



Z20-0098

2789-2791 Hwy 97 N

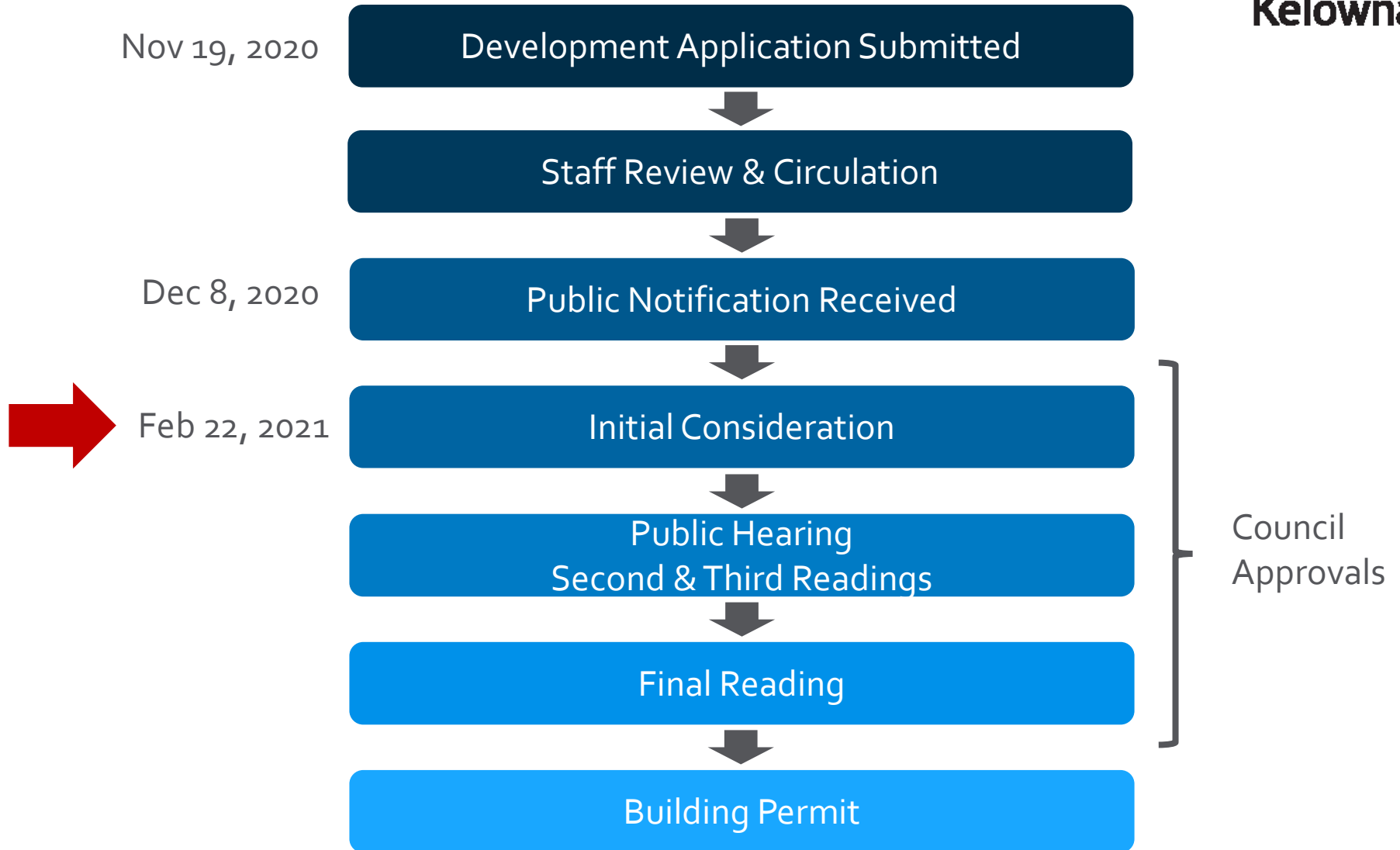
Rezoning Application



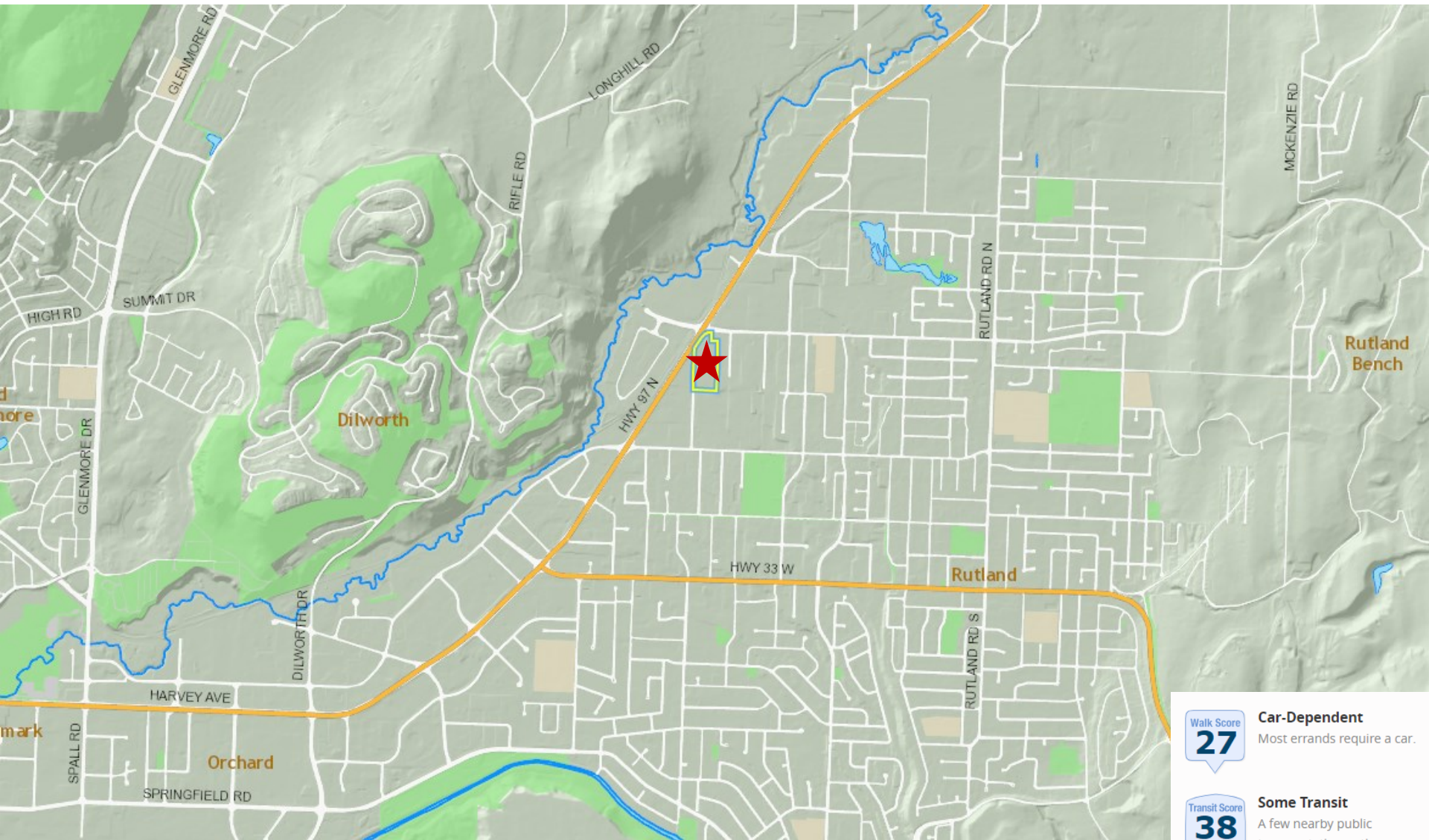
# Proposal

- ▶ To rezone the subject property from the C10 – Service Commercial zone to the C10 – Service Commercial (Retail Cannabis Sales) zone to facilitate a retail cannabis sales establishment

# Development Process



# Context Map



City of Kelowna

Walk Score  
**27**

**Car-Dependent**  
Most errands require a car.

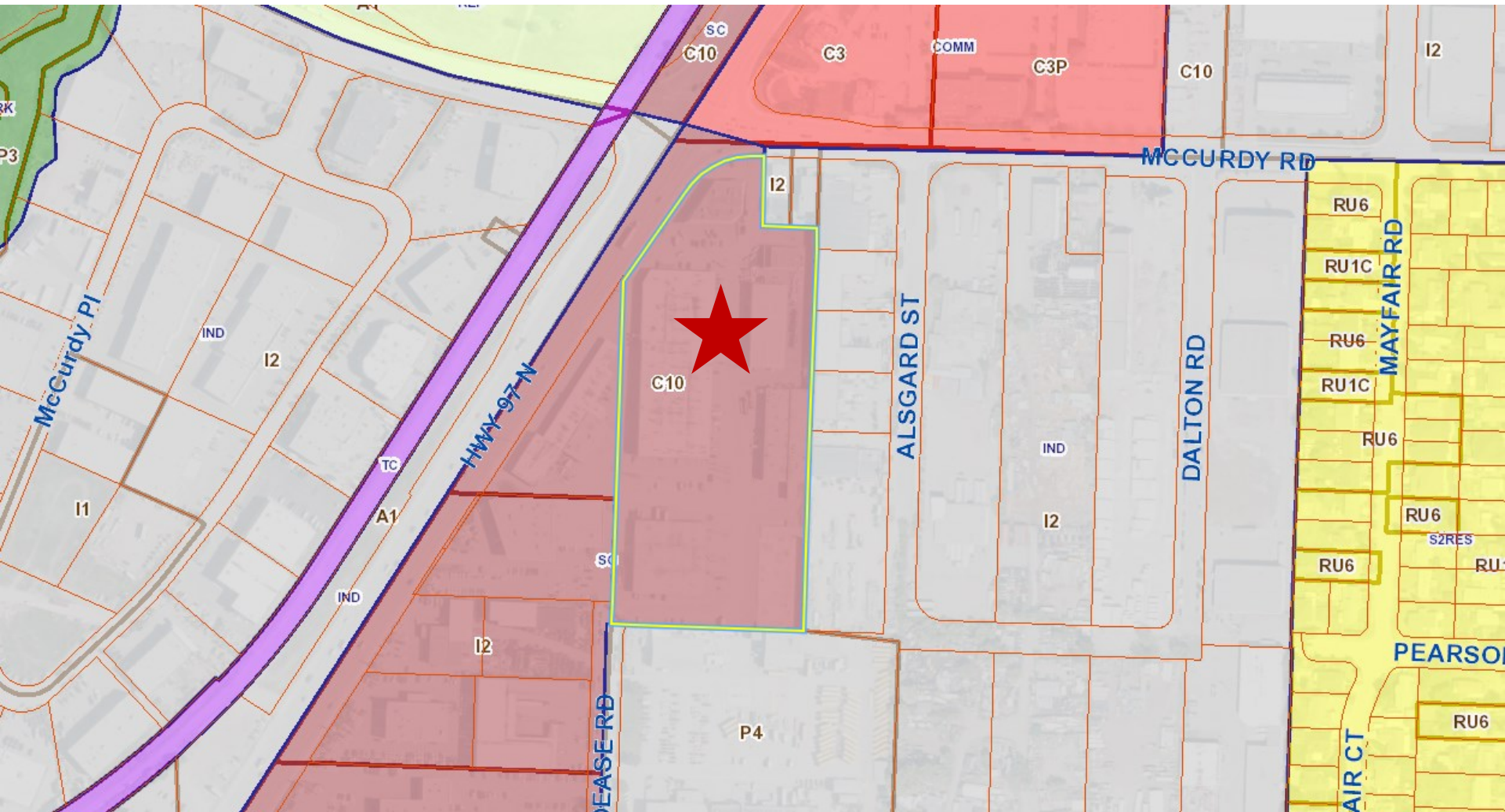
Transit Score  
**38**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**66**

**Bikeable**  
Some bike infrastructure.

# OCP Future Land Use / Zoning



# Subject Property Map



# Project/technical details

- ▶ Rezone property from C10 to C10rcs
- ▶ Consistent with Future Land Use designation of SC – Service Commercial
- ▶ Should Council support the rezoning application, a BP will be required to facilitate interior building changes to facilitate the proposed retail cannabis sales establishment.

# Partial Site Plan



# Staff Recommendation

- ▶ Staff are recommending support for the proposed rezoning to C1orcs
  - ▶ Consistent with the Future Land Use designation of SC – Service Commercial
  - ▶ Meets Zoning Bylaw No. 8000 and no variances or text amendments are required



## *Conclusion of Staff Remarks*

