
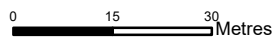


MAP "A" PROPOSED ZONING
 File: Z21-0024

 Subject Property

 C7 - Central Business Commercial to C7rcs - Central Business Commercial (Retail Cannabis Sales)

This map is for general information only.
 The City of Kelowna does not guarantee its
 accuracy. All information should be verified.



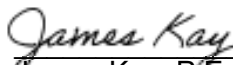
Rev. 5/25/2021

CITY OF KELOWNA
MEMORANDUM

Date: March 29, 2021
File No.: Z21-0024
To: Urban Planning (KB)
From: Development Engineering Manager (JK)
Subject: 520-526 Bernard Ave C7 to C7rcs

Development Engineering comments and requirements regarding this development permit application are as follows:

1. This application to rezone from C7 to C7rcs to allow for a retail cannabis sales establishment. On the subject property does not compromise any City of Kelowna municipal infrastructure.
2. Lane to Be dedicated as road reserve at 0.8m see SS-R2 Commercial Lane.
3. The comments included in this Memo are those of the Development Engineering Branch of the City of Kelowna. As the subject property is within the 800-m Ministry of Transportation and Infrastructure (MoTI) HWY 97 buffer, this application is subject to the review, comments, and requirements of MoTI.



James Kay P.Eng.
Development Engineering Manager

RO

Schedule "B" – Proposed Site Specific Text Amendments - TA21-0008

No.	Section	Current Wording	Proposed Wording			Reason for Change
1.	Section 9 - Specific Use Regulations, 9.16 - RETAIL CANNABIS SALES ESTABLISHMENTS	Section 9.16.1 Any Retail Cannabis Sales Establishment must be set back a minimum distance of 500 metres from another Retail Cannabis Sales Establishment, measured from closest lot line to closest lot line.	9.16.8 Site Specific Regulations			To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments in the City Centre Urban Centre
			Regulations apply for Retail Cannabis Sales Establishments on a specific basis as follows:			
2.	Section 9 - Specific Use Regulations, 9.16 - RETAIL CANNABIS SALES ESTABLISHMENTS	9.16.5 Any Retail Cannabis Sales Establishment must be set back a minimum distance of 150 metres from the following parks, measured from closest lot line to closest lot line: g) Kasugai Gardens		Legal Description	Civic Address	Regulation
			2	All Land Shown on Strata Plan K12	520-526 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Pandosy Street and within 150 metres of Kasugai Gardens

Lee Schurian
Hemp City
526 Bernard Ave
V1Y 6P1

To Whom it May Concern;

Hemp City is proposing a site specific zoning to allow a licensed and regulated retail cannabis store at 526 Bernard Avenue. Currently Hemp City has a zoning of C7 and we would like to modify the zoning to allow for a Cannabis sub zone. We recognize that Hemp City is located within the 150m boundary from Kasugai Gardens when measured from the back entrance of Molly's Garden Cafe (520 Bernard Avenue) to the corner of the park. However, we would like to request an amendment to this requirement on the grounds that Hemp City is 250 meters from Kasugai, a walled garden, when measured from entrance to entrance (see attached map).

We also recognize that Hemp City is within the 500m boundary that is required between locations that have been awarded a cannabis license. However, three cannabis retail licenses were awarded two years ago and none have yet to start progress. Two have been sold repeatedly and the other has not yet begun proper renovations to open. We feel that this denies our customers, and the downtown residents, the right to access safe and legal cannabis.

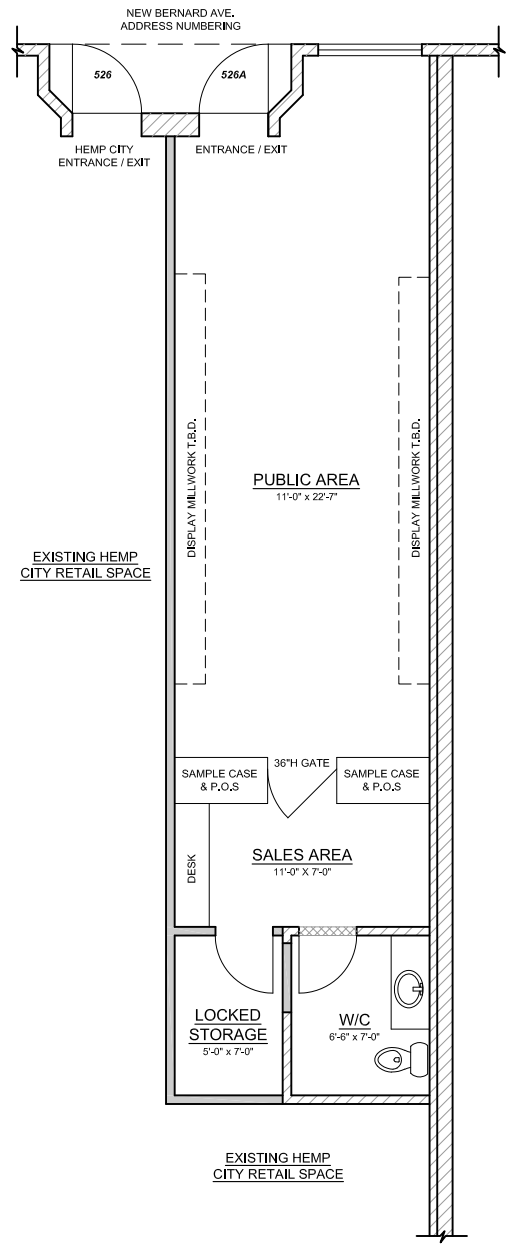
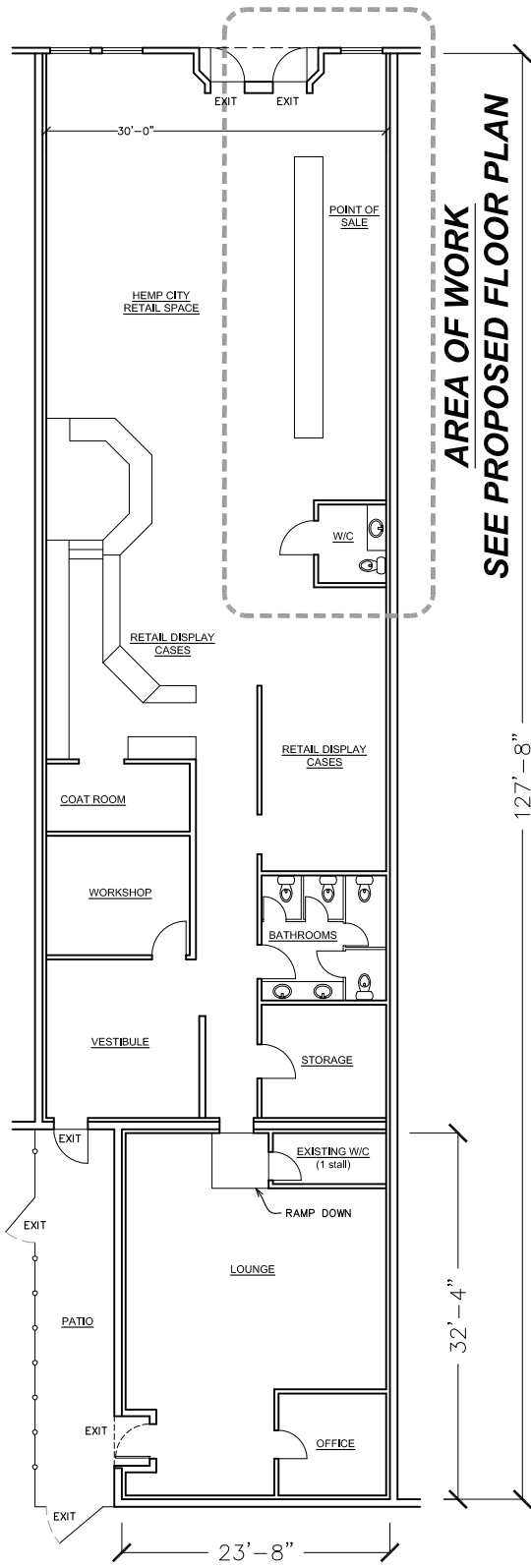
Hemp city has been serving the downtown core and adjacent area for 15+ years, own the building and have consistently contributed to the culture of the downtown core by providing what is now considered an essential service. We have done so alongside other smoking accessory stores and continue to grow and expand. If the other stores finally do open we don't feel there would be a conflict because

more people are moving to Kelowna and high rise construction will provide more clientele for all the businesses involved. Truly, downtown is only getting busier by the day and having a few stores in the area would only create better service and prices.

As well, my family has a deep and rich history of developing businesses that have served Kelowna. My grandfather Doug Mervyn started Mervyn motors and brought the first Volkswagens to the area. He also helped create the valley's first ski resort Big White. My Father Georg Schurian brought Doppelmayr ski lifts to the valley resorts. I believe it is a great honour to be part of Kelowna's business community. I am excited to continue my families legacy by taking part in this development of Kelowna and creating the first operational cannabis retail location in the downtown core.

I have attached a large digital petition and have some written signatures I can drop off in person showing over 1500 signatures of support from our customers and other locals in the area. I feel we would be a great asset to Kelowna and the downtown core.

Thank you for your consideration.
Lee Schurian.
Owner/Operator of Hemp City Kelowna.



Existing Floor Plan
Scale: 1:200

Proposed Floor Plan
Scale: 1:100

PROJECT:
**526 BERNARD AVENUE -
CANNABIS RETAIL RENOVATION**

LOCATION:
KELOWNA, BC

DATE
16-MAR-2021

SCALE
1:200

DRAWING NO.
SK-01c