



TA21-0008 Z21-0024 520-526 Bernard Avenue

Text Amendment and Rezoning Application



Proposal

- ▶ To consider a site-specific text amendment to allow for a retail cannabis sales establishment within 500 metres of other establishments and within 150 metres of Kasugai Gardens and to consider an application to rezone the subject property from the C7 – Central Business Commercial zone to the C7rcs – Central Business Commercial (Retail Cannabis Sales) zone.

Development Process

Mar 22, 2021

Development Application Submitted

Staff Review & Circulation

May 7, 2021

Public Notification Received

June 28, 2021

Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

Recommendation sent to LCRB
Building Permit

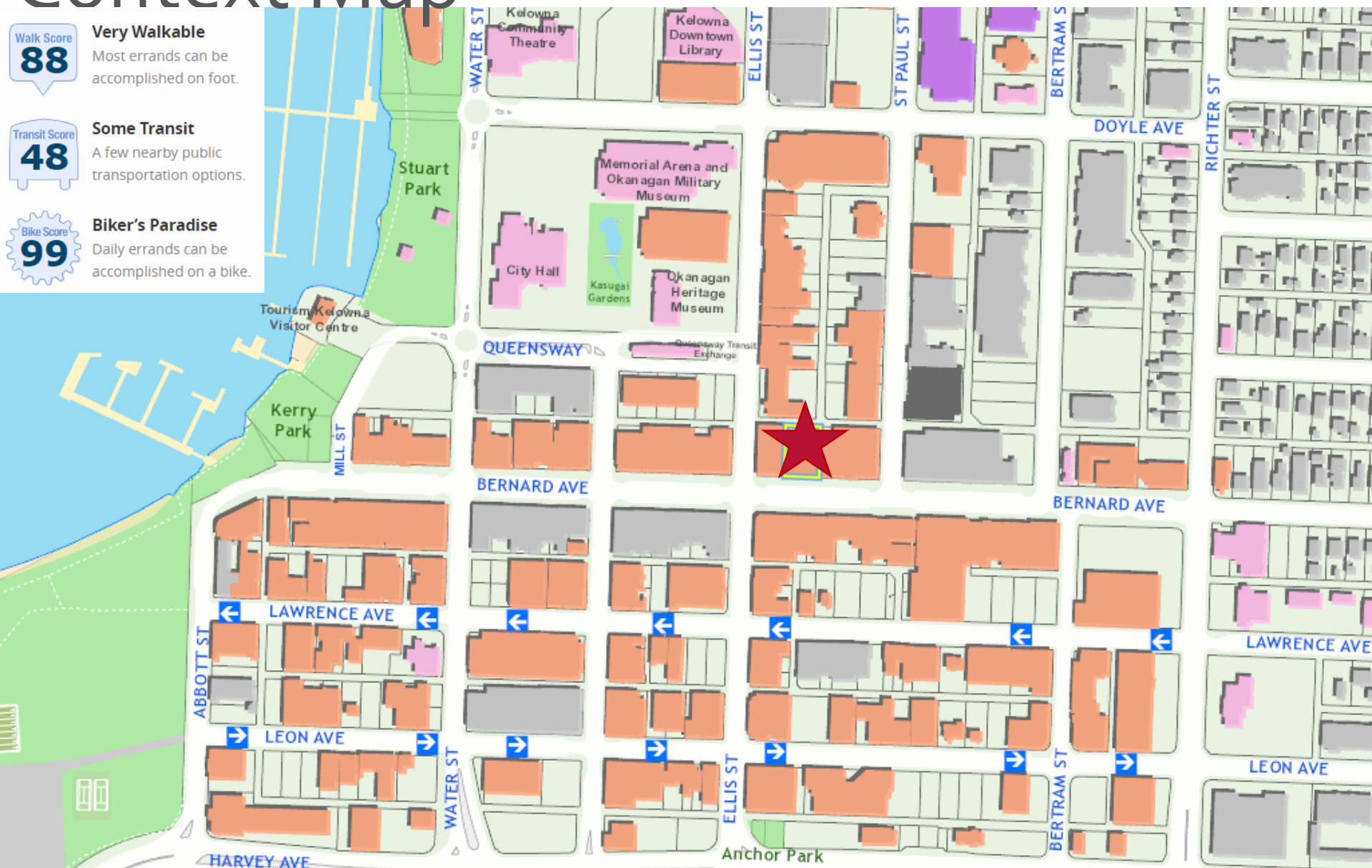
Council
Approvals

Context Map

Walk Score
88
Very Walkable
Most errands can be accomplished on foot.

Transit Score
48
Some Transit
A few nearby public transportation options.

Bike Score
99
Biker's Paradise
Daily errands can be accomplished on a bike.



City of Kelowna

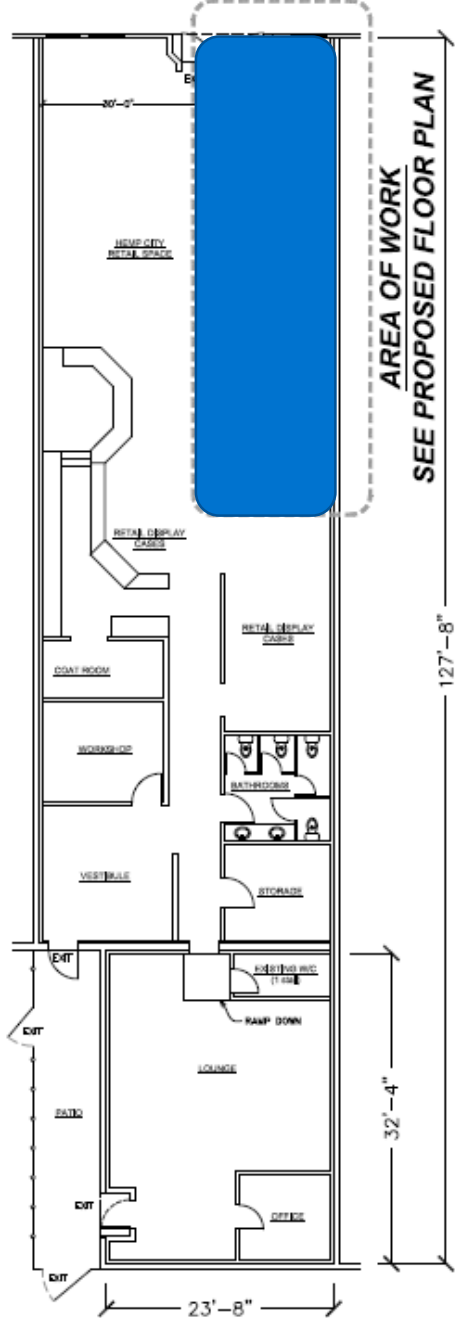
Subject Property Map



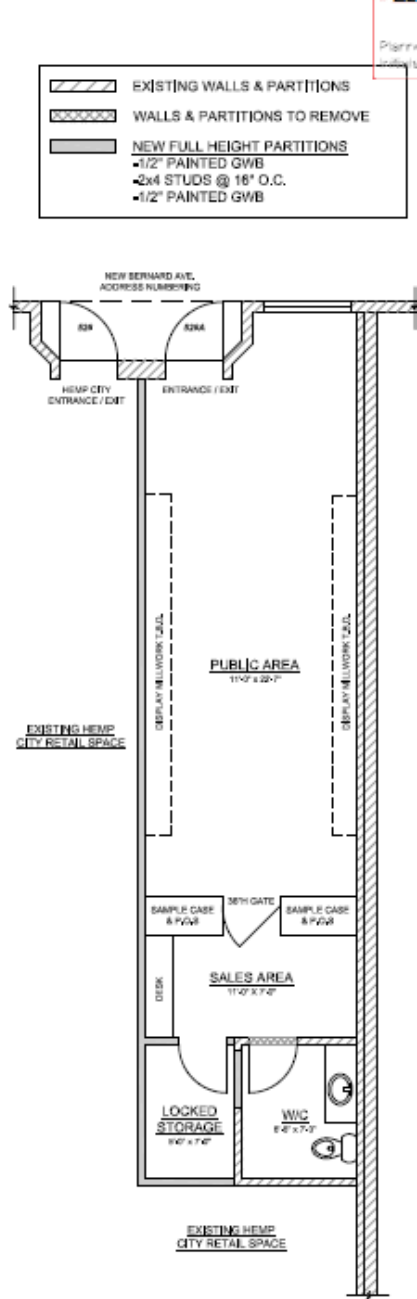
Street View



Floorplan



Existing Floor Plan
Scale: 1:200



Proposed Floor Plan
Scale: 1:100

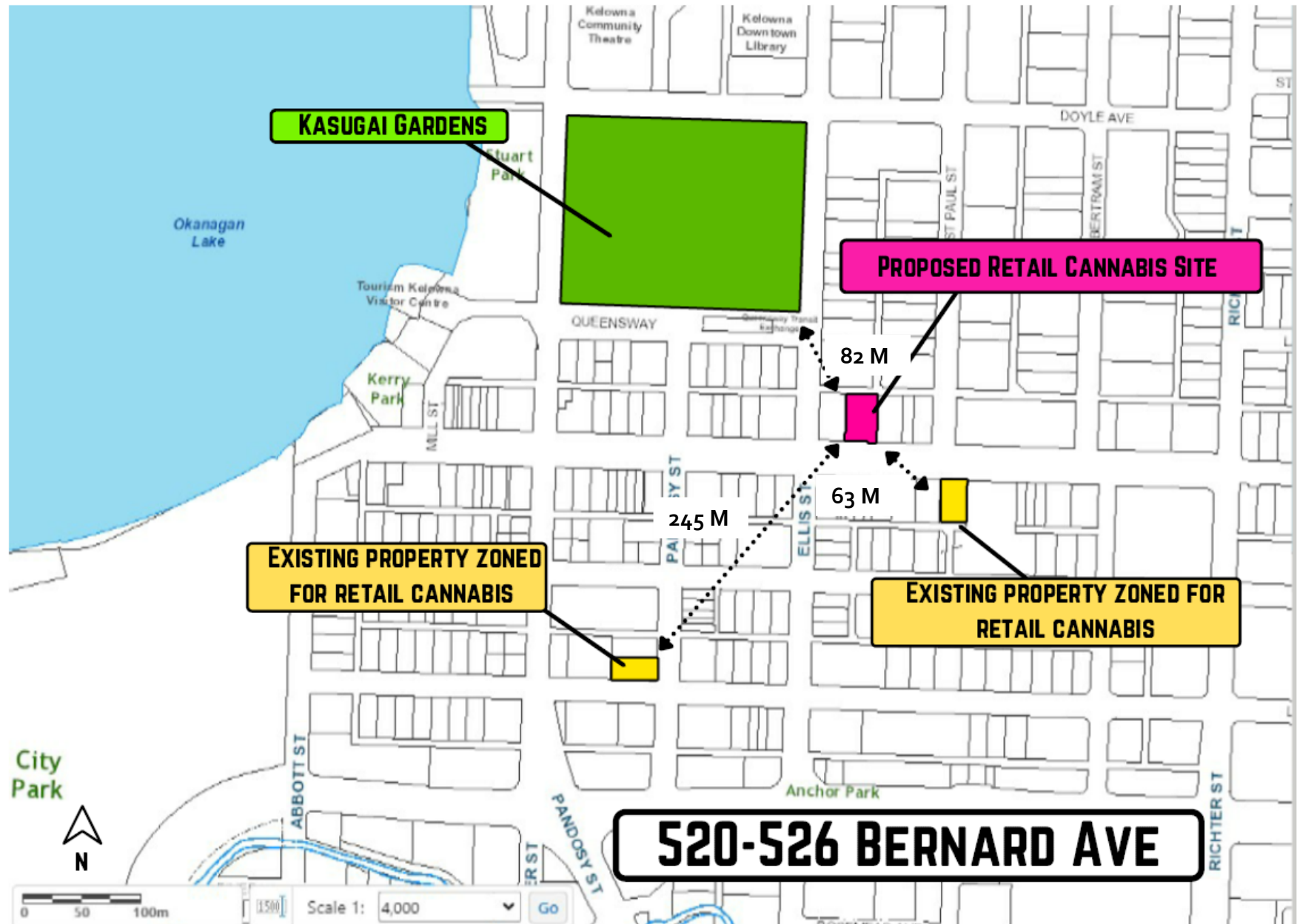
Rezoning Application

- ▶ Application to rezone:
 - ▶ From C7 – Central Business Commercial zone
 - ▶ To C7rcs – Central Business Commercial (Retail Cannabis Sales) zone

Text Amendments

- ▶ To facilitate this application, site-specific text amendments are required:
 - ▶ within 500 metres of other retail cannabis sales establishments
 - ▶ 547-549 Bernard Avenue (+/- 63 metres)
 - ▶ 1636-1652 Pandosy Street (+/- 245 metres)
 - ▶ within 150 metres of Kasugai Gardens
 - ▶ (+/- 82 metres)

Text Amendments



Development Planning

▶ Text Amendment Applications

- ▶ 500 m separation between retail cannabis stores
 - ▶ intended to prevent clustering of use
- ▶ 150 m setback from Kasugai Gardens
 - ▶ Intended to prevent retail cannabis sales close to these civic spaces and other family oriented amenities

▶ Public Realm

- ▶ Stores are internally oriented
- ▶ Downtown Plan Policy to support Bernard Avenue as the focus of the Downtown's shopping area

Staff Recommendation

- ▶ Staff recommend **non-support** of the proposed rezoning and text amendment applications



Conclusion of Staff Remarks