

ATTACHMENT		A
This forms part of application		
# <u>Z19-0129</u>		
Planner Initials	AT	 City of Kelowna <small>COMMUNITY PLANNING</small>



October 29, 2019

Current Planning Department
 City of Kelowna
 1435 Water Street
 Kelowna, BC, V1Y 1J4

Re: Rezoning Application
2660 Pandosy Street, Kelowna
PID – 003-164-993
Lot A, District Lot 14, ODYD, Plan 33506

Applicant: The Heartland Group

Please accept this application to add Cannabis Retail Sales as a permitted use for the subject property located on 2660 Pandosy Street, which is currently zoned C4; Urban Centre Commercial. The subject property is a 0.831-acre shopping plaza in the South Pandosy Urban Centre. The proposed cannabis retail store would be located in the center of the plaza.

The property is located in the heart of Pandosy within the Urban Centre referred to as the ‘South Pandosy’ district, which is one of the five Urban Centres in Kelowna. The property is situated along Pandosy Street and can provide easy access to vehicles, transit, bikes, and pedestrians. There is a transit stop directly to the south, contributing to a Walk Score of 86 (Very Walkable) and a Bike Score of 94 (Bikers Paradise).

Following the success of this application, The Heartland Group will be working with the Liquor & Cannabis Regulation Branch to obtain the Provincial approvals necessary to sell cannabis at this location.

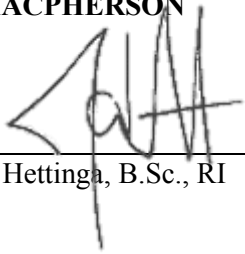
We believe that this proposed cannabis retail location meets all the City’s policies and guidelines and is an appropriate location for the surrounding community. We believe that with the growth in the South Pandosy

Town Centre, along with the developments in the Hospital District, South Kelowna, and Lower Mission, that a cannabis store in this location is an appropriate use.

If you have any questions pertaining to this Application, please do not hesitate to contact me.

Sincerely,

KENT-MACPHERSON



Per: _____
J. Hettinga, B.Sc., RI

Cc: Fred Hamel, The Heartland Group
Reid Ogdon, The Donnelly Group
David Bakonyi, Southgate Holding Ltd.

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