



TA20-0018

1920-1936 Summit Dr.

Text Amendment Application



Proposal

- ▶ To amend the Zoning Bylaw by removing the maximum Gross Floor Area for Retail Liquor Sales and removing the limit on the number of Retail Liquor Sales businesses within Area 2 of the CD₃ zone.
- ▶ To amend the Zoning Bylaw to address how the Retail Cannabis Sales subzone was created within Area 2 of the CD₃ zone.

Development Process

June 30, 2020

Text Amendment Application Submitted



Staff Review & Circulation



July 16, 2020

Public Notification Received



Aug 10, 2020

Initial Consideration



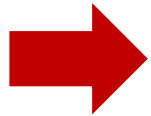
Aug 25, 2020

Public Hearing
Second & Third Readings



Final Reading

Council
Approvals



Context Map



City of Kelowna

Walk Score

27

Car-Dependent

Most errands require a car.

Subject Property Map



City of Kelowna

Project/technical details

- ▶ Existing Retail Liquor Store is wanting to move to a larger perimeter unit
 - ▶ Currently ~185 m², proposed ~200 m² unit

- ▶ Current CD3 regulations:
 - ▶ Restricts Retail Liquor Sales to a maximum of 185 m² GFA
 - ▶ Specifies only one Retail Liquor Sales business permitted

Staff Recommendation

- ▶ Development Planning Staff recommend support for the Text Amendment application
 - ▶ Retail Liquor Sales
 - ▶ No longer a concern about a large liquor store on the property
 - ▶ Only one store would be permitted, as per provincial regulations
 - ▶ Retail Cannabis Sales
 - ▶ Amendments address how the subzone was created under a previous Text Amendment



Conclusion of Staff Remarks



Proposed Amendments – Retail Liquor Sales

4.	Section 18 - Schedule 'B' – Comprehensive Development Zones CD3 – Comprehensive Development Three 1.5 Other Regulations	(f) Only one Retail Liquor Sale business is permitted in Area 2.	(f) Deleted	Removal of the limit to the number of Retail Liquor Sales businesses within Area 2
5.	Section 18 - Schedule 'B' – Comprehensive Development Zones CD3 – Comprehensive Development Three 1.5 Other Regulations	(g) Retail Liquor Sales within Area 2 shall be limited to a maximum Gross Floor Area of 185 m ²	(g) Deleted	Removal of maximum Gross Floor Area for Retail Liquor Sales within Area 2

Proposed Amendments – Retail Cannabis Sales

Zoning Bylaw No. 8000

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No.	Section	Existing Text		Proposed Text	Rationale						
1.	Section 1 – General Administration 1.3 Zoning Map	Section 18 – Comprehensive Development Zones <table><tr><td>CD3</td><td>Comprehensive Development Three</td></tr></table>		CD3	Comprehensive Development Three	Section 18 – Comprehensive Development Zones <table><tr><td>CD3</td><td>Comprehensive Development Three</td></tr><tr><td>CD3rcs</td><td>Comprehensive Development Three (retail cannabis sales)</td></tr></table>	CD3	Comprehensive Development Three	CD3rcs	Comprehensive Development Three (retail cannabis sales)	Creation of a retail cannabis sales subzone in the C3 zone
CD3	Comprehensive Development Three										
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CD3rcs	Comprehensive Development Three (retail cannabis sales)										
2.	Section 18 - Schedule 'B' – Comprehensive Development Zones CD3 – Comprehensive Development Three	CD3 - Comprehensive Development Three		CD3 - Comprehensive Development Three CD3rcs - Comprehensive Development Three (retail cannabis sales)	Addition of a retail cannabis sales subzone to the C3 zone						
3.	Section 18 - Schedule 'B' – Comprehensive Development Zones CD3 – Comprehensive Development Three 1.2 Permitted Uses	The permitted principal uses in Area 2 of this zone, as shown on Figure CD 3.1, are: (k) retail cannabis sales establishment		The permitted principal uses in Area 2 of this zone, as shown on Figure CD 3.1, are: (k) retail cannabis sales establishment (CD3rcs only)	Specification that retail cannabis sales is only permitted on properties zoned CD3rcs						