



# 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

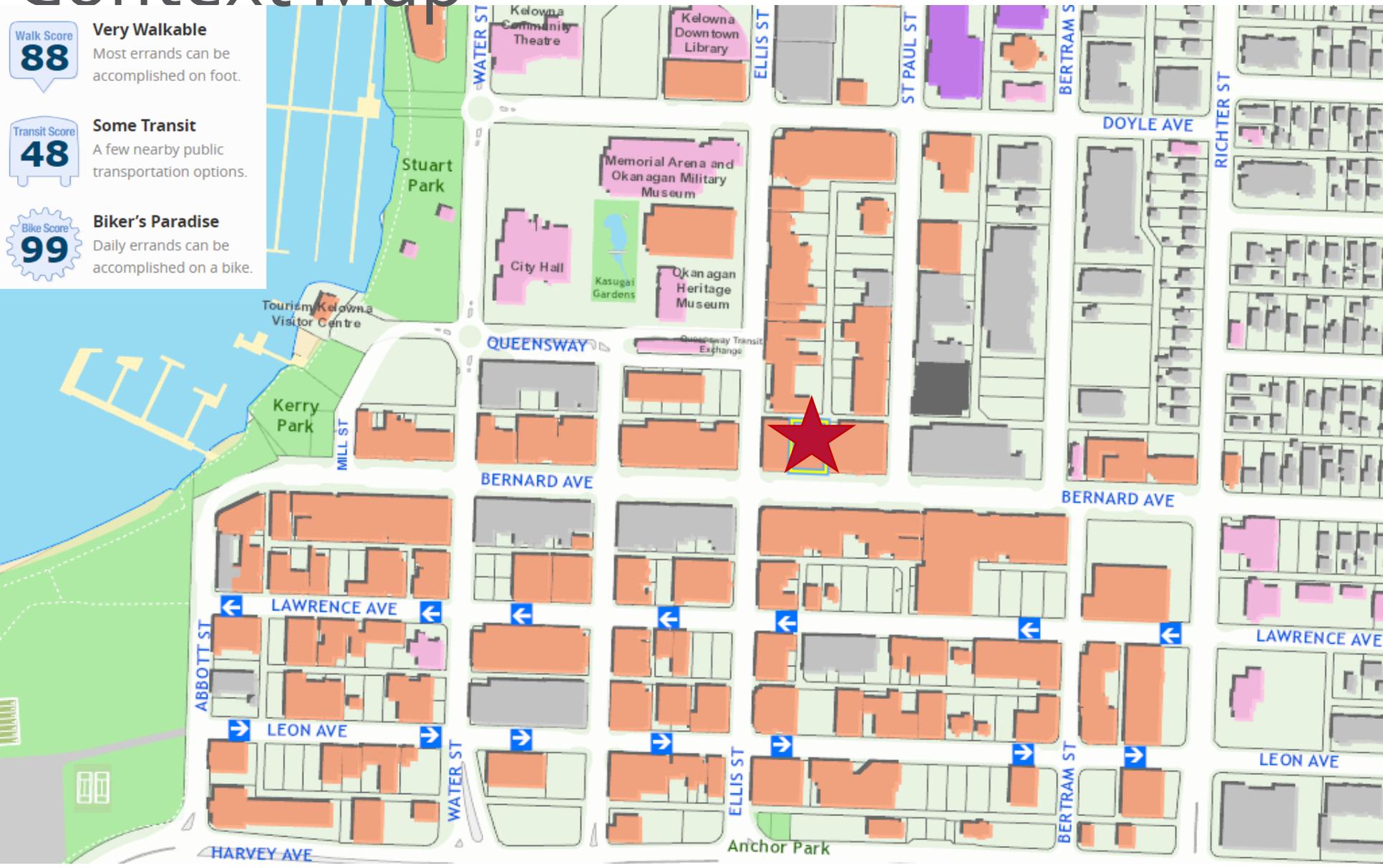
Council Approvals

# 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





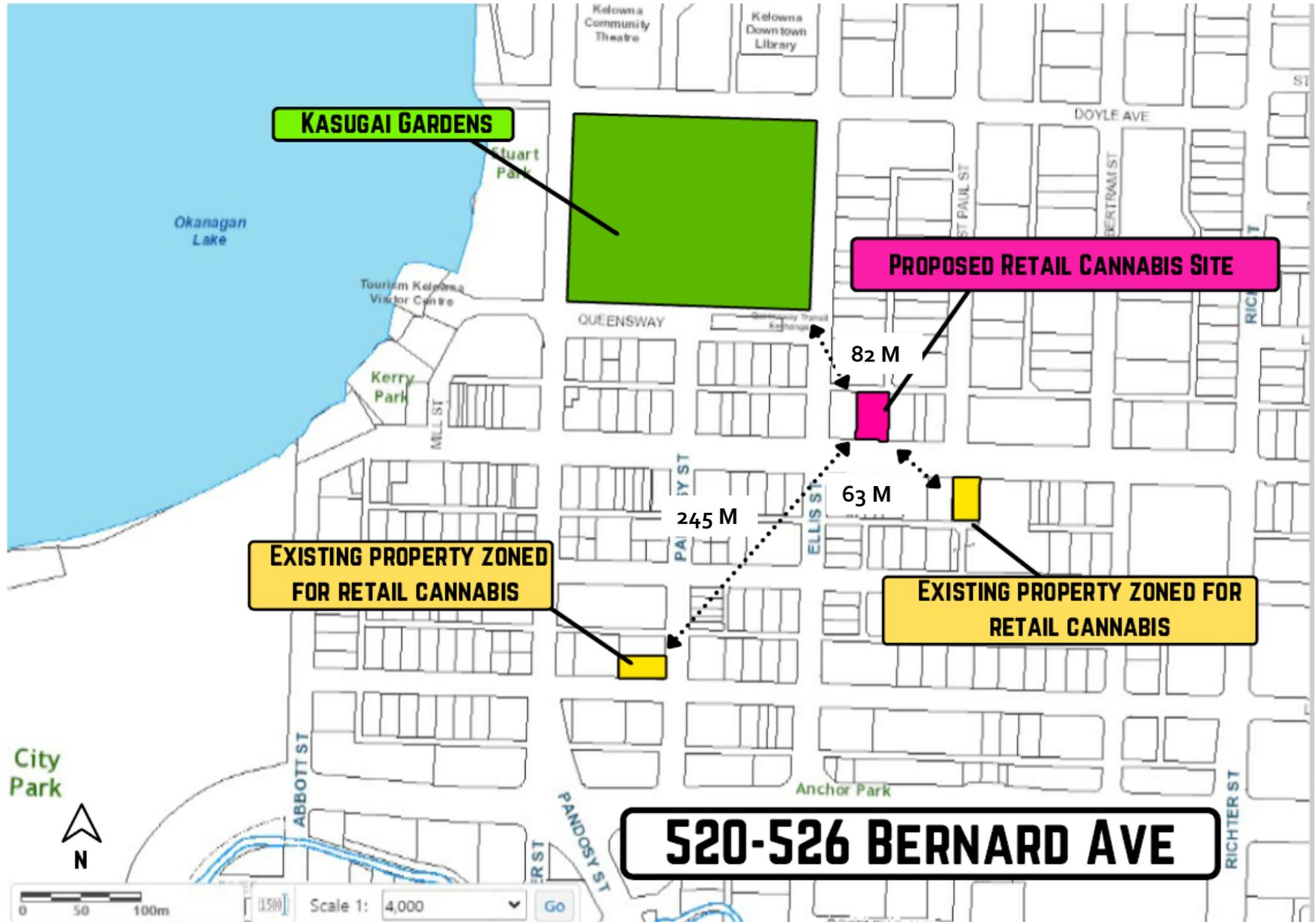
# Rezoning Application

- ▶ 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*