



Z21-0062

1310 St. Paul Street

Rezoning Application



Proposal

- ▶ To rezone the subject property from the I2 – General Industrial zone to the C7rcs – Central Business Commercial (Retail Cannabis Sales) zone to allow for a retail cannabis sales establishment.

Development Process

June 8, 2021

Development Application Accepted



Staff Review & Circulation



Nov 25, 2021

Public Notification Received



Feb 7, 2022

Initial Consideration



Public Hearing
Second & Third Readings

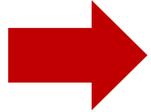


Final Reading



Building Permit

Council
Approvals

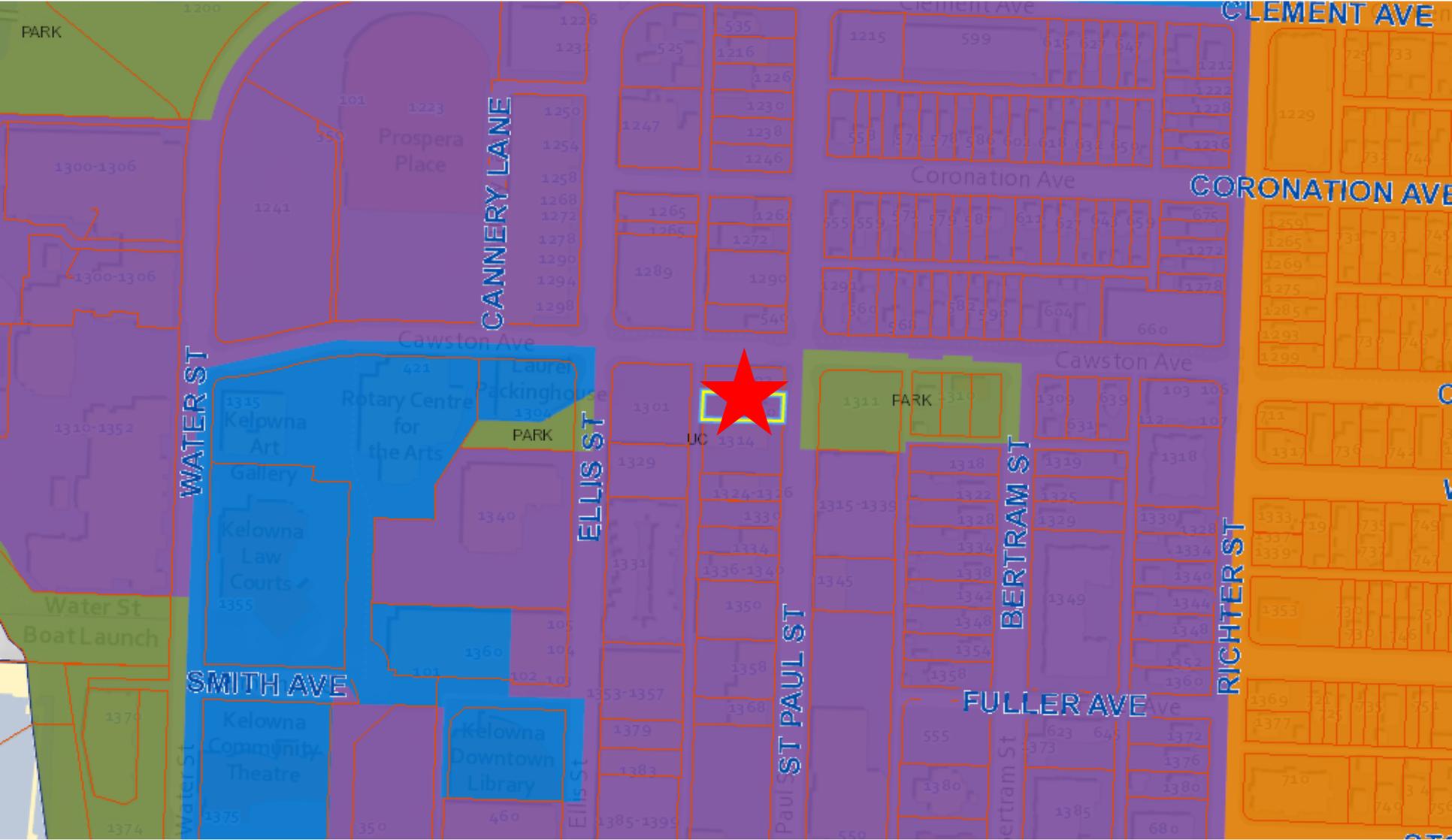


Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map

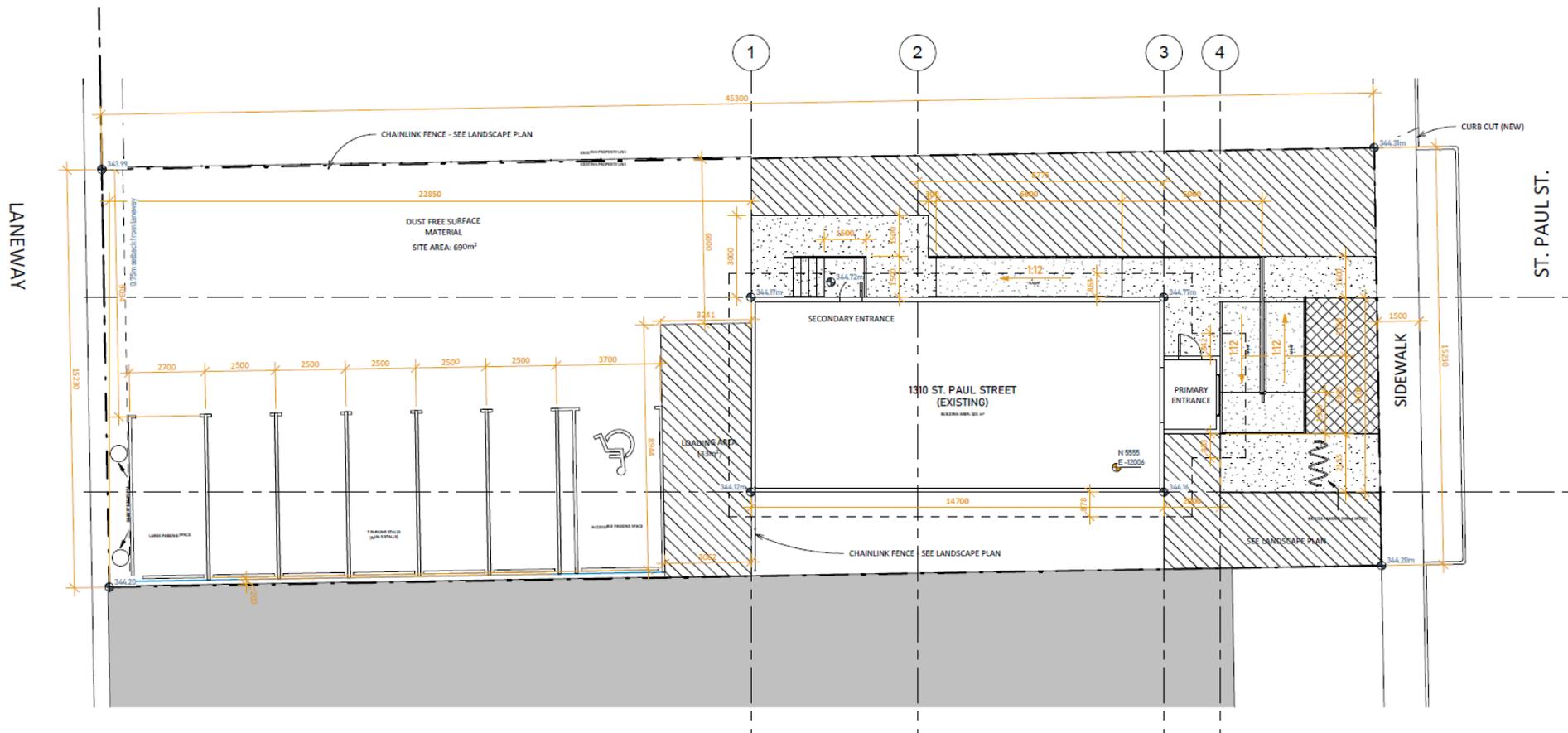


City of Kelowna

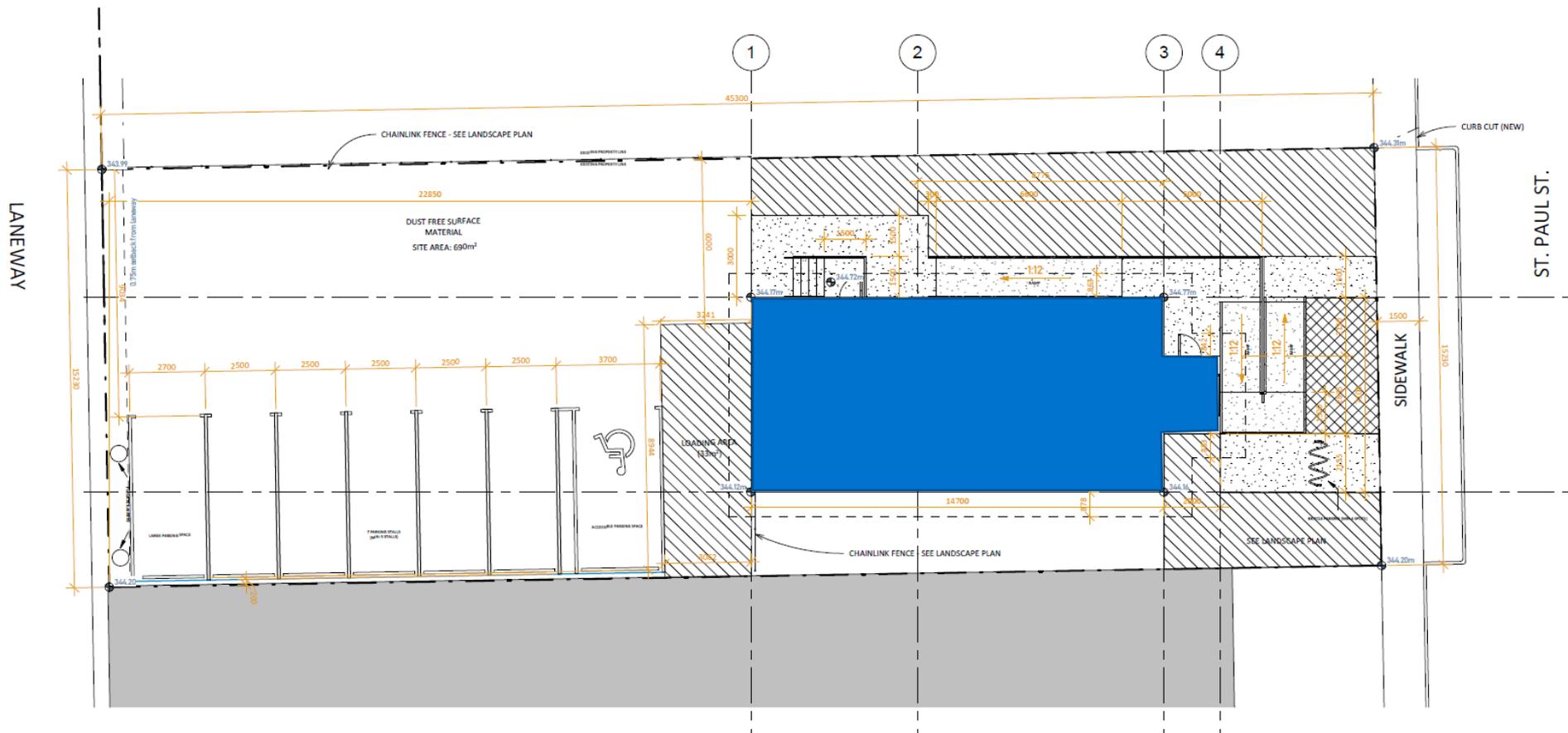
Project/technical details

- ▶ Rezone property from I2 to C7rcs
 - ▶ Consistent with OCP Future Land Use of UC
- ▶ Site Revitalization
 - ▶ Paved surface parking lot
 - ▶ Existing front access to be removed and ROW restored
 - ▶ Lane access
 - ▶ Complementary site landscaping
 - ▶ New exterior building facade

Site Plan



Site Plan



Renderings

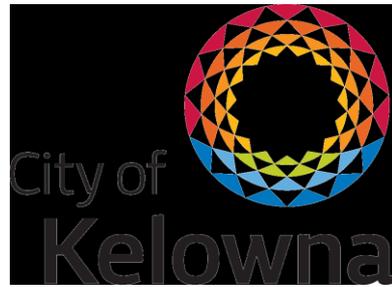


Development Policy

- ▶ OCP Urban Centre Policy
 - ▶ Downtown Street Character
 - ▶ St Paul St designated as Retail Street
 - ▶ Creating dynamic spaces
 - ▶ Pedestrian Activity
 - ▶ High Streets
 - ▶ Creating Retail Streets as attractive destinations
 - ▶ The proposal will help to revitalize the subject site and subsequently help to create a friendly, enhanced, and active pedestrian streetscape

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Appropriate location for proposed use



Conclusion of Staff Remarks

Site Plan

