**

**NOTE: Ensure proper approval for exterior patio is obtained from City of Kelowna "Real Estate and Property Services" department. This review is for occupant load ONLY.**

consultants  
liquor licensing  
Rising Tide Consultants  
604.669.2929  
1620-1130 West Pender St.  
Vancouver, BC

The **PATIO** has a net floor area of 24 m<sup>2</sup>. The maximum occupant load shall be 20 persons, based on 1.2 m<sup>2</sup>/person

Reviewed by City of Kelowna Inspection Services

copyright reserved. these drawings and the design are, and to all cases remain, the exclusive property of Ricco Bambino Architects, and shall not be used without the consent of Ricco Bambino Architects.

project  
Ricco Bambino Wines  
tasting room

drawing title  
occupancy certification

drawing number

- storage
  - retail sales / bar / tasting bar
  - food prep area
  - liquor service bar
- occupancy:  
600 seats  
68.4 m<sup>2</sup>  
maximum occupant load  
57 persons  
interior occupant load:  
exterior occupant load:  
total occupant load:
- 60  
20  
80  
1.2 m<sup>2</sup>/person  
20 persons  
80 persons  
100 persons

notes: platform not structural soon above main floor.

a1.9



# Staff Recommendation

- ▶ Staff are supportive of the application as the proposal is viewed as a minor change to allow an existing establishment to change liquor license designations.





## *Conclusion of Staff Remarks*

# REPORT TO COUNCIL



**Date:** March 22, 2022

**To:** Council

**From:** City Manager

**Department:** Community Planning

**Application:** DVP22-0010      **Owner:** Harmony West Constructors Corporation, Inc. No. BC1225927 and 1225610 B.C. Ltd., Inc. No. BC1225610

**Address:** 2065-2075 Pier Mac Way      **Applicant:** Harmony West Constructors Corporation

**Subject:** Development Variance Permit

**Existing OCP Designation:** Industrial

**Existing Zone:** CD15 – Airport Business Park

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0010 for Lot 6, District Lot 32, Township 23, Osoyoos Division Yale District, Plan EPP64961, located at 2065-2075 Pier Mac Way, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 7.5.9: Landscaping and Screening, Fencing and Retaining Walls**

To vary the maximum height of a retaining wall from 1.2 m required to 2.3 m proposed.

**Section 7.5.11: Landscaping and Screening, Fencing and Retaining Walls**

To vary the maximum height of a combined fence and retaining wall from 2.0 m required to 3.5 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## Purpose

To consider a Development Variance Permit to vary the maximum height of a retaining wall from 1.2 m required to 2.3 m proposed and to vary the maximum height of a combined fence and retaining wall from 2.0 m required to 3.5 m proposed.

### 2.0 Development Planning

Staff are recommending support for the requested variances to the retaining wall height regulation and the combined fence and retaining wall height regulation to facilitate construction of an industrial building and associated parking and drive aisles. The proposed lock block retaining wall is only required along the south side yard property line to enable a flat building platform. The 59.3 m long wall is proposed to be setback 10 meters from the front yard property line and would start at a height of 0.7 m and will gradually increase in height to 2.3 m at the rear yard property line. The top of the wall would also include a 1.2 m high chain link safety fence to mitigate for fall hazards.

The elevation of the lot is approximately 3 m below grade of the Highway 97 Road Right of Way so the wall and most of the development will not be seen from the highway. Additionally, the wall would not be prominent along the front of the development, since it would be setback by 10 m from the front yard property line.

Retaining walls over 1.2 m high are a concern for staff due to potential negative visual impacts they may pose. However, within this industrial area context and the conservative location and size of the wall, staff are not concerned with the visual aspects of the combined wall and safety fence in this location. Additionally, it is important to note that a Form and Character Development Permit has already been issued for this project.

### 3.0 Proposal

#### 3.1 Project Description

A lock block retaining wall is proposed along the south side yard property line to enable a flat building platform to facilitate construction of an industrial building and associated parking and drive aisles. The 59.3 m long wall is proposed to be setback 10 meters from the front yard property line and would start at a height of 0.7 m and will gradually increase in height to 2.3 m at the rear yard property line. The retaining wall will provide a succinct transition to the adjacent lower lot. The edge of the rest of the lot will match with the existing grades of the neighbouring properties. The top of the wall would also include a 1.2 m high chain link safety fence to mitigate for fall hazards.

The elevation of the lot is approximately 3 m below grade of the Highway 97 Road Right of Way so the wall and most of the development will not be seen from the highway. Additionally, the wall would not be prominent along the front of the development, since it would be setback 10 m from the front yard property line along Pier Mac Way.

#### 3.2 Site Context

The subject property is located between Pier Mac Way and Highway 97 across from the Kelowna International Airport within the Airport Business Park. The property is zoned CD15 – Airport Business Park and has a future land use designation of Industrial. The CD15 zone is a comprehensively planned business park for high technology and general industrial and business uses to complement the City's northern gateway development node.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 – Airport Business Park	Industrial
East	CD12 - Airport	Industrial
South	CD15 – Airport Business Park	Industrial
West	CD15 – Airport Business Park	Industrial

**Subject Property Map: 2065 Pier Mac Way**



**4.0 Current Development Policies**

**Kelowna Official Community Plan (OCP)**

<b>Objective 1.0 General Guidelines (Chapter 20: Hazardous Conditions )</b>	
Policy 1.7 Retaining Walls	When necessary, design retaining walls by a qualified professional to meet Version 1.0 of the Engineers & GeoScientists of British Columbia Civil and Transportation Infrastructure Retaining Wall Design Professional Practice Guidelines (November, 2019), as amended, and respect the natural character of the site.
	<i>If the proposed variance is approved, the applicant will be required to apply for an Overheight Retaining Wall Permit with the City of Kelowna Development Planning Department, which ensures the retaining wall design is engineered and the completed wall is approved by an engineer.</i>



## 5.0 Technical Comments

### 5.1 Development Engineering Department

Engineers and Geoscientists BC's Quality Management Guidelines: Documented Independent Review of Structural Designs shall be followed / implemented:

"Retaining walls including but not limited to, gravity, piling, cantilever, anchored, mechanically stabilized earth (MSE), and geosynthetic reinforced soil (GRS) walls when over 3.0 m high or deemed to be high risk are included in the requirement to have documented independent reviews conducted by a qualified professional, as retaining walls fulfill the important structural function of safely retaining soil."

Further, while the City Zoning Bylaw allows for walls of up to 1.2m and requires setbacks and tiers for higher, and Bulletin 07-05 prescribes a Development Variance Permit for overheight walls after subdivision, any wall greater than two tiers or 2.4m shall be based on Professional Reliance and require geotechnical/structural design and Schedules at time of approval.

## 6.0 Application Chronology

Date of Application Received: January 19, 2022

Date Public Consultation Completed: January 19, 2022

**Report prepared by:** Corey Davis, Development Technician

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### **Attachments**

Schedule A: Drawings and Specifications

Attachment A: Draft Development Variance Permit DVP22-0010

# SCHEDULE

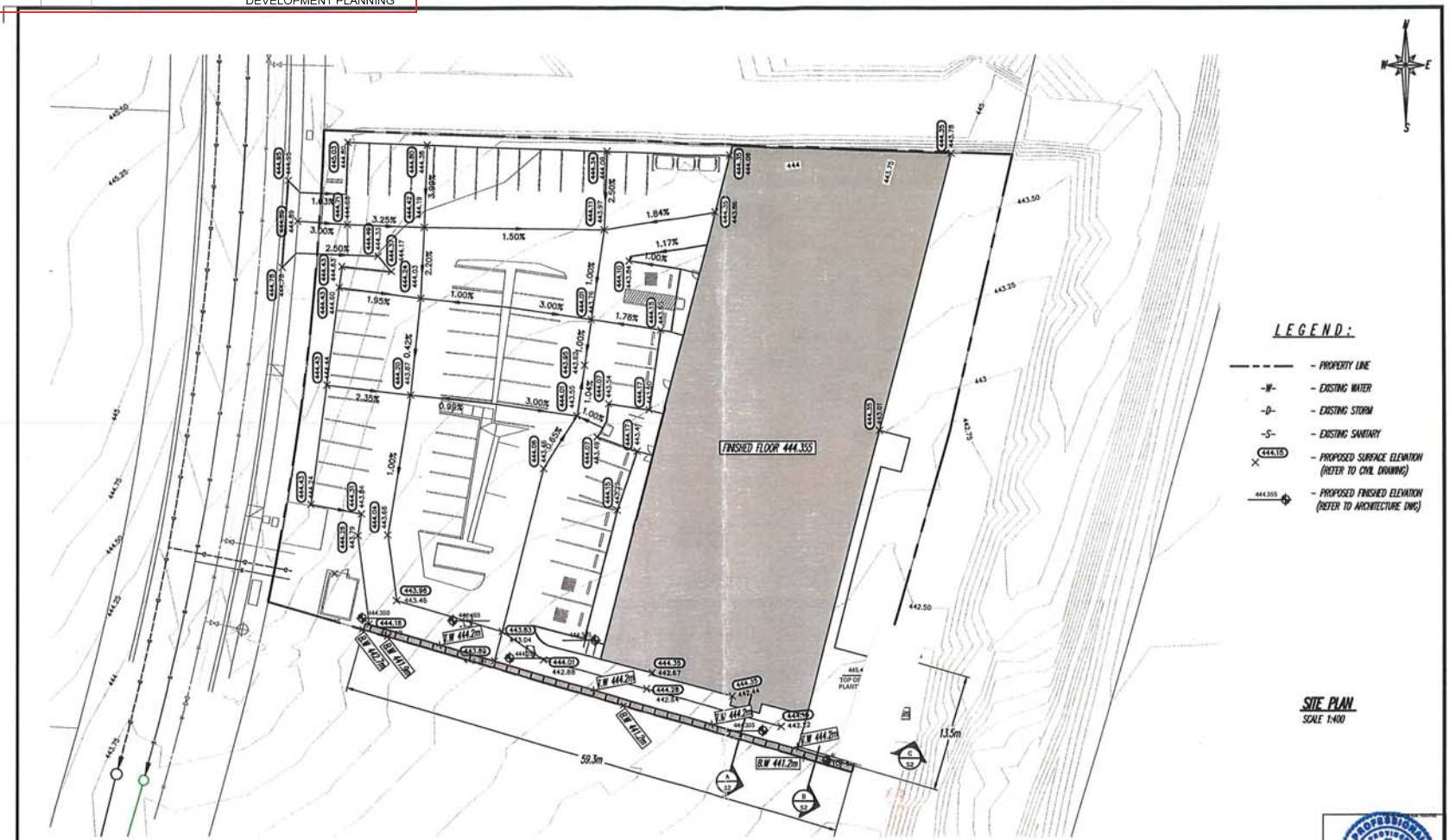
A

This forms part of application  
# DVP22-0010



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**



RETFERENCE: ACE/HARMONY HOMES PROJECT NO. DJM 2019-36 DATE: 2021 APRIL 31 COMPANY: D'Silvano Joud Architecture	<b>GEOPACIFIC</b> VANCOUVER KATHLOU COAST	1778 W. 75th Avenue Vancouver, B.C. V6P 4P2 P 604 4510922 F 604 4535085	DATE: SEPTEMBER 9, 2021	<b>ACE PLUMBING/HARMONY HOMES BUILDING</b> 2065 PIER MAR WAY, KELOWNA, BC SITE PLAN	FILE NO: 19212	REVISIONS: A. B. C.	D. E. F. G.
			DRAWN BY: HL APPROVED BY: RA REVISIONS BY: AT SCALE: AS SHOWN		DWG. NO: G-RW1		

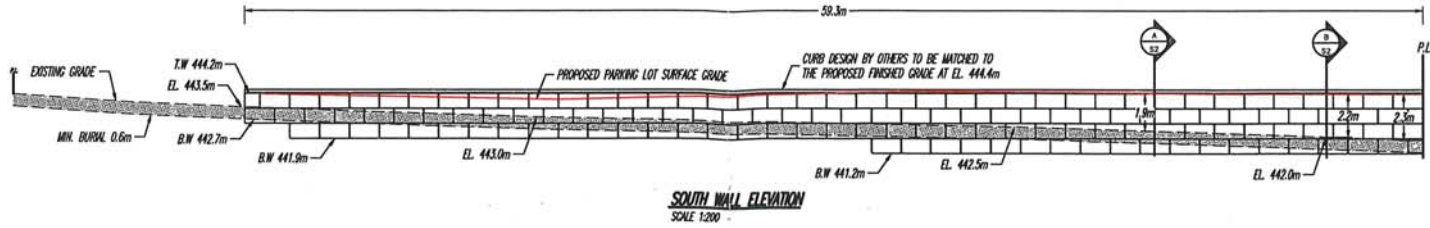
# SCHEDULE A

This forms part of application  
# DVP22-0010

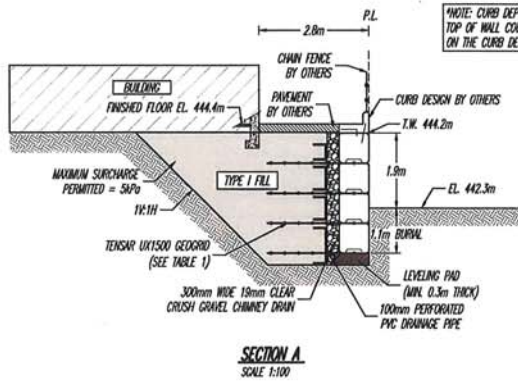


City of  
**Kelowna**  
DEVELOPMENT PLANNING

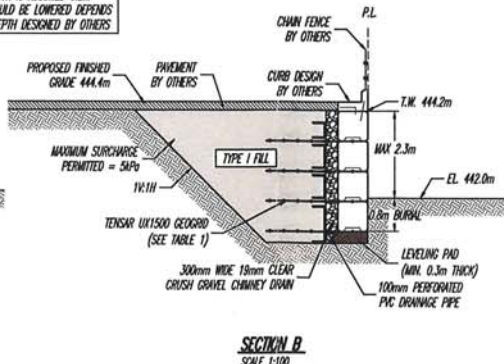
Planner Initials  
**TC**



**SOUTH WALL ELEVATION**  
SCALE 1:200



**SECTION A**  
SCALE 1:100



**SECTION B**  
SCALE 1:100

ORIGINAL PAPER SIZE: 11" x 17"

REFERENCE:  
ACE/HARMONY HOMES  
PROJECT NO. DVA 2019-36  
DATE: 2021 APRIL 31  
COMPANY: Stefano Joud Architecture



1779 W. 120th Avenue  
Vancouver, BC V6P 4R9  
P: 604.263.0000  
F: 604.450.9339

DATE: SEPTEMBER 9, 2021  
DRAWN BY: H.L. APPROVED BY: R.A. REVIEWED BY: A.T.  
SCALE: AS SHOWN

**ACE PLUMBING/HARMONY HOMES BUILDING**  
2065 PIER MAC WAY, KELOWNA, BC  
ELEVATION & SECTIONS

FILE NO: 19212  
DWG. NO: C-RW2

REVISIONS:	D.
A.	E.
B.	F.
C.	G.



# Development Variance Permit DVP22-0010



This permit relates to land in the City of Kelowna municipally known as

**2065-2075 Pier Mac Way**

and legally known as

**Lot 6, District Lot 32, Township 23, ODYD, Plan EPP64961**

and permits the land to be used for the following development:

**CD15 – Airport Business Park**

**ATTACHMENT** A

This forms part of application  
# **DVP22-0010**

Planner Initials TC



City of Kelowna  
DEVELOPMENT PLANNING

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision                      March 22nd, 2022

Decision By:                                      COUNCIL

Existing Zone:                                      CD15 – Airport Business Park

Future Land Use Designation:              Industrial

## This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:                      Harmony West Constructors Corporation, Inc. No. BC1225927 and 1225610 B.C. Ltd., Inc. No. BC1225610

Applicant:                      Harmony West Constructors Corporation

---

Dean Strachan, RPP, MCIP  
Community Planning and Development Manager  
Development Planning Department

---

Date



## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

That variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

**Section 7.5.9 Landscaping and Screening, Fencing and Retaining Walls**

To vary the maximum height of a retaining wall from 1.2 m required to 2.3 m proposed.

**Section 7.5.11 Landscaping and Screening, Fencing and Retaining Walls**

To vary the maximum height of a combined fence and retaining wall from 2.0 m required to 3.5 m proposed.

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## 3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

<b>ATTACHMENT</b>	<b>A</b>
This forms part of application # <b>DVP22-0010</b>	
Planner Initials	<b>TC</b>
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	



DVP22-0010

2065-2075 Pier Mac Way

Development Variance Permit Application



# Proposal

- ▶ To consider a Development Variance Permit to vary the maximum height of a retaining wall from 1.2 m required to 2.3 m proposed and to vary the maximum height of a combined fence and retaining wall from 2.0 m required to 3.5 m proposed.

# Development Process



Jan. 19, 2022

Development Application Submitted



Staff Review & Circulation



Jan. 19, 2022

Public Notification Received



Mar. 22, 2022

Development Variance Permit



Council Approval



Over height Retaining Wall Permit



# Context Map





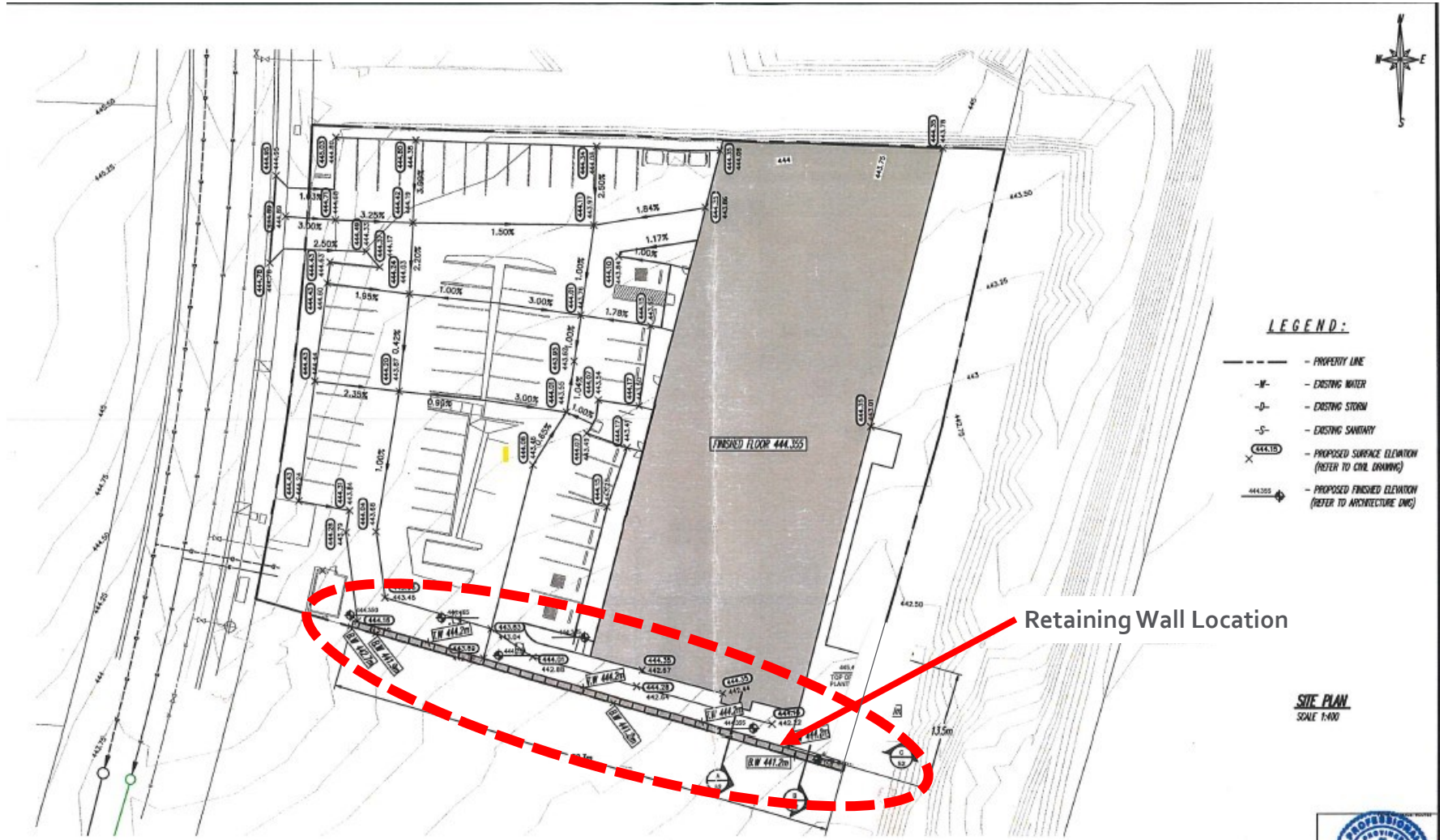
# Site Map



# Project/technical details

- ▶ The lock block wall is located on the south side yard property line and will be a maximum 2.3m high with a 1.2m high chain link fence on top of it for safety. The wall is required to enable a flat building platform.
- ▶ The wall gradually increases in height from 0.7m at the front of the property to a maximum height of 2.3m at the rear.
- ▶ The wall is setback 10m from the front yard property line – so it should not visually dominate the front of the property.
- ▶ The wall and most of the development will be hidden from the Highway 97 corridor due to the topography of the site.

# Conceptual Site Plan



REFERENCE:  
 ACE/HARMONY HOMES  
 PROJECT NO. DIA 2019-36  
 DATE: 2021 APRIL 31  
 COMPANY: DESTEFANO Jood Architecture

**GEOPACIFIC**  
 VANCOUVER KALIDROPUS SALABUTY

0729 W 70th Avenue  
 Vancouver, BC V6P 6R9  
 T 604.433.0082  
 F 604.433.0183

DATE: SEPTEMBER 8, 2021  
 DRAWN BY: H.L.  
 APPROVED BY: R.A.  
 REVIEWED BY: A.Z.  
 SCALE: AS SHOWN

**ACE PLUMBING/HARMONY HOMES BUILDING**  
 2065 PIER MARC WAY, KELOWNA, BC  
 SITE PLAN

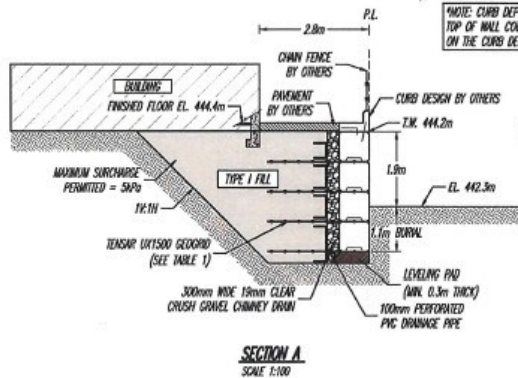
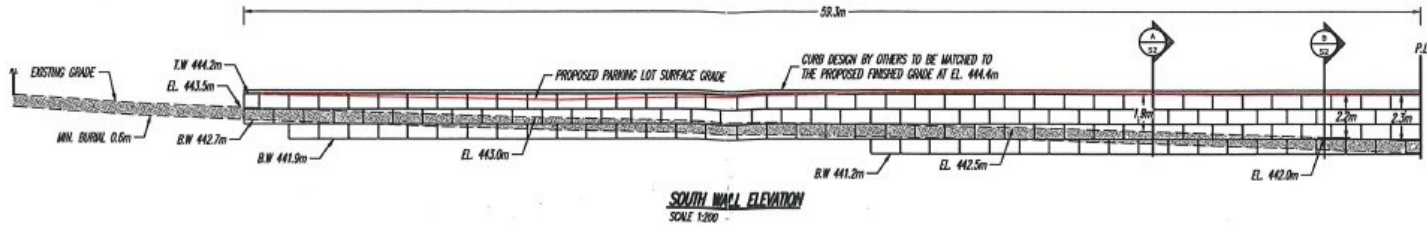
FILE NO: 19212  
 DWG. NO: G-RW1

REVISIONS:	D.
A.	E.
B.	F.
C.	G.

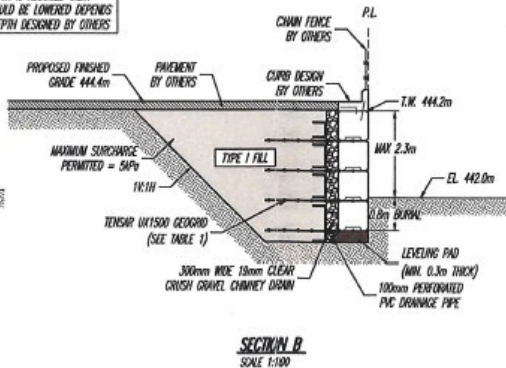




# Retaining Wall Sections



NOTE: CURB DEPTH IS ASSUMED 0.2m  
TOP OF WALL COULD BE LOWERED DEPENDS  
ON THE CURB DEPTH DESIGNED BY OTHERS



ORIGINAL PAPER SIZE 11" X 17"

REFERENCE:  
ACE/HARMONY HOMES  
PROJECT NO. BA 2019-36  
DATE: 2021 APRIL 31  
COMPANY: Distriae and Architecture



1779 10 203 0000  
VANCOUVER, B.C. V6P 4P9  
P: 604.431.0300  
F: 604.431.0303

DATE: SEPTEMBER 9, 2021  
DRAWN BY: ALL APPROVED BY: RA REVISION BY: A.T.  
SCALE: AS SHOWN

**ACE PLUMBING/HARMONY HOMES BUILDING**  
2065 PIER MAC WAY, KELLOWNA, BC  
ELEVATION & SECTIONS

FILE NO: 19212  
DWG NO: G-RW2

REVISIONS	D.
A.	E.
B.	F.
C.	G.



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
  - ▶ The wall would be hidden from the Highway 97 corridor.
  - ▶ The wall would be setback 10m from the front yard property line, so it should not be visually prominent in the front yard.
  - ▶ The conservative size and location of the proposed wall within this industrial area context is not a visual impact concern for staff.
  - ▶ The wall will be engineered and will require an Over height Retaining Wall Permit from the Development Planning Department.
  - ▶ A Form and Character Development Permit has been issued for the project.



## *Conclusion of Staff Remarks*