

REPORT TO COUNCIL



Date: February 3, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0129 **Owner:** Southgate Centre Holdings Inc., Inc.No. BC1077192

Address: 2660 Pandosy Street **Applicant:** Jordan Hettinga; Kent-Macpherson

Subject: Rezoning Application

Existing OCP Designation: MXR – Mixed Use Residential / Commercial

Existing Zone: C4 – Urban Centre Commercial

Proposed Zone: C4rcs – Urban Centre Commercial (Retail Cannabis Sales)

1.0 Recommendation

THAT Rezoning Application No. Z19-0129 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 14 ODYD Plan 33506, located at 2660 Pandosy Street, Kelowna, BC from the C4 – Urban Centre Commercial zone to the C4rcs – Urban Centre Commercial (Retail Cannabis Sales) zone, be considered by Council;

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.

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

2.0 Purpose

To rezone the subject property from C₄ – Urban Centre Commercial to C₄rcs -Urban Centre Commercial (Retail Cannabis Sales) to allow for a retail cannabis sales establishment.

3.0 Development Planning

Development Planning supports the proposal to rezone the subject property to C₄rcs – Urban Centre Commercial (Retail Cannabis Sales).

The C₄ – Urban Centre Commercial zone allows for the addition of the Retail Cannabis Sales designation. Also, the property meets all minimum buffer distance requirements associated with retail cannabis sales establishments as listed in the Zoning Bylaw under Section 9.16.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the subject property to C₄rcs – Urban Centre Commercial (Retail Cannabis Sales) to allow for a retail cannabis sales establishment.

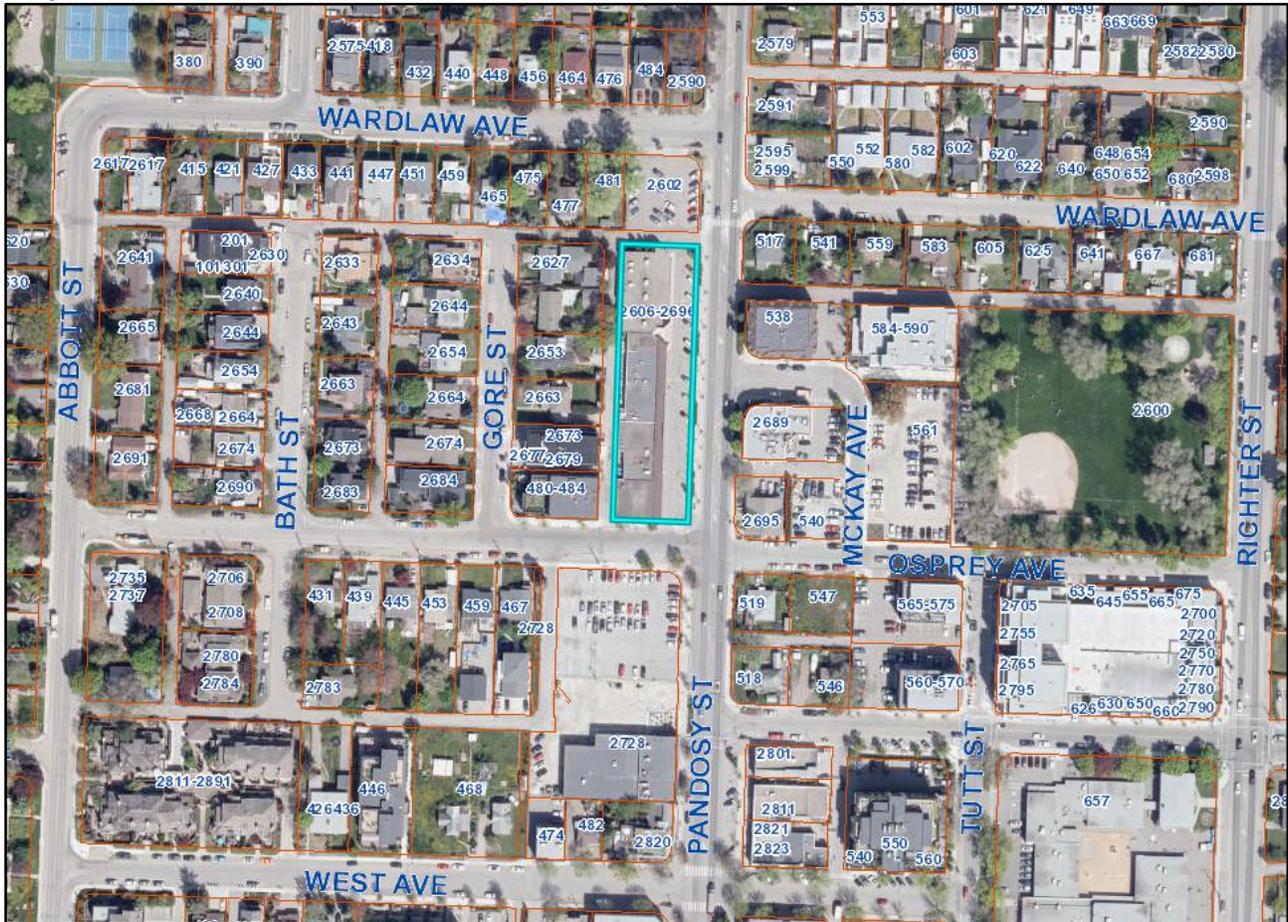
4.2 Site Context

The lot is at the corner of Pandosy St. and Osprey Ave north of Raymer Ave, and at the north end of the South Pandosy Urban Centre. The lot contains a strip mall with numerous commercial retail units (CRUs). The nearest property with the Retail Cannabis Sales designation is at 3140 Lakeshore Rd., more than 500m away.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C ₄ – Urban Centre Commercial	Commercial Parking
East	C ₄ – Urban Centre Commercial / RU6 – Two Dwelling Housing	Mixed Use Development / Commercial Uses / Single Family Housing
South	C ₄ – Urban Centre Commercial	Commercial Parking / Commercial Uses
West	C ₄ – Urban Centre Commercial / RM5 – Medium Density Multiple Housing // RU6 – Two Dwelling Housing	Commercial Uses / Apartment Housing / Single Family Housing

Subject Property Map: 2660 Pandosy St.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 8: Economic Development

Objective 8.1 Focus on economic drivers that generate new and sustainable wealth.

Policy .1 Sustainable Prosperity. Assign priority to supporting the retention, enhancement and expansion of existing businesses and post-secondary institutions and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna.

6.0 Technical Comments

6.1 Development Engineering Department

- This application does not compromise any City of Kelowna municipal infrastructure.

7.0 Application Chronology

Date of Application Received: November 19, 2019

Date Public Consultation Completed: December 20, 2019

Report prepared by: Aaron Thibeault, Planner II

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Applicant Rationale