



Z21-0049

5008 South Ridge Drive

Rezoning Application



# Proposal

- ▶ To rezoning the subject property from C1 – Local Commercial to C2 – Neighbourhood Commercial to allow additional commercial uses on the property.

# Development Process

May 5, 2021

Development Application Submitted



Staff Review & Circulation



Public Notification Received



May 31, 2021

Initial Consideration



Public Hearing  
Second & Third Readings



Final Reading  
DP & Variances

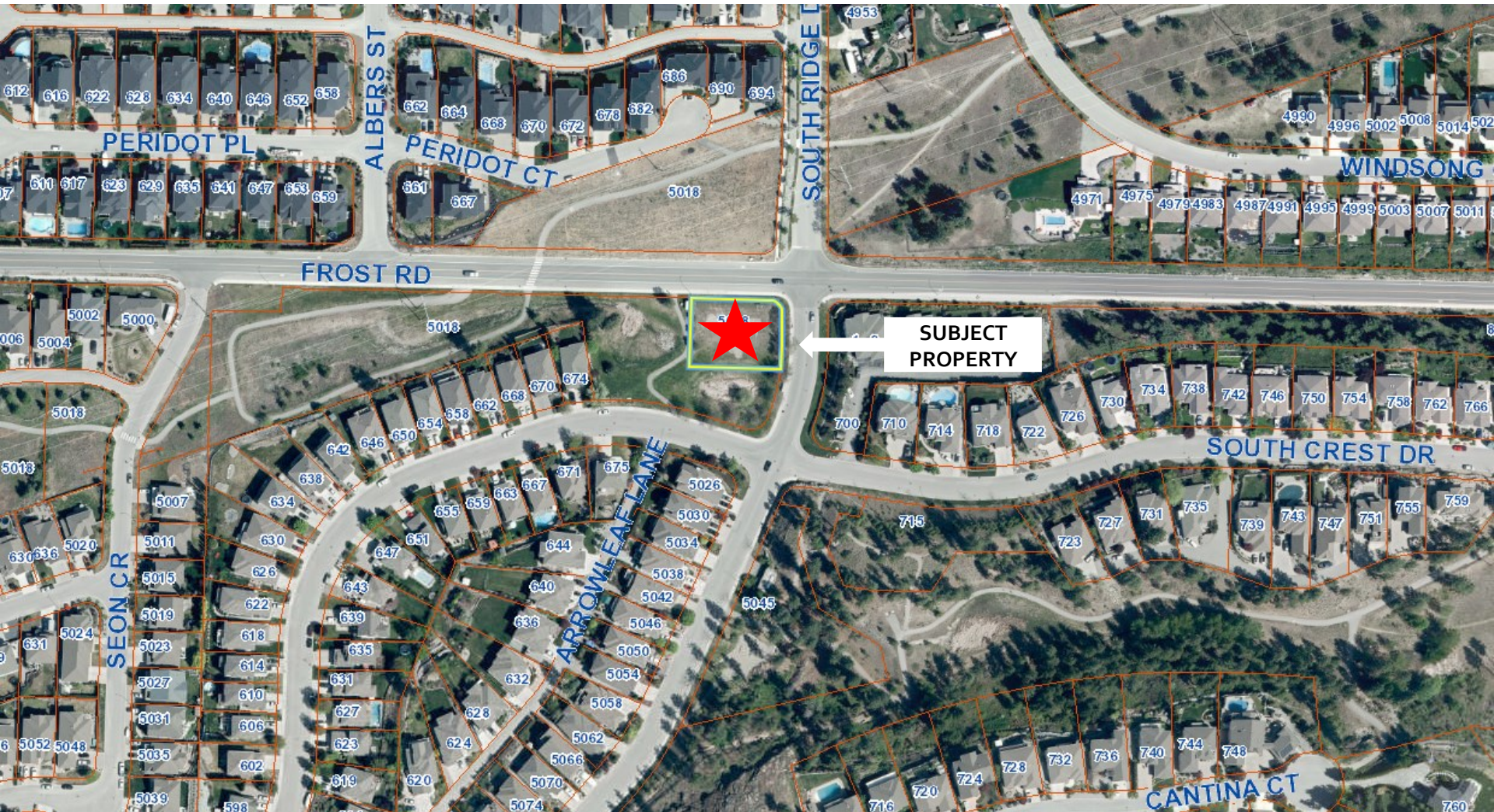


Building Permit

Council  
Approvals

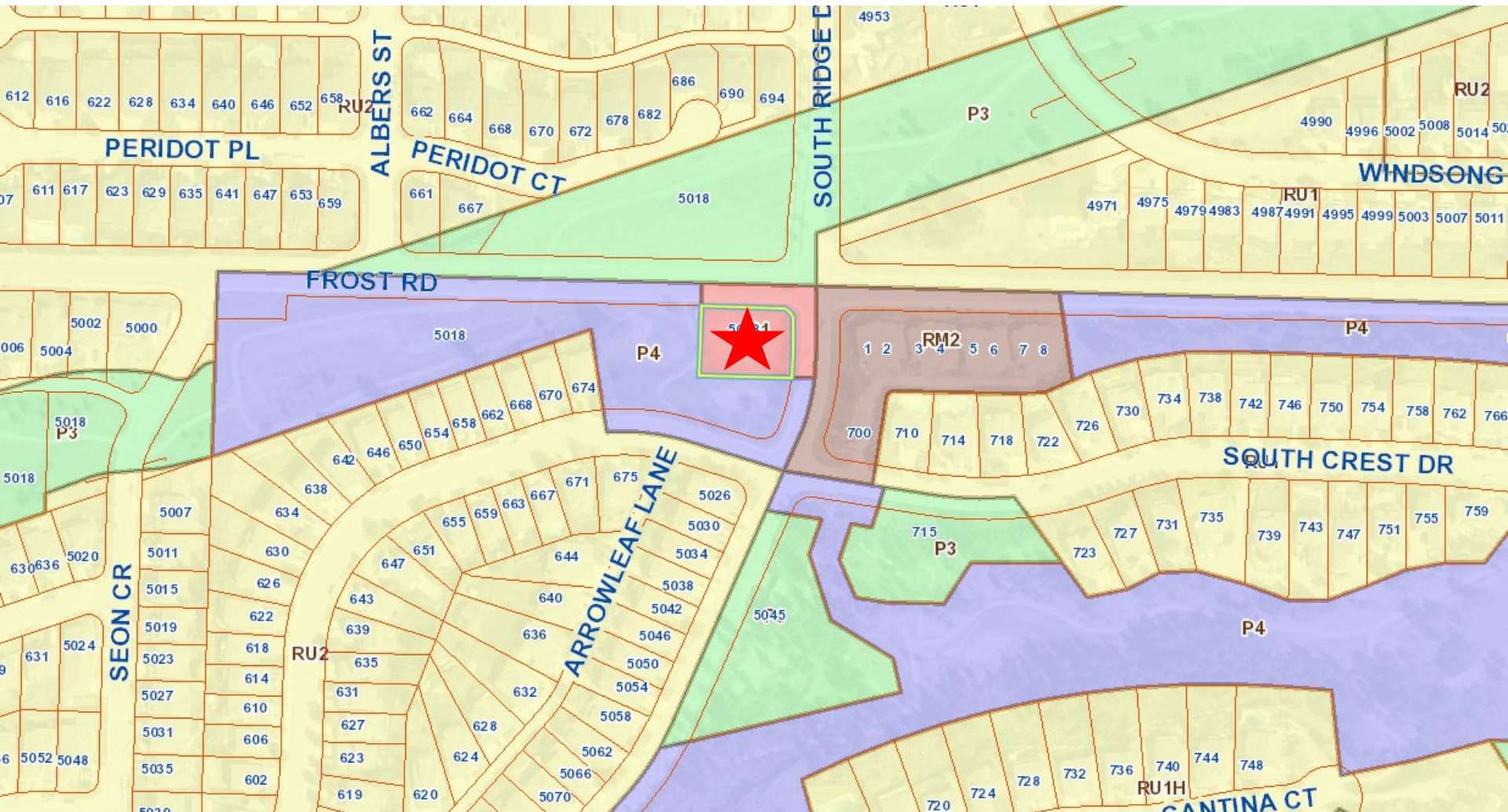


# Context Map





# Zoning



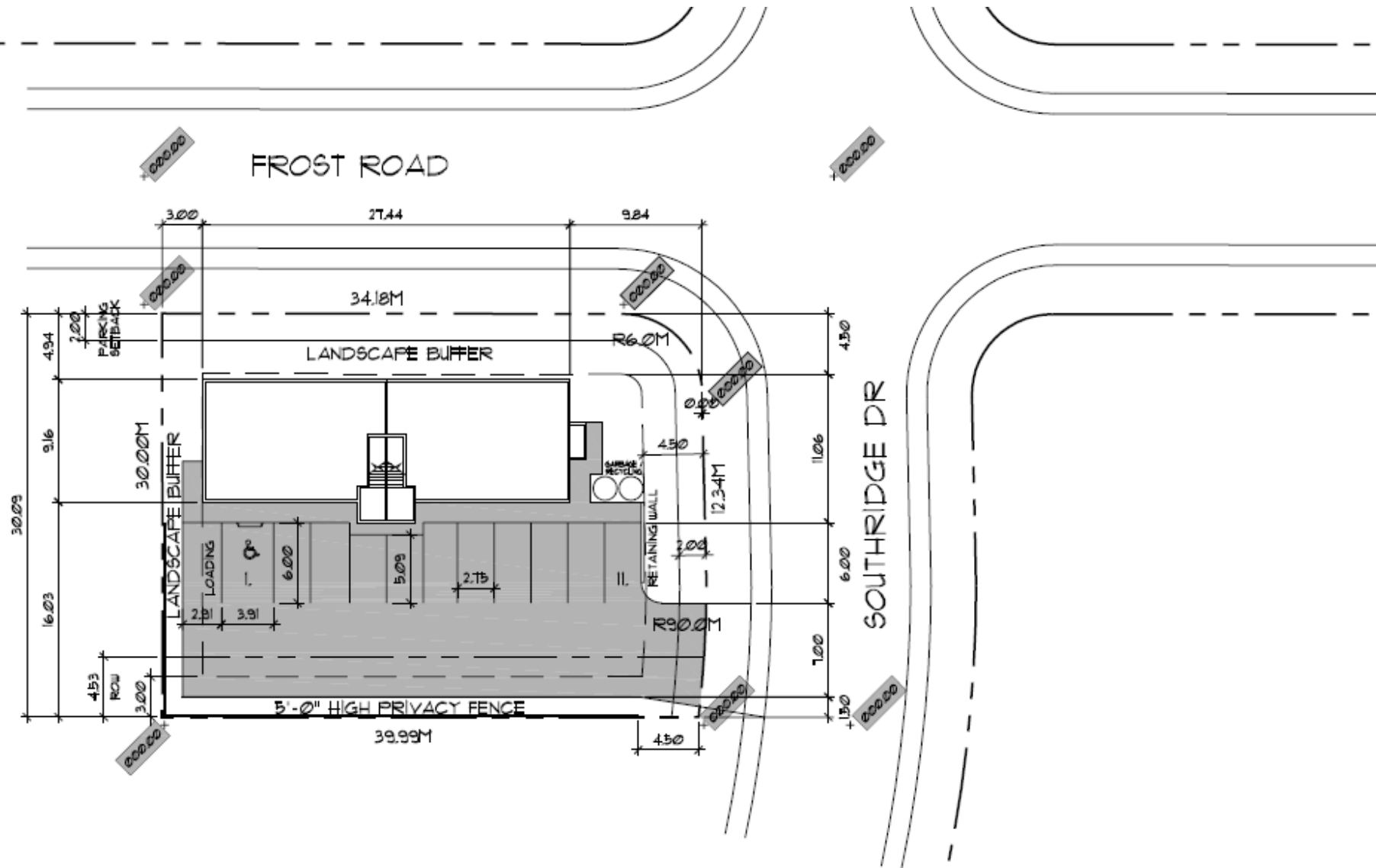


# Subject Property Map



City of Kelowna

# Site Plan



# Project/technical details

- ▶ Applicant has applied to rezone from C1 – Local Commercial to C2 – Neighbourhood Commercial
- ▶ Commercial on main floor with residential above
- ▶ Applicant has agreed to register covenant on site precluding site being used as gas bar or car wash



# Project/technical details

	C1 - Local Commercial	C2- Neighbourhood Commercial
Primary Uses	<p>(a) <b>agricultural machinery services</b> (where uses was in existence prior to July 1st, 1998)</p> <p>(b) <b>child care centre, major</b></p> <p>(c) <b>community garden</b></p> <p>(d) <b>gas bars</b> (where uses was in existence prior to July 1st, 1998)</p> <p>(e) <b>personal service establishments</b></p> <p>(f) <b>retail stores, convenience</b></p>	<p>(a) <b>animal clinics, minor</b></p> <p>(b) <b>child care centre, major</b></p> <p>(c) <b>community garden</b></p> <p>(d) <b>financial services</b></p> <p>(e) <b>food primary establishment</b></p> <p>(f) <b>gas bars</b></p> <p>(g) <b>health services</b></p> <p>(h) <b>liquor primary establishment, minor</b></p> <p>(i) <b>offices</b></p> <p>(j) <b>participant recreation services, indoor</b></p> <p>(k) <b>personal service establishments</b></p> <p>(l) <b>public libraries and cultural exhibits</b></p> <p>(m) <b>recycled materials drop-off centres</b></p> <p>(n) <b>retail stores, convenience</b></p> <p>(o) <b>supportive housing</b></p>

# Staff Recommendation

- ▶ Staff recommend support of the proposed Rezoning:
  - ▶ Most additional uses are appropriate for the neighborhood
  - ▶ The use covenant will restrict those uses which are not appropriate



## *Conclusion of Staff Remarks*