



# TA21-0012 Z21-0039 266 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 City Park and 150 metres of Stuart Park 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

April 23, 2021

Development Application Submitted

Staff Review & Circulation

May 13, 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  
**90**

## Walker's Paradise

Daily errands do not require a car.

Transit Score  
**48**

## Some Transit

A few nearby public transportation options.

Bike Score  
**75**

## Very Bikeable



City of Kelowna

# Subject Property Map



# Street View



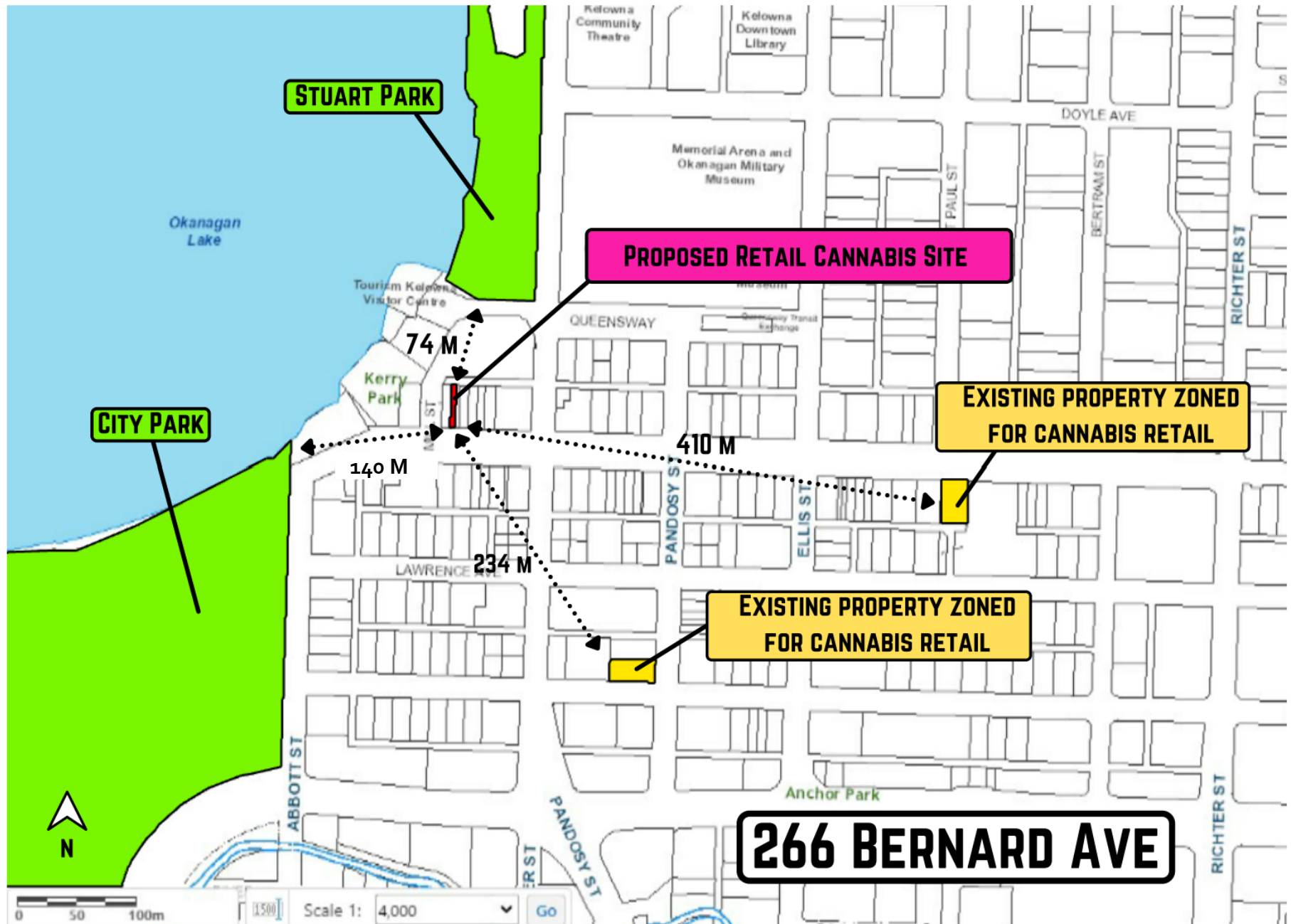
# Rezoning Application

- ▶ 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
    - ▶ 1636-1652 Pandosy Street (+/- 234 metres)
    - ▶ 547-549 Bernard Avenue (+/- 410 metres)
  - ▶ within 150 metres of City Park
    - ▶ (+/- 140 metres)
  - ▶ within 150 metres of Stuart Park
    - ▶ (+/- 74 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 City Park and Stuart Park
  - ▶ 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*