



TA19-0021

1171-1199 Gordon Dr

Text Amendment Application



# Proposal

- ▶ To amend the Zoning Bylaw to allow Retail Liquor Sales Establishment as a secondary use on the subject property.

# Development Process

Nov 28, 2019

Development Application Submitted



Staff Review & Circulation



Jan 28, 2020

Public Notification Received



Mar 23, 2020

Initial Consideration



May 12, 2020

Public Hearing  
Second & Third Readings

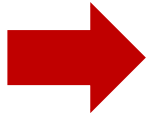


Final Reading

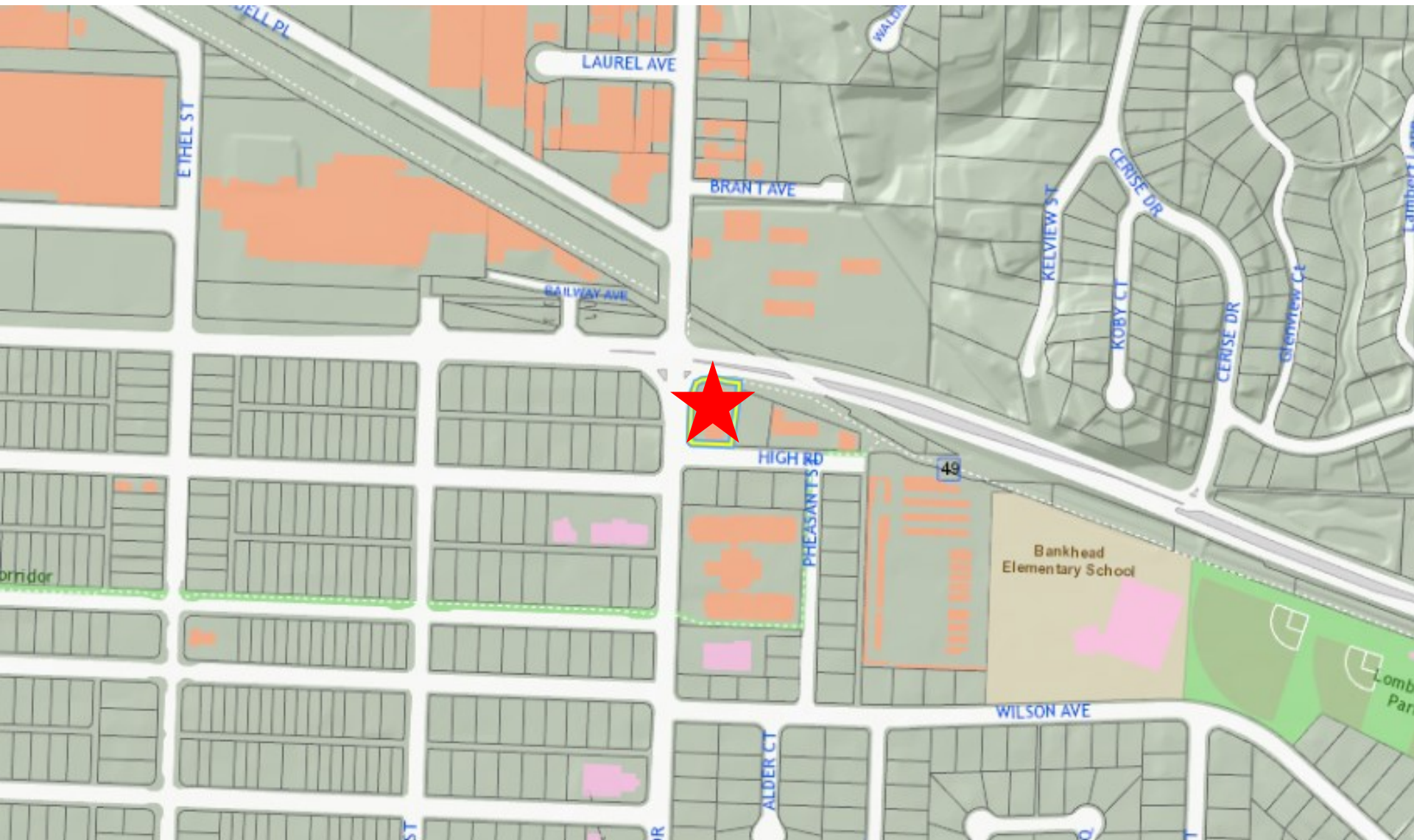


Building Permit

Council  
Approvals



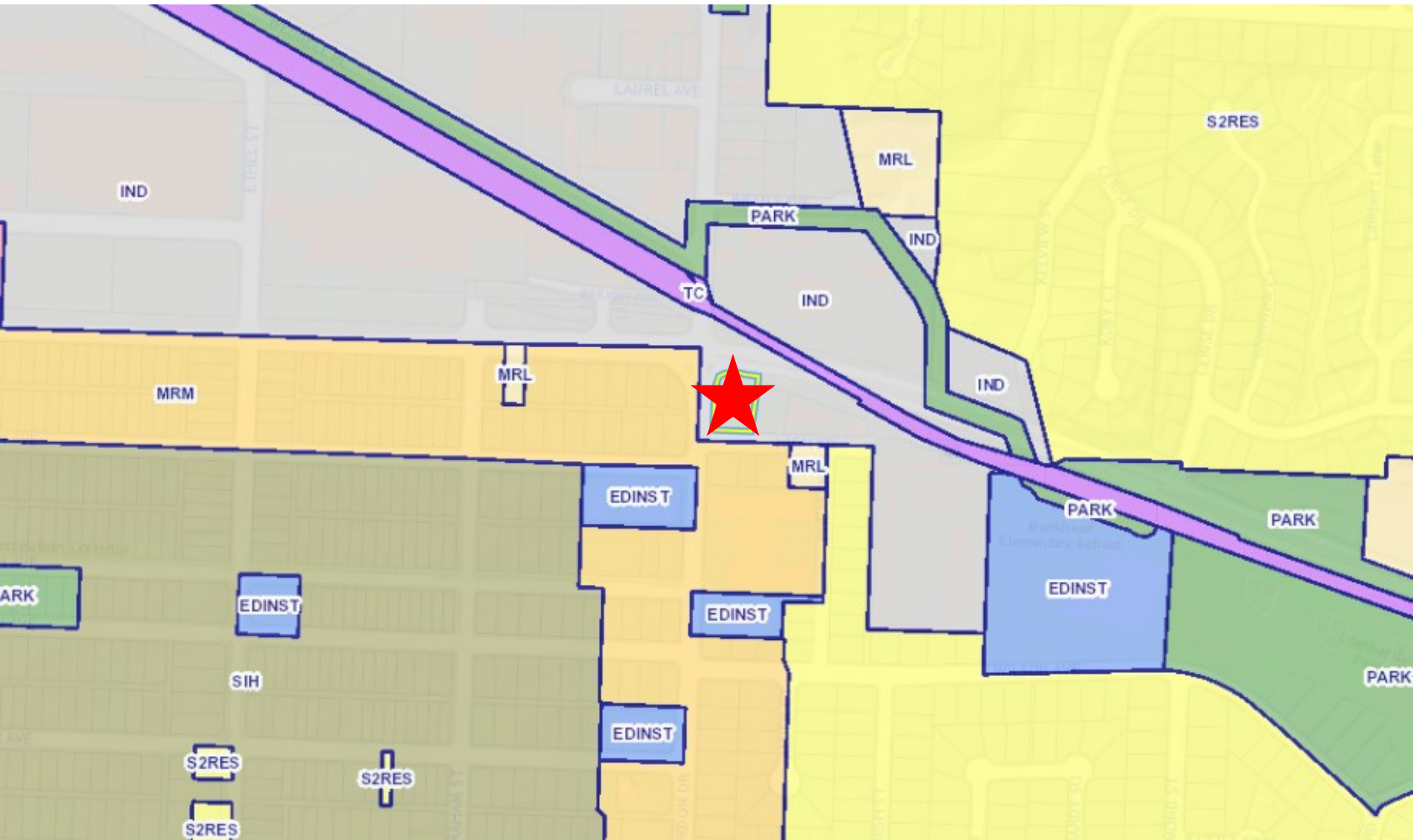
# Context Map



City of Kelowna



# OCP Future Land Use / Zoning



City of Kelowna

# Subject Property Map



City of Kelowna

# Project/technical details

- ▶ Site located at southeast corner of Clement Ave / Gordon Dr intersection.
  - ▶ Approx. 900 m east of downtown Urban Centre.
- ▶ Property is adjacent to existing residential and industrial land uses.
- ▶ Applicant is proposing to renovate 2 existing retail units to facilitate proposed liquor store.
  - ▶ Tenant improvements will require BP.



**ERRORS AND OMISSIONS**  
BAXTER DESIGN AND SHARIE BAXTER shall not be responsible for any variations 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 SHARIE 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.





# Staff Recommendation

- ▶ Staff recommend **support** of the proposed site-specific text amendment:
  - ▶ Clement Ave extension created a dividing line between subject site and majority of North End Industrial lands
  - ▶ Prominent location supports commercial use
  - ▶ Site is small and has limited industrial potential
  - ▶ LCRB Regulations for Liquor Stores
    - ▶ One-kilometer distance between stores



## *Conclusion of Staff Remarks*

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