



Z20-0098

2789-2791 Hwy 97 N

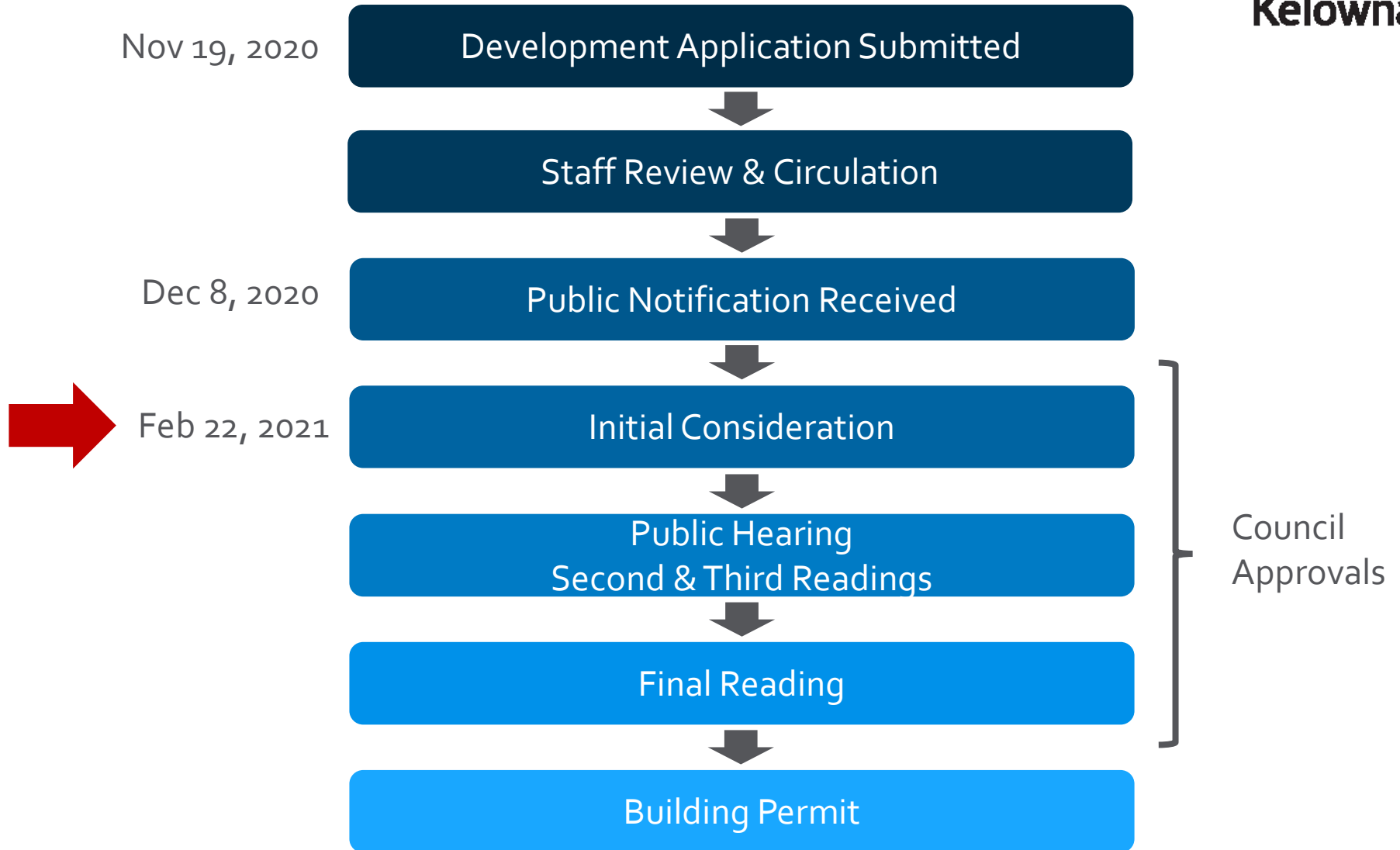
Rezoning Application



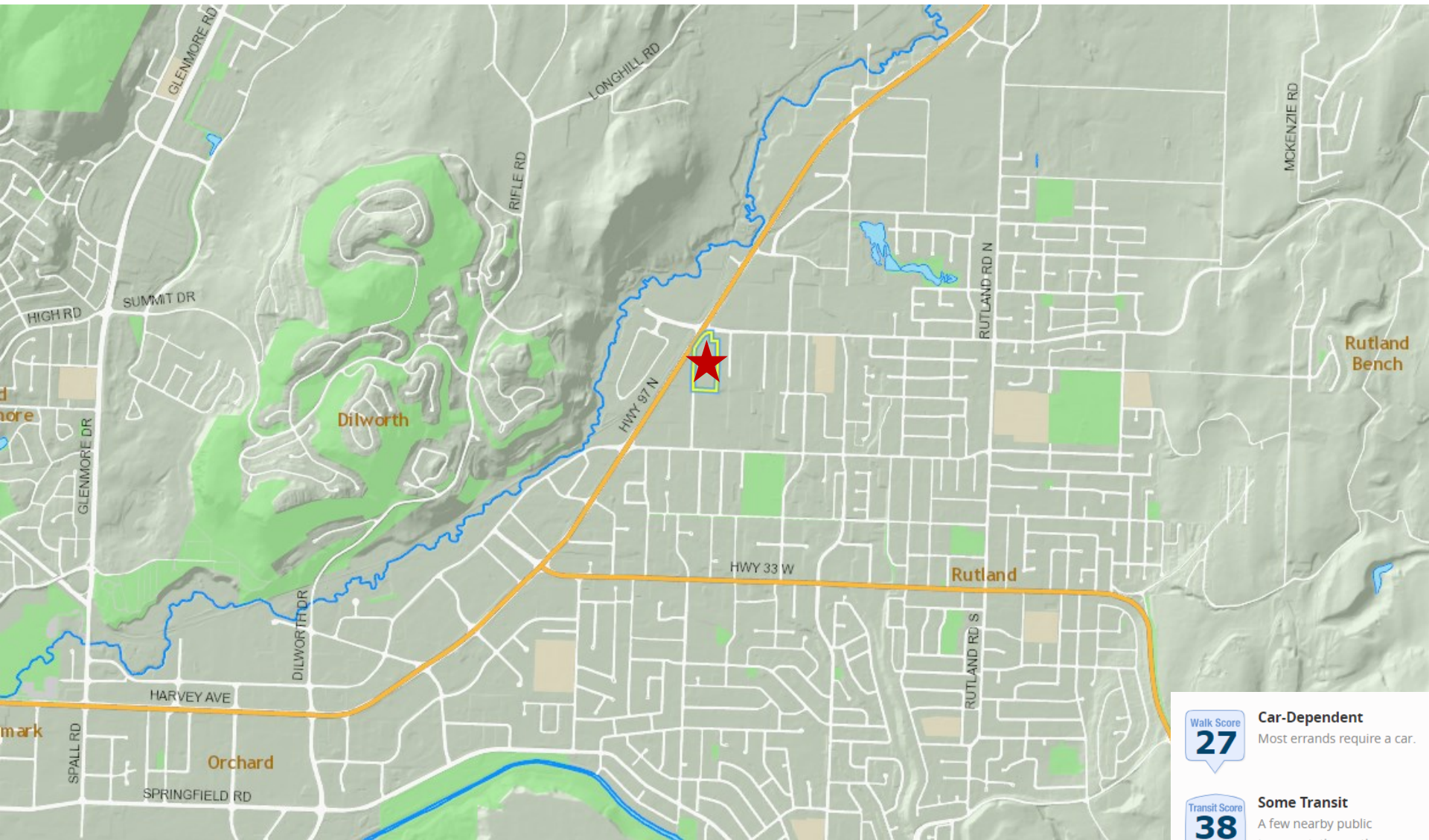
Proposal

- ▶ 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.

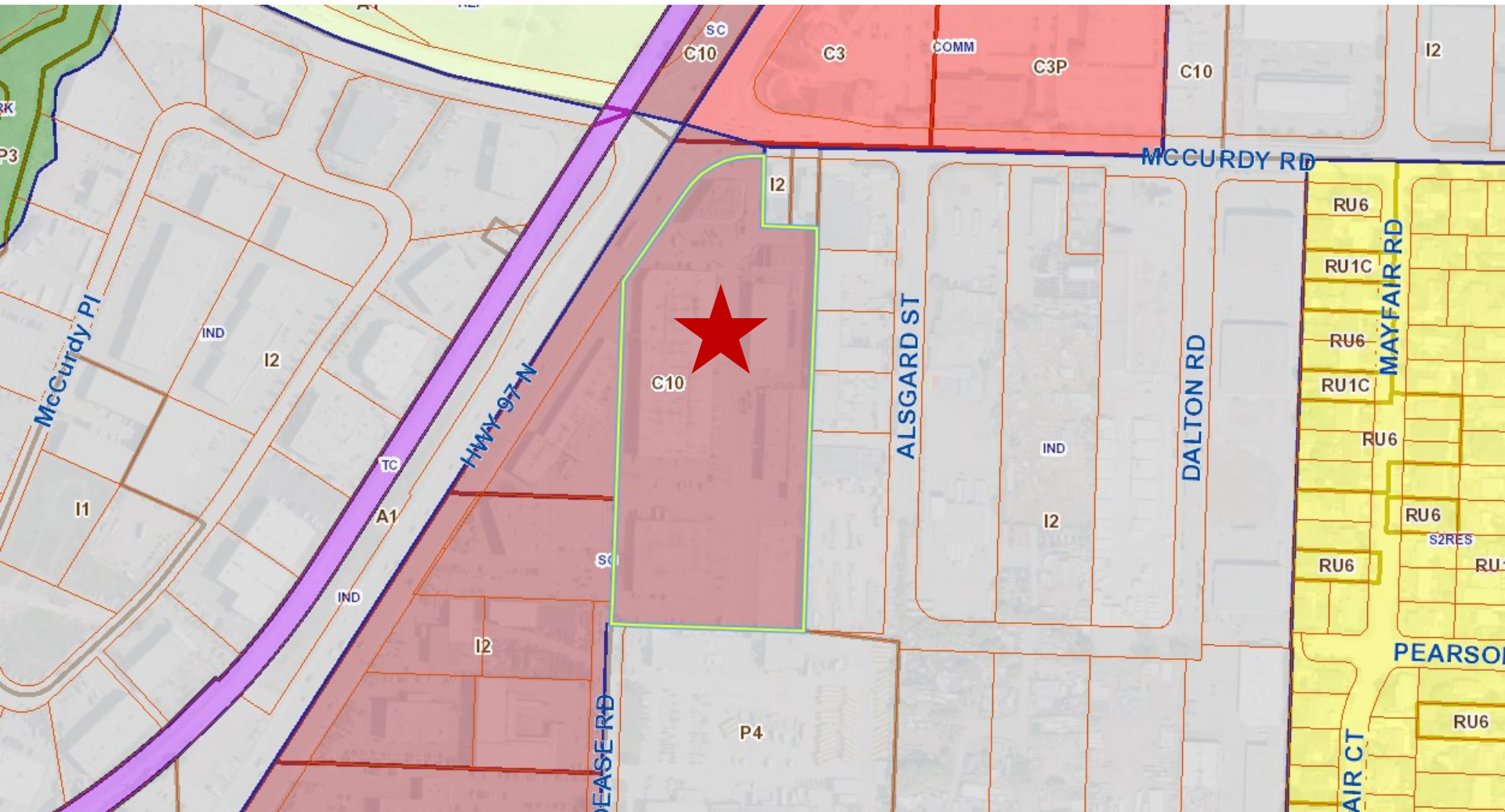
Transit Score
38

Some Transit
A few nearby public transportation options.

Bike Score
66

Bikeable
Some bike infrastructure.

OCP Future Land Use / Zoning



City of Kelowna

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

