SCHEDULE A
This forms part of application
Z20-0098
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: December 11, 2020

File No.: Z20-0098

To: Urban Planning (KB)

From: Development Engineering Manager (JK)

Subject: 2789-2791 Hwy 97 N C10 to C10rcs

Development Engineering comments and requirements regarding this development permit application are as follows:

1. This application to rezone the subject property to C10lp/rcs to allow for a retail cannabis sales establishment on the subject property does not compromise any City of Kelowna municipal infrastructure.

2. 2030 OCP TMP requires a 2-lane major collector. A 10m road reserve must be registered on this lot along the southern property line at this time. At the next building permit or application permit the developer/owner will be required to construct or pay a cash-in-lieu for the portion of road along the southern property line.

3. The comments included in this Memo are those of the Development Engineering Branch of the City of Kelowna. As the subject property is within the 800-m Ministry of Transportation and Infrastructure (MoTI) HWY 97 buffer, this application is subject to the review, comments, and requirements of MoTI.

James Kay

James Kay P.Eng.
Development Engineering Manager

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Part Nine Designs
Clint Gavel
250.864.7971
clint@partninedesigns.ca

November 17, 2020

City of Kelowna
Development Services
1435 Water Street
Kelowna, BC V1Y 1J4

Re: Design Rationale – Unit 101 – 2791 Highway 97 N.

Please consider this application to rezone the subject property from C10 to C10 retail cannabis sales. The proposed is supported as a principal use by the Zoning Bylaw, Official Community Plan, and by Buildings Owner's. No variances are requested with this application, please refer to architectural plan A1 for all project, zoning and building code information.

The proposed Cannabis Corner will be owned and operated by experienced, professional, and responsible businesspersons who own and operate Cannabis Corner in Fort Saint John since 2018. They're responsibilities within the industry regarding safety, security, professionalism, and education will continue with this proposed store.

The current tenant space is vacant, formerly BC Pawns and the proposed tenant will bring public security and rejuvenation to Blue Heights Park. The store will be clean, bright, and welcoming, providing customers with a safe alternative. Storefront windows and doors will be obscured complying with all legislation.

In addition to providing local temporary work through tenant improvements the store will employee up to 10 full time permanent local staff members. Revenue will be remitted and will contribute to the Kelowna business tax base.

Thank you, Staff and Council, for considering this application for Rezoning and associated approvals.

Yours very truly,

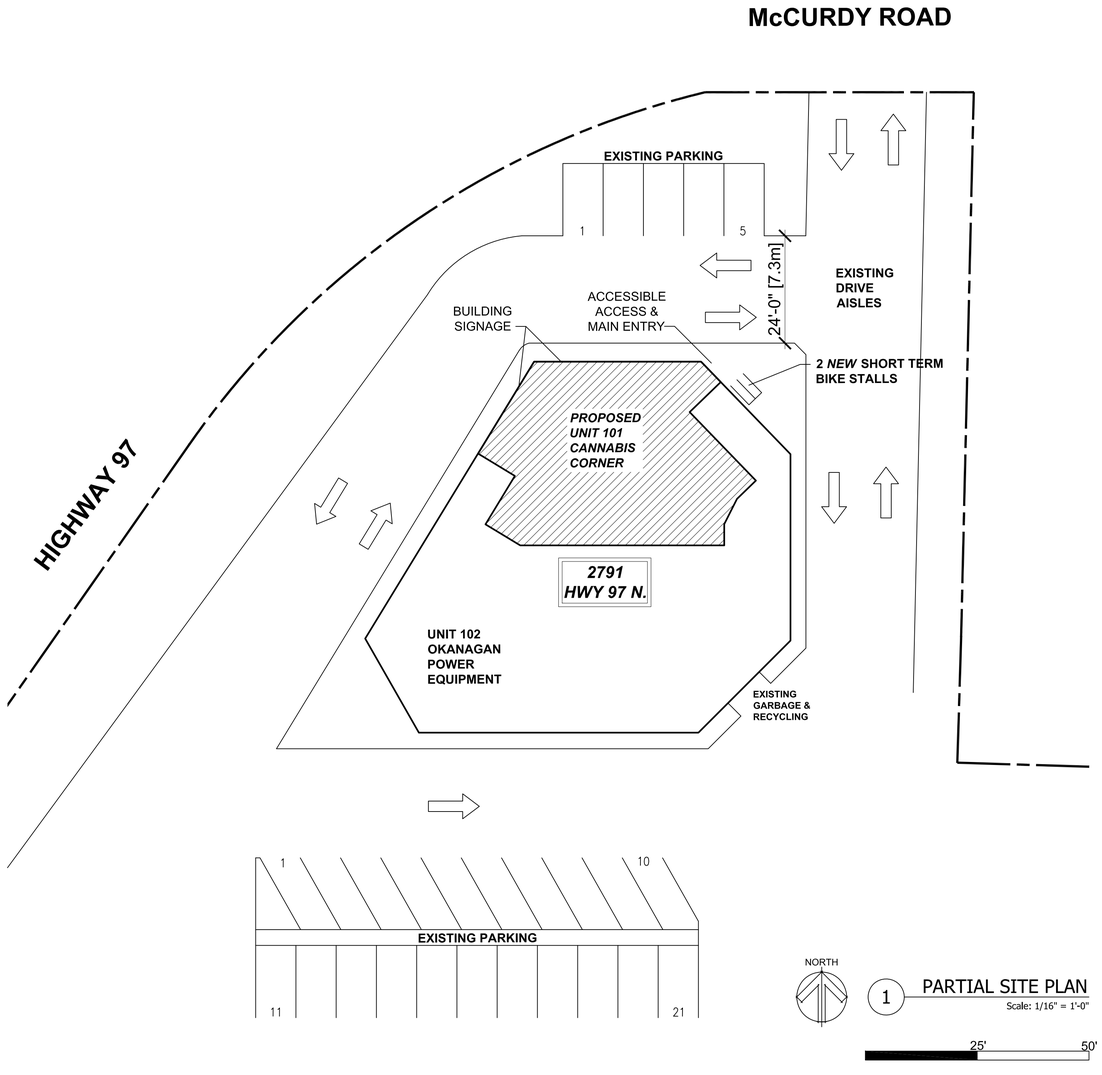
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CANNABIS CORNER

PROPOSED REZONING & TENANT IMPROVEMENT

UNIT 101 - 2791 HIGHWAY 97 N., KELOWNA, B.C.



NORTH

1 PARTIAL SITE PLAN
Scale: 1/16" = 1'-0"

25' 50'

PROJECT INFO:

PROJECT DESCRIPTION: TO REZONE THE PROPERTY, IMPROVE THE TENANT SPACE FOR RETAIL CANNABIS SALES, CANNABIS CORNER.

CIVIC ADDRESS: 101 - 2791 HIGHWAY 97 N., KELOWNA, BC. V1X 4J8

LEGAL DESCRIPTION: LOT 60, PLAN 426, DISTRICT LOT 143, O.D.Y.D.

EXISTING BUILDING: 2 STOREY COMBUSTIBLE CON. NON-SPRINKLERED

CURRENT ZONE: C10 ***OCP:*** SERVICE COMMERCIAL ***PROPOSED:*** C10 rcs

GROSS LEASABLE FLOOR AREA: UNIT 101 = 187 m2 / 2012 SF

SITE PLAN BASED ON INFORMATION PROVIDED BY KELOWNA G.I.S. MAPPING.

CITY OF KELOWNA ZONING BYLAW 8000 ANALYSIS:

SECTION 6 - *GENERAL DEVELOPMENT REGULATIONS*
6.8.2 - PUBLIC ACCESS TO BE WELL LIT

SECTION 8 - *PARKING AND LOADING*
TABLE 8.3.2 COMMERCIAL: GFA LESS THAN 1000m2 = 2 / 100m2 = **4 REQUIRED**
TABLE 8.4 LOADING: NOT APPLICABLE
TABLE 8.5 BICYCLE PARKING: COMMERCIAL 1 / 500m2 = 0.374 LONG TERM, **0** SHORT TERM, **2 REQUIRED & 2 PROVIDED**

SECTION 9 - *SPECIFIC USE REGULATIONS*
9.16 - RETAIL CANNABIS SALES ESTABLISHMENTS
9.16.1 - MIN. 500m SETBACK FROM ANOTHER RETAIL: +/- **1120m** FROM CLOSEST LOCATION NOTED ON COMMERCE AVENUE
9.16.3 - MIN. 150m SETBACK FROM A ELEMENTARY SCHOOL: +/- **542m** FROM PEARSON ELEMENTARY
9.16.4 - MIN. 500m SETBACK FROM A SECONDARY SCHOOL: +/- **1548m** FROM RUTLAND MIDDLE SCHOOL
9.16.5 - MIN. 150m SETBACK FROM BEN LEE PARK: +/- **662m** FROM BEN LEE PARK

SECTION 14 - *COMMERCIAL ZONES*
14.10 C10 SERVICE COMMERCIAL
C10 rcs -SERVICE COMMERCIAL (RETAIL CANNABIS SALES)
14.10.2 PRINCIPAL USES (ii) RETAIL CANNABIS SALES ESTABLISHMENT

CITY OF KELOWNA BYLAW NO. 8235 - SIGN BYLAW,TO COMPLY

2018 B.C. BUILDING CODE ANALYSIS:

MAJOR OCCUPANCY CLASSIFICATION:	**E**
GRADE ELEVATION:	**+/- 366m**
BUILDING HEIGHT:	**2 STOREYS**
CONSTRUCTION:	**COMBUSTIBLE**
SPRINKLERS:	**NONE**
FACING NO. OF STREETS:	**2**

3.1.17.1 TOTAL OCCUPANT LOAD (MERCANTILE) 3.7m2 / PERSON (99m2): 26

3.2.2.68 GROUP E, UP TO 2 STOREYS
MAXIMUM AREA FOR 2 STOREYS = **750 m2**,
COMBUSTIBLE CONSTRUCTION
FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH MIN. **45 MINUTE F.R.R.**
LOADBEARING WALLS, COLUMNS SHALL HAVE A MIN. F.R.R. OF **45 MINUTES**

3.4.2. NUMBER AND LOCATION OF EXITS FROM FLOOR AREAS
3.4.2.1. MINIMUM NUMBER OF EXITS
2 EXITS REQUIRED, TRAVEL DISTANCE < 15m
3.4.2.5. LOCATION OF EXITS
MAXIMUM TRAVEL DISTANCE TO 1 OF THE 2 REQUIRED EXITS = 30m
PROPOSE: 15.85m MAXIMUM

END



PROJECT LOCATION
UNIT 101 2791 HWY 97 N.

LIST OF DRAWINGS:

A1 SITE PLAN & INFORMATION
A2 FLOOR PLAN
A3 ELEVATIONS

NORTH

1 CONTEXT PLAN
Scale: N.T.S.

THIS DRAWING MUST NOT BE SCALED. VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK.
REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.
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ISSUED FOR DEVELOPMENT PERMIT

2. NOV 17 / 2020	ISSUED FOR DEVELOPMENT PERMIT
2. NOV 13 / 2020	CLIENT REVIEW / PRELIM. PLAN LAYOUTS
1. NOV 12 / 2020	CLIENT REVIEW / PRELIM. PLAN LAYOUTS

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CANNABIS CORNER
- REZONING & TENANT IMPROVEMENT -
101 - 2791 HIGHWAY 97 N.
KELOWNA, BC

SITE PLAN & INFORMATION

Start Date: Nov. 5,2020
Project: P20-13

A1

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6 2791 HWY 97 N., PROPOSED SOUTH VIEW
Scale: NTS

CANNABIS CORNER

PROPOSED SIGNAGE SIMILAR

OPAQUE WINDOWS & DOORS



5 2791 HWY 97 N., PROPOSED EAST VIEW
Scale: NTS



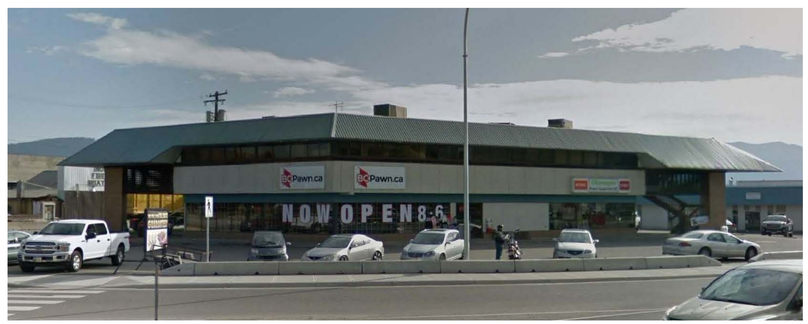
4 2791 HWY 97 N., SOUTHWEST VIEW
Scale: NTS



3 2791 HWY 97 N., NORTHEAST VIEW
Scale: NTS



2 2791 HWY 97 N., SOUTH VIEW
Scale: NTS



1 2791 HWY 97 N., SOUTHEAST VIEW
Scale: NTS

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ELEVATIONS

Start Date: Nov. 5,2020
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