



Z19-0098 1570-1580 Water St.

Rezoning Application



Proposal

- ▶ To rezone the subject property from C7 – Central Business Commercial to C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales) to allow for a liquor primary establishment with retail liquor sales.

Development Process

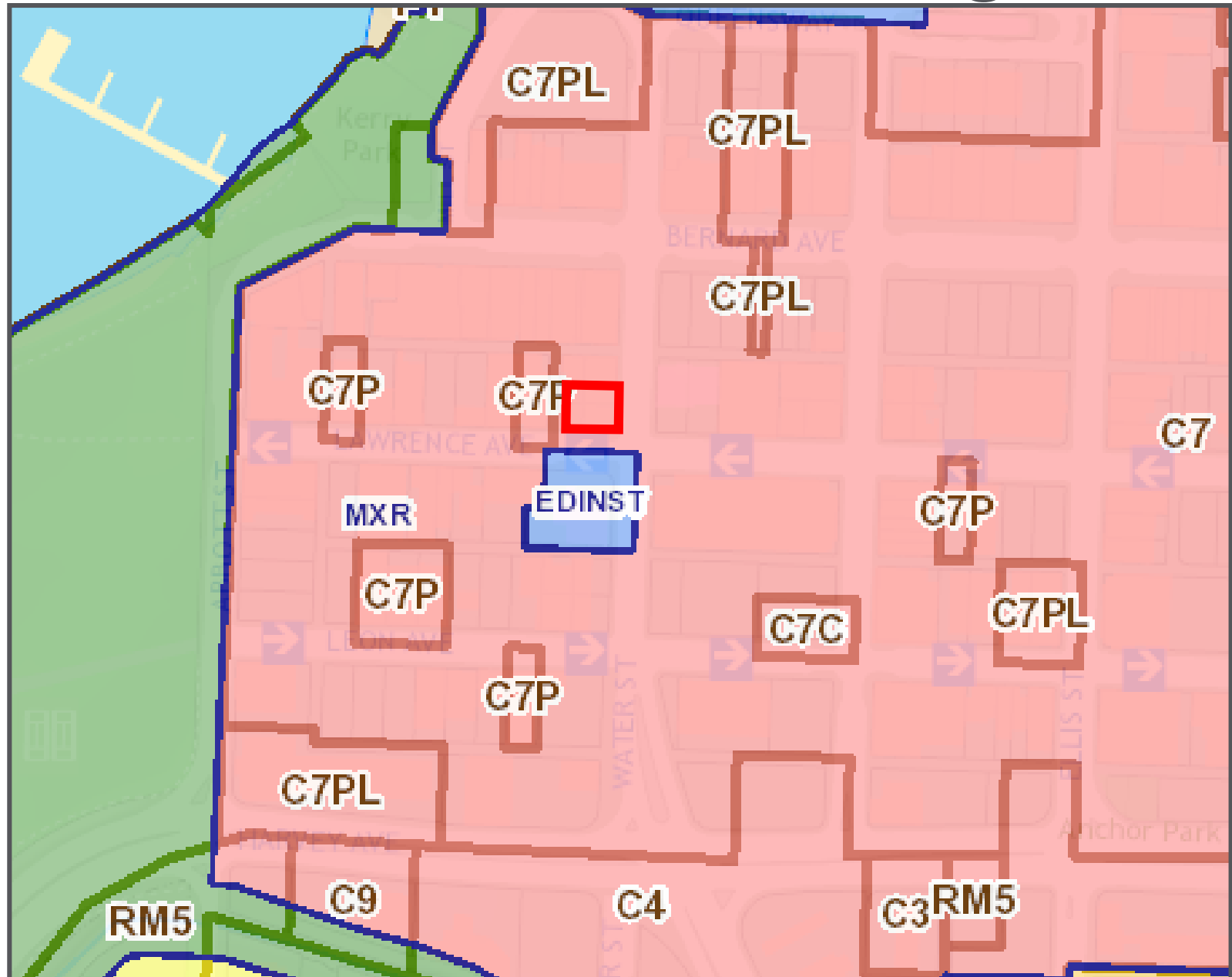


Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Establishment to feature:
 - ▶ Wine bar (60 capacity)
 - ▶ Lounge (150 capacity)
 - ▶ Roof top patio (60 capacity)
 - ▶ Interpretive centre & tasting room (300 capacity)
 - ▶ Education centre & lab (30 capacity)
 - ▶ Wine shop (25 capacity)
- ▶ Total person capacity: 625
 - ▶ Considered to be a Large Establishment (Policy No. 359).
- ▶ Also proposes refurbishing and adding on to 2 heritage buildings on the City's Heritage Register.

Conceptual Renderings



City of Kelowna

Conceptual Renderings



City of Kelowna

Development Policy

- ▶ Proposal is inconsistent with multiple policies in Council Policy No. 359 regarding both size and proximity to other Liquor Primary Establishments:

Establishment Type:	Policy:	Proposed:
Large Liquor Primary Establishment	No greater than 500 person capacity	625 person capacity
	Min. 250m from other Large Establishments	4 Large Establishments w/in 250m
	Min. 100m from Medium Establishments	2 Medium Establishments w/in 100m
Retail Liquor Sales	Not in conjunction with Liquor Primary Establishment > 150 person capacity	In conjunction with Liquor Primary Establishment with 625 person capacity
	Not within 300m of existing Liquor Primary Establishment with person capacity > 350	4 Liquor Primary Establishments > 350 person capacity w/in 300m

- ▶ However, these policies are intended primarily for nightclubs and bars where alcohol consumption is the main focus of the venue.

Development Policy

- ▶ Policy No. 359 also advises the City support “alternative entertainment options... which are less focused on alcohol consumption... to add a mix of entertainment options in Urban Centres.”
- ▶ Proposed development has unique mix of features, including a prominent educational component, and consumption of alcohol is not the focus of the venue.
 - ▶ As such, proposed development would add to the mix of entertainment options in the downtown core, in line with Council Policy No. 359.

Development Policy

- ▶ City's Downtown Plan encourages the development of more urban entertainment options in the downtown core, and especially in the Historic and Entertainment District wherein the subject property is located.
- ▶ Also, the preservation and adaptive reuse of heritage buildings, as is being proposed, is strongly supported by City policy.

Public Notification Policy #367

- ▶ Neighbor Consultation completed in accordance with Council Policy No. 367
 - ▶ Complete August 12, 2019

Staff Recommendation

- ▶ Staff recommend support for the proposal to rezone the lot to C7 – Central Business Commercial (Liquor Primary/Retail Liquor Sales) to allow for a liquor primary establishment with retail liquor sales.
 - ▶ Contributes to a mix of entertainment options in the downtown core
 - ▶ Supports local business
 - ▶ Preservation and adaptive reuse of unique and prominent heritage buildings



Conclusion of Staff Remarks

Liquid Zoo
O.L.: 450

Sapphire
O.L.: 473

Level (closed)
O.L.: 464

Habitat (closed)
O.L.: 366



Doc Willoughby's
O.L.: 178

Cheetahs
O.L.: 200

