

**SCHEDULE "A" – Amendments to City of Kelowna Zoning Bylaw No. 8000**

**TA19-0008**

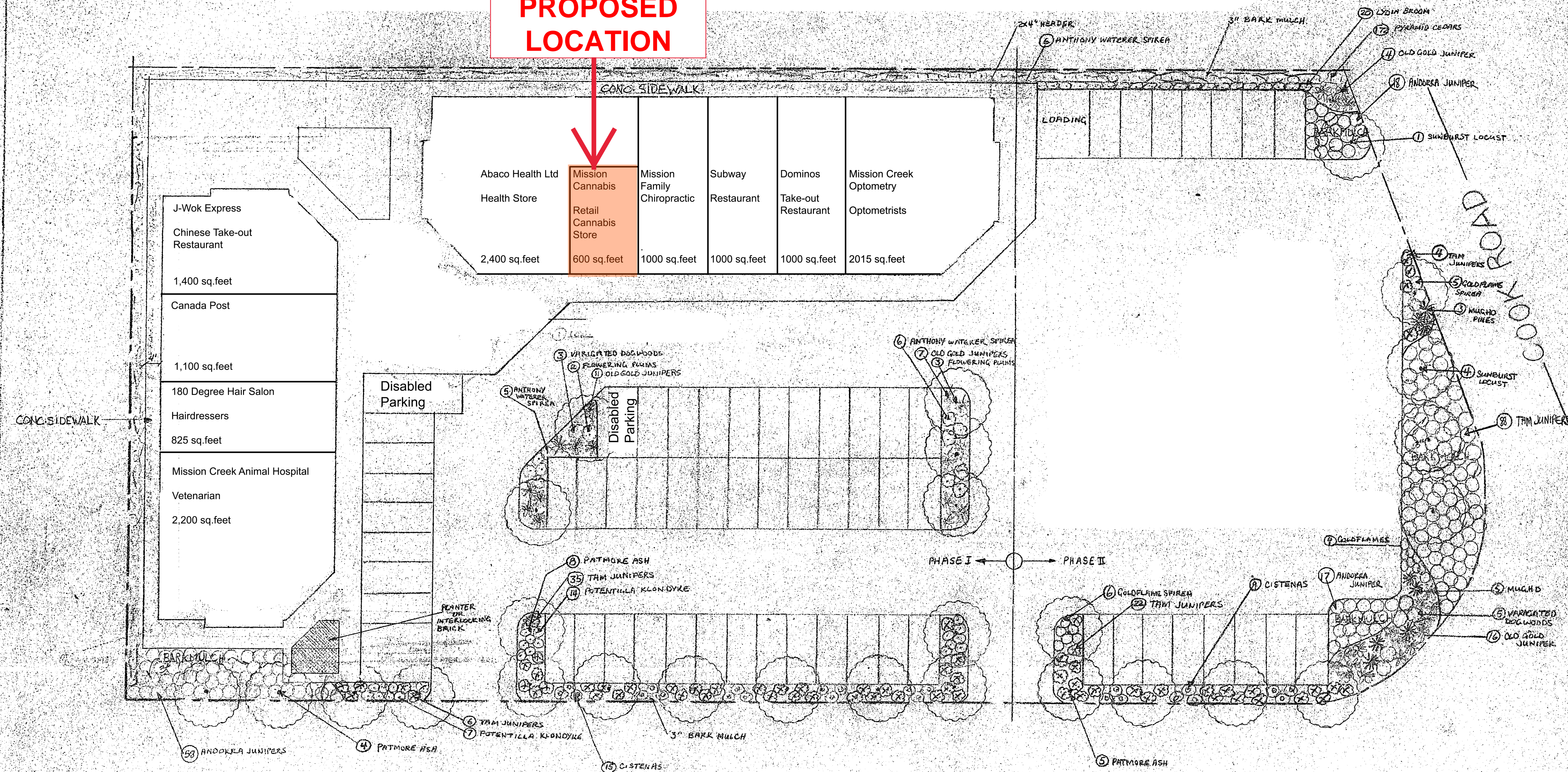
Zoning Bylaw No. 8000						
No.	Section	Existing Text		Proposed Text		Rationale
1.	Section 01 – General Administration  1.3 – Zoning Map	<b>Section 14 – Commercial Zones</b>		<b>Section 14 – Commercial Zones</b>		Addition of a C1orls/rcs subzone combination
		C10 C10lp C10lp/rls C1orls C1orcs C10lp/rcs C10lp/rls/rcs	Service Commercial Service Commercial (Liquor Primary) Service Commercial (Liquor Primary/Retail Liquor Sales) Service Commercial (Retail Liquor Sales) Service Commercial (Retail Cannabis Sales) Service Commercial (Liquor Primary/Retail Cannabis Sales) Service Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)	C10 C10lp C10lp/rls C1orls C1orcs C1orls/rcs C10lp/rcs C10lp/rls/rcs	Service Commercial Service Commercial (Liquor Primary) Service Commercial (Liquor Primary/Retail Liquor Sales) Service Commercial (Retail Liquor Sales) Service Commercial (Retail Cannabis Sales) Service Commercial (Retail Liquor Sales/Retail Cannabis Sales) Service Commercial (Liquor Primary/Retail Cannabis Sales) Service Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)	
2.	Section 14 – Commercial Zones	<b>C2 – Neighbourhood Commercial/ C2rls – Neighbourhood Commercial (Retail Liquor Sales) C2rcs – Community Commercial (Retail Cannabis Sales)</b>		<b>C2 – Neighbourhood Commercial/ C2rls – Neighbourhood Commercial (Retail Liquor Sales) C2rcs – Neighbourhood Commercial (Retail Cannabis Sales)</b>		Correction to the wording of the C2 – Neighbourhood Commercial Zone in Section 14.

	14.2 – C2 – Neighbourhood Commercial	C2rls/rcs – Community Commercial (Retail Liquor Sales/Retail Cannabis Sales)	C2rls/rcs – <b>Neighbourhood</b> Commercial (Retail Liquor Sales/Retail Cannabis Sales)	
3.	Section 14 – Commercial Zones  14.10 – C10 – Service Commercial	C10 – Service Commercial C10lp – Service Commercial (Liquor Primary) C10lp/rls – Service Commercial (Liquor Primary/Retail Liquor Sales) C10rls – Service Commercial (Retail Liquor Sales) C10rcs – Service Commercial (Retail Cannabis Sales) C10lp/rcs – Service Commercial (Liquor Primary/Retail Cannabis Sales) C10lp/rls/rcs – Service Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)	C10 – Service Commercial C10lp – Service Commercial (Liquor Primary) C10lp/rls – Service Commercial (Liquor Primary/Retail Liquor Sales) C10rls – Service Commercial (Retail Liquor Sales) C10rcs – Service Commercial (Retail Cannabis Sales) <b>C10rls/rcs – Service Commercial (Retail Liquor Sales/Retail Cannabis Sales)</b> C10lp/rcs – Service Commercial (Liquor Primary/Retail Cannabis Sales) C10lp/rls/rcs – Service Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)	Addition of a C10rls/rcs subzone combination
4.	Section 14 – Commercial Zones  14.10.2 – Principal Uses	(ii) retail cannabis sales establishment (C10rcs, C10lp/rcs, and C10lp/rls/rcs only)	(ii) retail cannabis sales establishment (C10rcs, <b>C10rls/rcs</b> , C10lp/rcs, and C10lp/rls/rcs only)	Addition of C10rls/rcs to the Principal Uses Section of the C10 zone



## Store Footages and Car Parking Calculation

## PROPOSED LOCATION



## PLANT LIST

QU	COMMON NAME	BOTANICAL NAME	SIZE
17	PATMORE ASH	Fraxinus penn. 'Patmore'	1 1/2 Cal
5	SUNBURST LOCUST	Gleditsia tr. internus Sunburst	1 1/2' Cal
5	FLOWERING PLUMS	Prunus cerasifera Nigra	1' Cal.
1	TOPWIGGED WEeping CRAB	Malus Cheal's Weeping Topworked	5' Standard
8	VARIGATED DOGWOOD	Cornus alba 'Elegantissima'	2 Gal
21	POTENTILLA KLONDYKE	Potentilla fruticosa 'Klondyke'	2 Gal
24	CISTENA	Prunus 'Cistena'	2 Gal
11	ANTHONY WATERGEE SPIREA	Spiraea x bumalda 'Anthony watergee'	2 Gal
20	GOLDFLOWE SPIREA	Spiraea x bumalda Goldflowe	2 Gal
20	LYDIA BROOM	Cytisus 'Lydia'	1 Gal
8	MUGHO PINES	Pinus mugho mughus	5 Gal
155	THUN JUNIPERS	Juniperus sabina Tamariscifolia	2 Gal
34	OLD GOLD JUNIPERS	Juniperus chinensis Old Gold	2 Gal
172	PYRAMID CEDARS	Thuja occidentalis Pyramidalis	3
93	MOOREA JUNIPERO	Juniperus horizontalis Moorea	2 1/4 Gal

## Car Park Space Calculation

Veterinarians	= 2,200
180 degree Hair Salon	= 825
Canada Post	= 1100
JWOK Restaurant	= 1400
Abaco Health	= 2400
Mission Cannabis	= 600
Mission Family Chiropractic	= 1000
Subway	= 1000
Dominos	= 1000
Mission Optometrist	= 2015
Total Store Sales Square Footage = 13,540 sq.ft	

- GORDON DRIVE

13,540 square feet total sales/office space in the entire mall

13,540 square feet \* 0.092903 converts into square meters = 1257.91 sq.m

City of Kelowna requires 3 parking stall per 100 sq.m of sales floor

$$1257.91 \text{ sq.m} / 100 \text{ sq.m} = 12.57 * 3 \text{ stall} = \text{minimum of } 37.73 \text{ or parking stalls}$$

Mission Station Mall has 46 stalls and exceeds the minimum requirement of 38

Prepared by  
Steven Jones

PROJECT:  
MISSION STATION

Create separate space for  
Mission Cannabis taken from space  
from Abaco Health

DRAWING:  
LANDSCAPING:

DATE: 19-Nov-2018

SCALE:  
1 Mile

1160



## **City of Kelowna - Project Rationale**

### **Retail Cannabis Store in Kelowna Lower Mission area**

We plan to open a government approved retail cannabis store at 3818 Gordon Drive in the lower Mission area of Kelowna, with the support of local and provincial government to meet the needs of local residents and tourists.

On October 17th the Federal Government legalised the sale of recreational cannabis and allowed licenced retail stores to sell cannabis, subject to having provincial and local government approval. The City of Kelowna is accepting applications for Retail Cannabis Stores in the Kelowna area and is restricting the zones allowed and placement of potential stores in Kelowna, in order to keep stores away from sensitive areas like schools, parks, social services etc to protect the youth from exposure to cannabis.

Legal cannabis sales could reach \$6.5 billion by 2020, according to an estimate from CIBC analysts. CIBC analysts predicted cannabis sales could top sales of spirits. 63 percent of current cannabis users in Canada plan to make purchases at legal retailers, according to a survey commissioned by Deloitte that polled 1,500 Canadians. By the survey's estimates, the legal cannabis market could generate \$4.3 billion in sales next year.

Abaco Health at 3818 Gordon Drive in the Lower Mission, leased extra space from their Landlord (Chris Cavacuiti) in 2016 specifically to hold this business space for a future retail cannabis store location. The owners of Abaco Health have obtained their landlord's written approval along with their neighbouring businesses verbal approval. This extra 600 sq.foot space will created by rebuilding a fire wall to separate Abaco Health from the new store space.

This proposed store location is in C2 zone, which allows for Cannabis retail stores for secondary use. This store location meets all the set back requirements for distance to primary and secondary schools, social services, day care centers, other liquor establishments and other retail cannabis stores.

This is a unique location in Kelowna and presents an opportunity to meet the needs of the City of Kelowna in terms of setbacks and zoning, meet the needs of Kelowna residents in providing a needed service, providing additional jobs and income for local people and additional revenues to the City of Kelowna through business licencing fees, tourism and potentially sales taxes too.

The location sits in a small strip mall on the busy Gordon drive. This mall is a "destination" mall and not the kind of mall people go to for browsing. This limits the number of children walking around the mall and makes this a unique location in limiting exposure to children.

The owners of Abaco Health, Steven and Shauna Jones have over 35 years experience in retail management. In the the last 13 years they created and developed Abaco Health, a natural health store, selling over 3,000 government approved natural products to Kelowna residents,

nationally and internationally through the online business [www.abacohealth.com](http://www.abacohealth.com) that Steven developed.

They are uniquely positioned in this optimum location, their experience setting up and managing retail stores and additionally through Steven's experience as a medical cannabis patient for many years.

Steven and Shauna have secured more than enough financing through family and friends to create this store and get it open for business in a timely manner without any need for financing from a bank.