



CITY OF WEST KELOWNA REGULAR COUNCIL ADDENDUM

Tuesday, January 12, 2021, 1:30 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

2. INTRODUCTION OF LATE ITEMS

- *2.1. DVP 20-17 and LL 20-03; DVP and Lounge Endorsement Liquor License; 2850 Boucherie Road (see Item 8.2.2 under Division Reports)**

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Correspondence received from the following:

- Fabio Banducci
- Colin Rayner
- Sarwan and Sue Gidda
- Bobby Gidda

January 6, 2021 @ 4:56 PM

#1

Meg Jacks

From: Chris Oliver
Sent: January 7, 2021 8:38 AM
To: Meg Jacks; City of West Kelowna Submissions
Subject: FW: DVP 20-17 and LL 20-03

From: [REDACTED]
Sent: January-06-21 4:56 PM
To: Chris Oliver <Chris.Oliver@westkelownacity.ca>
Subject: RE: DVP 20-17 and LL 20-03

Hi Chris,

Thank you for this as well as for returning my call earlier today.

I am the registered owner of 2951 Ourtoland Rd, a 12-acre vineyard that shares a property line with the Subject Property, 2850 Boucherie Rd.

Please accept this email as my objection to the Lounge Endorsement (maximum occupancy of 178 is far too large) and Development Variance Permit.

In regards to the hours of operation, I strongly oppose the proposed hours of operation to 12:00am.

Regards,

Fabio

Fabio M. Banducci
[REDACTED]

January 11, 2021 @ 11:54 PM

#2



Jan 11 2021

Attn: City Clerk
City of West Kelowna
Development Services
2760 Cameron Road, West Kelowna BC V1Z 2T6
Email: submissions@westkelownacity.ca

RE: Notice for Development Variance Permit (DVP 20-17) & Liquor License Permit (LL 20-03) for Location
2850 Boucherie Road, West Kelowna

Dear City Clerk,

I have received the notice of consideration for a resolution to issue Development Variance Permit No. DVP 20-17 & approve Liquor License Permit (LL 20-03) for a new brewery/restaurant. Based on the indoor/outdoor occupancy and allotted staff parking of this new facility, I find the proposed occupancy of 178 guests (including staff) to be far over excessive. With 33 proposed parking stalls, one would expect approximately 142 guests/staff during the peak tourism seasons. This is not enough parking space to accommodate the occupancy of this facility.

At Blu Saffron Bistro, I have a combined occupancy of 200 persons (guests/staff) in my restaurant and next door wineshop space, and my business is often full in the parking lot during the peak seasons of Summer, and early Fall. With the nature of tourism, very often there are tour busses, limousines, and RV campers occupying multiple parking spaces sometimes all at the same time, which further squeezes down on available parking space. I have at least double the size of the parking space proposed for 2850 Boucherie Road and their proposed occupancy (178 persons) is nearly the same as my business'. With this in mind, if the development variance permit passes, this will undoubtable disrupt the business of Blu Saffron Bistro and Volcanic Hills Estate Winery as we are in close proximity of each other. Guests from 2850 Boucherie Road will be very likely to take advantage of my Blu Saffron Bistro parking lot due to their lack of parking space, and walk over to the other business, which will cause a loss in traffic for my restaurant and attached wineshop, Volcanic Hills, with proprietor, Bobby Gidda.



I hope not to be subject to the abuse from patrons from 2850 Boucherie Road from a lack of parking, and hope the council will follow the Alternate Motions found on Council Report dated Jan 12 2021 (File: DVP 20-17 & LL 20-03), which supports the liquor license and denies variance (reduced occupancy) down to 142 patrons/staff.

Sincerely,



Colin Rayner
Owner & Chef
Blu Saffron Bistro

January 11, 2021 @ 1:40 PM

#3

Jan 11 2021

Attn: City Clerk
City of West Kelowna
Development Services
2760 Cameron Road, West Kelowna, BC, V1Z 2T6
Email: submissions@westkelownacity.ca

RE: Notice for Development Variance Permit (DVP 20-17) & Liquor License Permit (LL 20-03) for Location 2850 Boucherie Road, West Kelowna

Dear City Clerk,

I have received the notice of consideration for a resolution to issue Development Variance Permit No. DVP 20-17 & approve Liquor License Permit (LL 20-03) for a new brewery/restaurant. Based on the indoor/outdoor occupancy and allotted staff parking of this new facility, I find the proposed occupancy of 178 guests (including staff) to be far over excessive. With 33 proposed parking stalls, one would expect approximately 142 guests/staff during the peak tourism seasons. This is not enough parking space to accommodate the occupancy of this facility. As land and vineyard owners of 2845 Boucherie Road, the businesses on my property have a combined occupancy of 200 persons (guests/staff) and we often see the parking lot during the peak seasons of Spring, Summer, and early Fall. With the nature of tourism, very often there are tour busses, limousines, and RV campers occupying multiple parking spaces sometimes all at the same time, which further squeezes down on available parking space. These businesses, Volcanic Hills Estate Winery and Blu Saffron Bistro have at least double the size of the parking space proposed for 2850 Boucherie Road and their proposed occupancy (178 persons) is nearly the same as the 2845 Boucherie Road business'. With this in mind, if the development variance permit passes, this will undoubtable disrupt the business of Blu Saffron Bistro and Volcanic Hills Estate Winery as they are in close proximity of each other. Guests from 2850 Boucherie Road will be very likely to take advantage of the neighbouring parking lot on my land due to their lack of parking space, and walk over to the other business, which will cause a loss in traffic the restaurant and attached wineshop, Volcanic Hills. I fear that the excessive overflow of parking onto my land may damage my planed vineyard if things get out of hand from the sheer foot traffic our combined business will have.

I hope my land will not be subject to the abuse from patrons from 2850 Boucherie Road from a lack of parking, and hope the council will follow the Alternate Motions found on Council Report dated Jan

12 2021 (File: DVP 20-17 & LL 20-03), which supports the liquor license and denies variance (reduced occupancy) down to 142 patrons/staff.

Sincerely,



Sarwan & Sue Gidda

Owners of 2845 Boucherie Road



January 11, 2021
@ 2:03 PM

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Jan 11 2021

Attn: City Clerk
City of West Kelowna
Development Services
2760 Cameron Road, West Kelowna BC V1Z 2T6
Email: submissions@westkelownacity.ca

RE: Notice for Development Variance Permit (DVP 20-17) & Liquor License Permit (LL 20-03) for Location
2850 Boucherie Road, West Kelowna

Dear City Clerk,

I have received the notice of consideration for a resolution to issue Development Variance Permit No. DVP 20-17 & approve Liquor License Permit (LL 20-03) for a new brewery/restaurant. Based on the indoor/outdoor occupancy and allotted staff parking of this new facility, I find the proposed occupancy of 178 guests (including staff) to be far over excessive. With 33 proposed parking stalls, one would expect approximately 142 guests/staff during the peak tourism seasons. This is not enough parking space to accommodate the occupancy of this facility. At Volcanic Hills Estate Winery, I have an occupancy of 200 persons (guests/staff), and my business is often full in the parking lot during the peak seasons of Spring, Summer, and early Fall. With the nature of tourism, very often there are tour busses, limousines, and RV campers occupying multiple parking spaces sometimes all at the same time, which further squeezes down on available parking space. I have at least double the size of the parking space proposed for 2850 Boucherie Road and their proposed occupancy (178 persons) is nearly the same as my business'. With this in mind, if the development variance permit passes, this will undoubtable disrupt the business of Volcanic Hills and Blu Saffron Bistro, as we are in close proximity of each other. Guests from 2850 Boucherie Road will be very likely to take advantage of my Volcanic Hills parking lot due to their lack of parking space, and walk over to the other business, which will cause a loss in traffic for my wineshop and attached restaurant, Blu Saffron Bistro, with owner Colin Rayner.

I hope not to be taken advantage of from patrons from 2850 Boucherie Road from a lack of parking, and hope Mayor and Council will follow the Alternate Motions found on Council Report dated Jan 12 2021 (File: DVP 20-17 & LL 20-03), which supports the liquor license and denies variance (reduced

2845 Boucherie Rd, West Kelowna, BC V1Z 2G6 • Tel: (778)755-5550 • Fax: (778)755-5595
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occupancy) down to 142 patrons/staff. Even with 142 occupancy and 33 vehicle spaces, I fear even that will not be enough to accommodate the large tourism vehicles that often fill our parking spaces.

I have met with Jason Parks and Graham Dell to discussed my issues with them in person today on January 11th 2021. They agrees that the synchronization between the brewery and our winery should be mutually beneficial and has agreed to the no variance on 2850 Boucherie Road, which would result in smaller occupancy.

Sincerely,



Bobby Gidda
President
Volcanic Hills Estate Winery

Cc:

Brent Magnan, Planning Manager brent.magnan@westkelownacity.ca

Mark Koch, Director of Development Services mark.koch@westkelownacity.ca

Paul Gipps, CAO, paul.gipps@westkelownacity.ca

Mayor and Council mayorandcouncil@westkelownacity.ca