



Z20-0014

2339-2397 Highway 97 N

Rezoning Application



Proposal

- ▶ To consider an application to rezone a portion of the subject property from the C4rcs – Urban Centre Commercial (Retail Cannabis Sales) zone to the C4rls/rcs – Urban Centre Commercial (Retail Liquor Sales/Retail Cannabis Sales) zone to facilitate the relocation of an existing liquor store on the subject site.

Development Process

Feb 12, 2020

Development Application Submitted



Staff Review & Circulation



July 7, 2020

Public Notification Received



July 27, 2020

Initial Consideration



Public Hearing – Request to Waive
Second & Third Readings

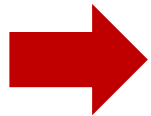


Final Reading

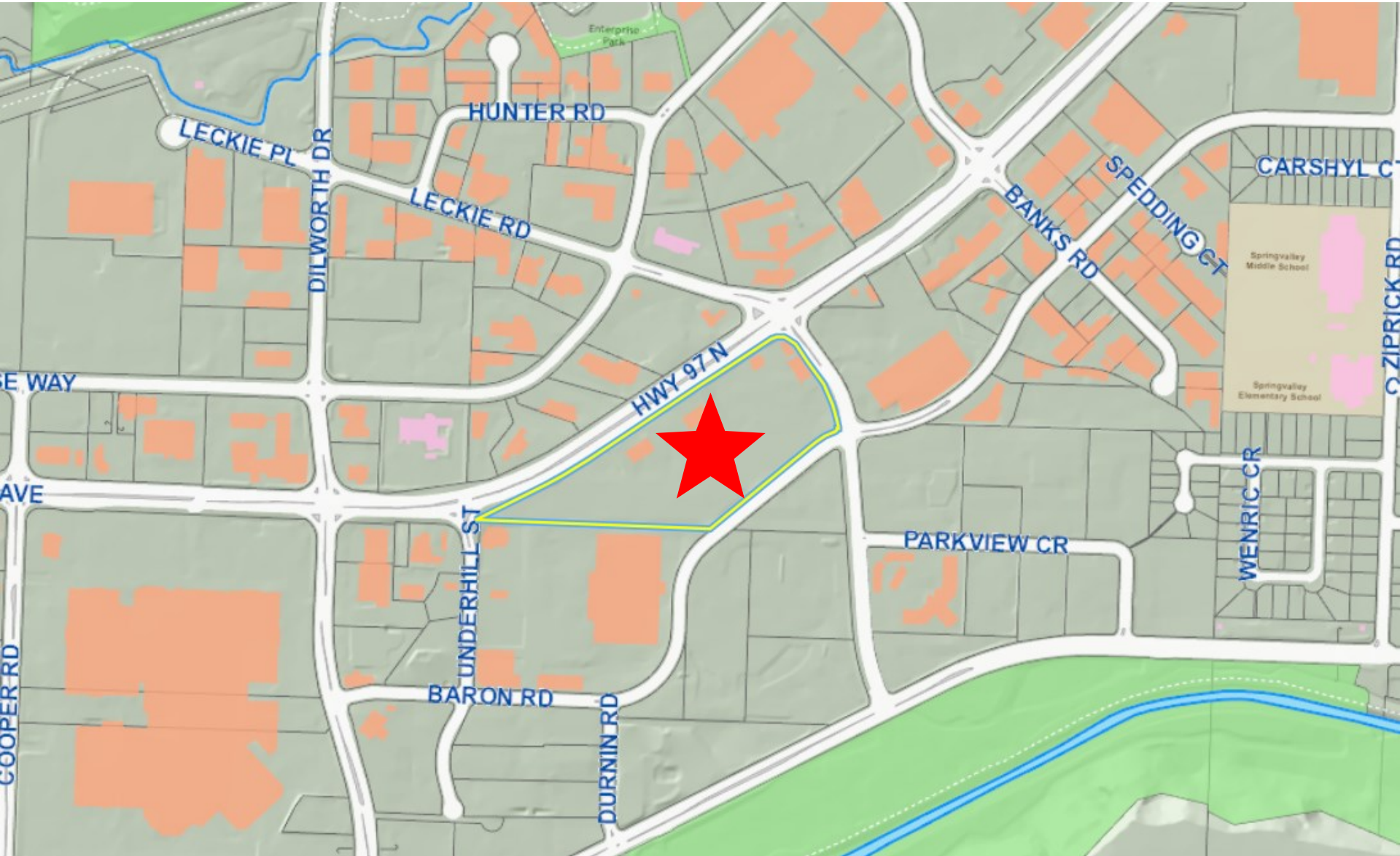


Building Permit

Council
Approvals

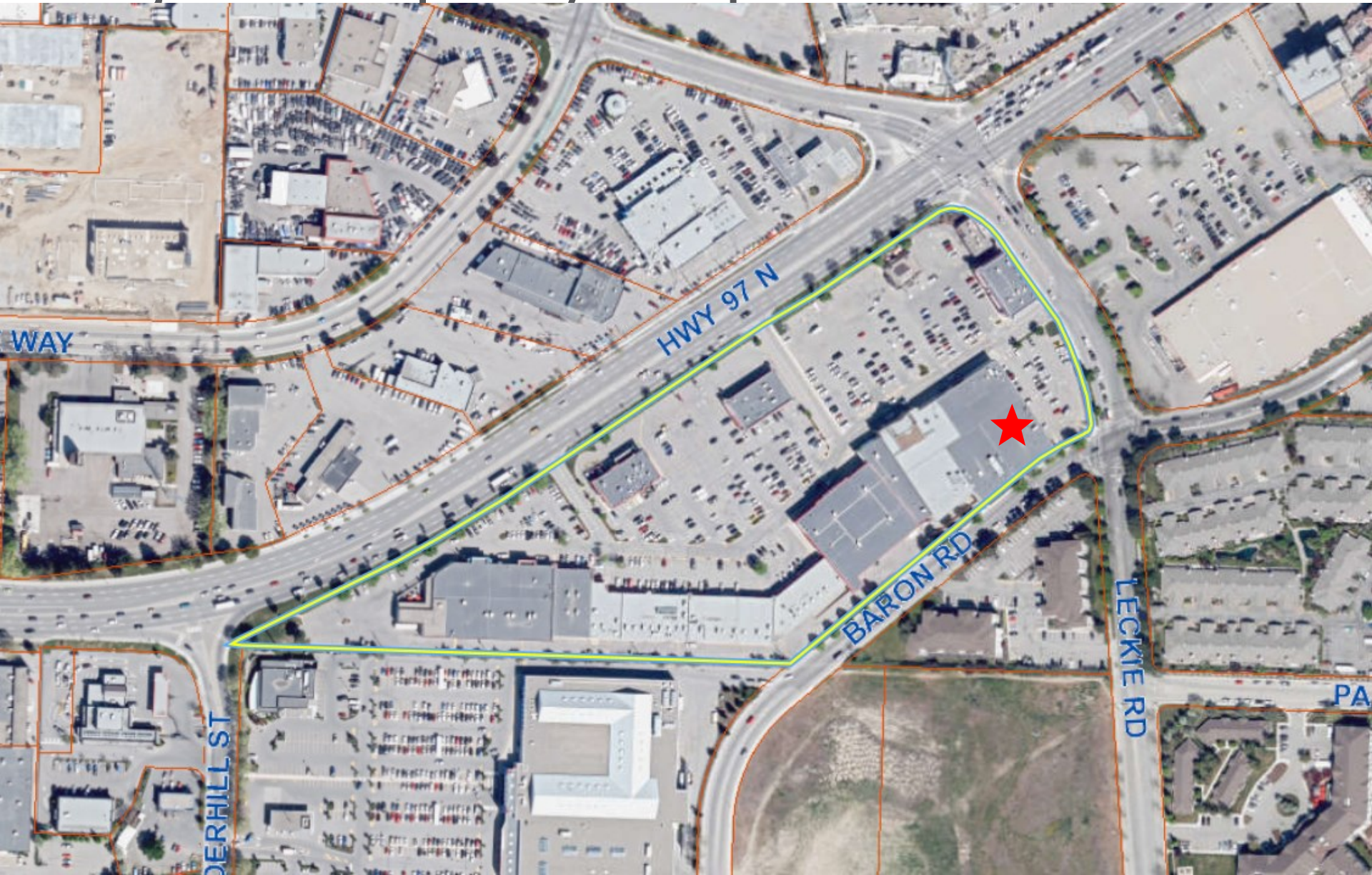


Context Map



City of Kelowna

Subject Property Map



City of Kelowna

Project/technical details

- ▶ Rezoning application to C4rls/rcs consistent with Future Land Use designation of MXR – Mixed Use (Commercial/Residential).
 - ▶ Facilitate the relocation of an existing liquor store operating on-site to a new commercial retail unit
 - ▶ New front entry doors proposed for relocated liquor store
 - ▶ Adjacent parking lot to be reconfigured to accommodate new front entrance
 - ▶ 3 less parking stalls to facilitate new entry

AREA 1
EXISTING ZONE: CAC
PROPOSED ZONE: CALC

EXIST. BLDG B

HYDRO

SRW

CART RETURN

41635

HC

BUMP

EXIST. BLDG D

UNIT 1500
51544 SF
(EXISTING)

SAFEBAY

LEASE PLAN 42761

PROPOSED CRJ D1
34,825 SF

LOADING BAY CONC

VAULT KIOSK

TRAFFIC LIGHT

ELEV. = 374

PROPOSED SITE PLAN

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning application:
 - ▶ Consistent with OCP
 - ▶ Minor rezoning
 - ▶ Will facilitate an existing liquor store operating on-site to move to a new commercial retail unit
- ▶ Recommend Public Hearing be waived for rezoning bylaw



Conclusion of Staff Remarks

Site Plan

