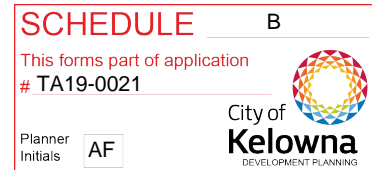


Schedule A – Zoning Bylaw No. 8000 Text Amendment

No.	Section	Existing Text	Proposed Text	Explanation of Change								
3.	<p>15.4 I4 – Central Industrial</p> <p>15.4.7 Site Specific Uses and Regulations</p>	N/A	<p>15.4.7 Site Specific Uses and Regulations</p> <p>Uses and regulations apply to the I4 – Central Industrial zone on a site-specific basis as follows:</p> <table border="1" data-bbox="632 488 1503 781"> <thead> <tr> <th></th> <th><i>Legal Description</i></th> <th><i>Civic Address</i></th> <th><i>Regulation</i></th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231</td> <td>1171-1199 Gordon Drive, Kelowna, BC</td> <td>To allow retail liquor sales establishment as permitted Secondary Use in addition to those permitted in section 15.4.3.</td> </tr> </tbody> </table>		<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>	1.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To allow retail liquor sales establishment as permitted Secondary Use in addition to those permitted in section 15.4.3.	<p><i>The new section will facilitate the addition of a site-specific text amendment for 1171-1199 Gordon Drive and allow the use of retail liquor sales establishment in addition to the uses already permitted under the I4 zone.</i></p>
	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>									
1.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To allow retail liquor sales establishment as permitted Secondary Use in addition to those permitted in section 15.4.3.									

CITY OF KELOWNA
MEMORANDUM

Date: February 10, 2020
File No.: TA19-0021
To: Community Planning (TA)
From: Development Engineering Manager (JK)
Subject: 1171-1199 Gordon Dr

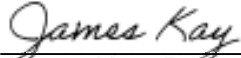


I4 text Amendment

Development Engineering has the following comments and requirements associated with this application. A Site-Specific Text Amendment to allow Liquor Retail Sales

1. General

Road frontage improvements are triggered by this application. Frontage let down to Gordon Dr must be removed and replaced with barrier curb and gutter and sidewalk. All access to site from High Rd.



James Kay, P. Eng.
Development Engineering Manager

RO



October 7, 2019 revised

City of Kelowna
Community Planning Dept.
Attn. Trisa Atwood
1435 Water Street
Kelowna, BC V1Y 1J4

RE: Proposed Text Amendment to the I4 – Central Industrial zone at 1191 Gordon Dr.

Dear Trisa:

The occupant at 1191 Gordon Drive is seeking a site-specific text amendment to add the "Retail Liquor Sales Establishment use" to the current "I4 – Central Industrial" zone. The intent is to operate a "Retail Liquor Sales Establishment" in one of the existing retail units on the property. Through conversations with City Planning staff, a measure of support to add this secondary use to the I4 zone has been provided.

Converting Industrial zoned land to include commercial uses is rare, however, the site is unique as it is very small in size and does not support a larger industrial use. The individual units are small and are similar commercial outlets. The current use of the individual units ranges from knife sharpening and small engine repair, to antique sales and dog grooming. The proposed liquor store will occupy 2 units totalling only 218m² (2,350 sq. ft). The property was once much larger in size and has been reduced due to land takings by the local government for road widening etc. Although the retail liquor sales use is not generally an industrial use, given the unique location and situation of the subject property it is an appropriate use for the site.

The occupant is in the process of negotiating the acquisition of an existing Licensee Retail Sales license to transfer to this site. At this time, we are not planning on making any changes to the exterior of the existing site development, other than the addition of appropriate signage to identify the new establishment. Associated building permits for both interior renovations and signage will be made at a future date.

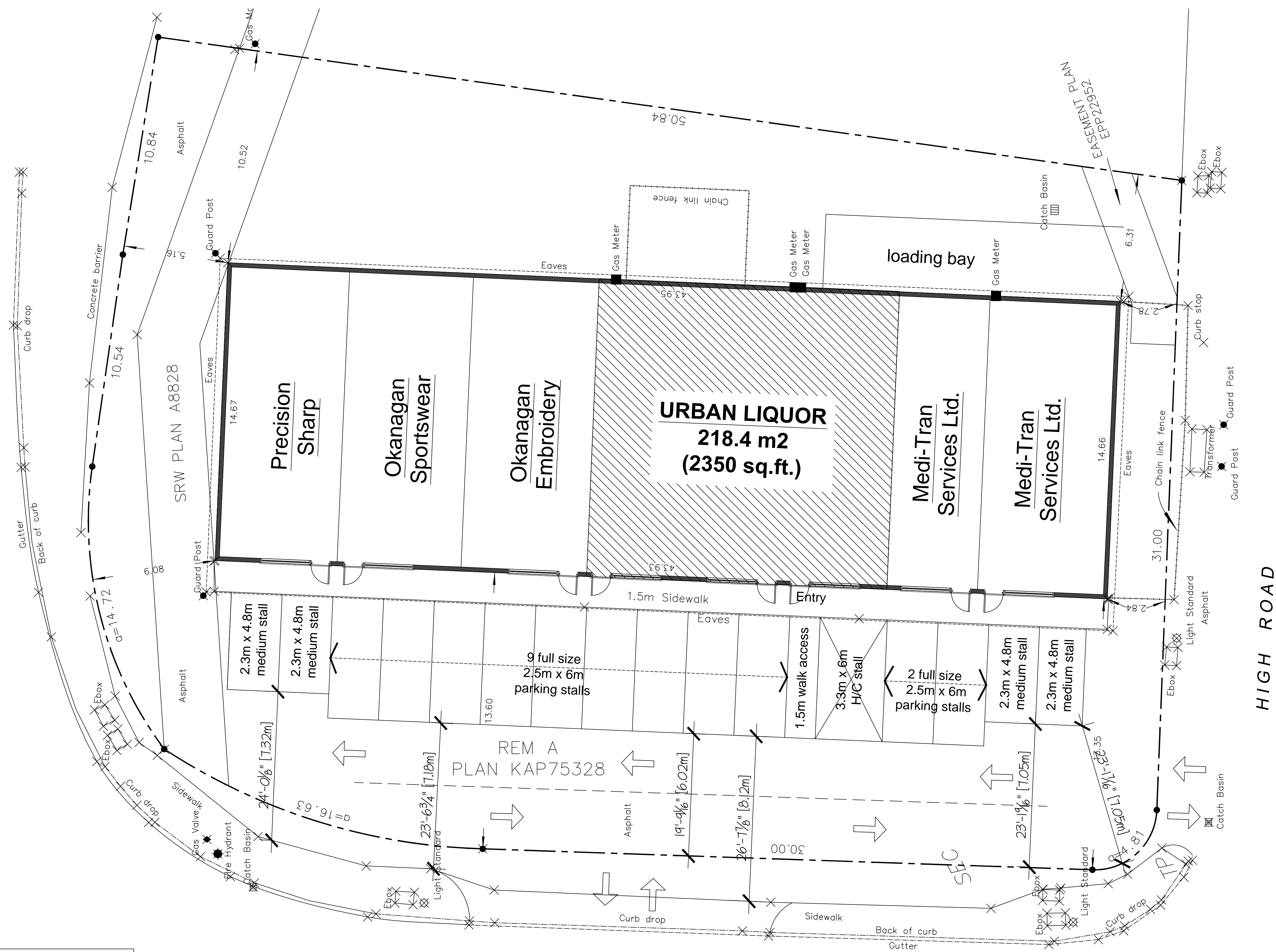
I hope that you accept this proposal as I believe this application will have the potential to add a quality store front occupant to this highly visible industrial strip development and will provide a positive infill in this location of Kelowna.

Regards

A handwritten signature in blue ink that reads "Birte Decloux".

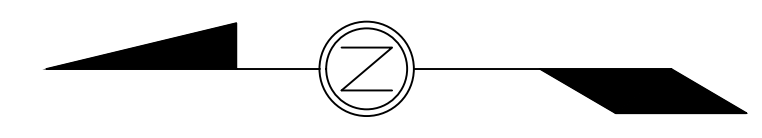
Birte Decloux for the landowner

CLEMENT AVENUE



HIGH ROAD

GORDON DRIVE



ERRORS AND OMISSIONS
 - BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

BAXTER DESIGN
 Custom Building Design since 1991
 SHANE BAXTER DESIGNS INC.
 KELOWNA, B.C. CANADA
 ph: (250) 862-9662
 baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RETAIL OUTLET FOR:
URBAN LIQUOR STORE LTD.
 1191 Gordon Drive, Kelowna, B.C.
 Drawing Scale: 1/8" = 1'-0"
 Date: Oct. 11, 2019
 Rev. Date:
 Drn. By: S.H.B.