

REPORT TO COUNCIL



Date: July 15, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z19-0025

Owner: 1568447 Alberta Ltd.

Address: 889 Vaughan Avenue

Applicant: Grasshopper Cannabis Inc.

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: I₄ – Central Industrial

Proposed Zone: I₄r_{cs} – Central Industrial (Retail Cannabis Sales)

1.0 Recommendation

THAT Rezoning Application No. Z19-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located at 889 Vaughan Avenue, Kelowna, BC from the I₄ – Central Industrial zone to the I₄r_{cs} – Central Industrial (Retail Cannabis Sales) zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered;

AND FURTHER THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured during a public hearing process for the rezoning of the property and Council meeting minutes summarizing those views are attached; and
- Local government recommends that the application be approved because of compliance with local regulations and policies.

2.0 Purpose

To rezone the subject property to facilitate the development of a retail cannabis sales establishment.

3.0 Community Planning

Community Planning Staff recommend support for the rezoning application to allow for a retail cannabis sales establishment on the subject property. This application was received prior to the close of the first intake of retail cannabis sales establishment applications on November 30, 2018. As such, it was evaluated in accordance with a Council-endorsed process and was selected to move forward with the City's standard rezoning process established in the Development Application Procedures Bylaw. This application received a score of 77.14, and the overall average score of all applications evaluated was 69.53.

Should Council support the proposed Rezoning Bylaw, the property would be rezoned to a retail cannabis sales subzone, and Staff would send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch indicating support for issuance of a non-medical cannabis retail store license for this property.

The application meets the Zoning Bylaw No. 8000 and there are no variances being requested. Further, the applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

- October 11, 2017 – Rezoning application Z17-0094 was accepted to amend the split zoned parcel from I2 – General Industrial and I4 – Central Industrial zones to the I4 - Central Industrial zone.
- October 11, 2017 – Development Permit (DP17-0214) and Development Variance Permit (DVP17-0215) applications were accepted with the above noted Rezoning application.
- September 25, 2018 – Public Hearing and 3rd reading for Z17-0094 (Bylaw 11676).
- November 29, 2018 – Cannabis Retail Sales Rezoning Application received by Planning Staff.
- June 18, 2019 – Rezoning Bylaw 11676(Z17-0094) adopted by Council, DP17-0214 and DVP17-0215 approved by Council.

4.2 Site Context

The project site is located to the east of the City Centre Urban Centre along Clement Avenue. The site has street frontage along three sides (Clement Avenue, Vaughan Avenue and Ethel Street).

Sensitive uses that were identified within 150 metre radius include a Brewery with lounge endorsement (Rustic Reel).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 – Central Industrial Zone	Warehouse/ Storage
East	I4 – Central Industrial Zone	Warehouse/ Storage, Vacant
South	RU6 – Two Dwelling Housing	Single Family Dwellings
West	I2 General Industrial, I4 – Central Industrial Zone	Vacant (PC Urban Development site)

Subject Property Map: 889 Vaughan Avenue



5.0 Application Chronology

Date of Application Received:	November 29, 2018
Date of Committee Evaluation:	January 16, 2019
Date of Application Accepted:	February 27, 2019
Date Public Notification Completed:	June 13, 2019

Report prepared by:	Lydia Korolchuk, Planner II
Reviewed by:	Dean Strachan, Subdivision and Rural Planning Manager
Approved for Inclusion:	Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Site Plan