



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



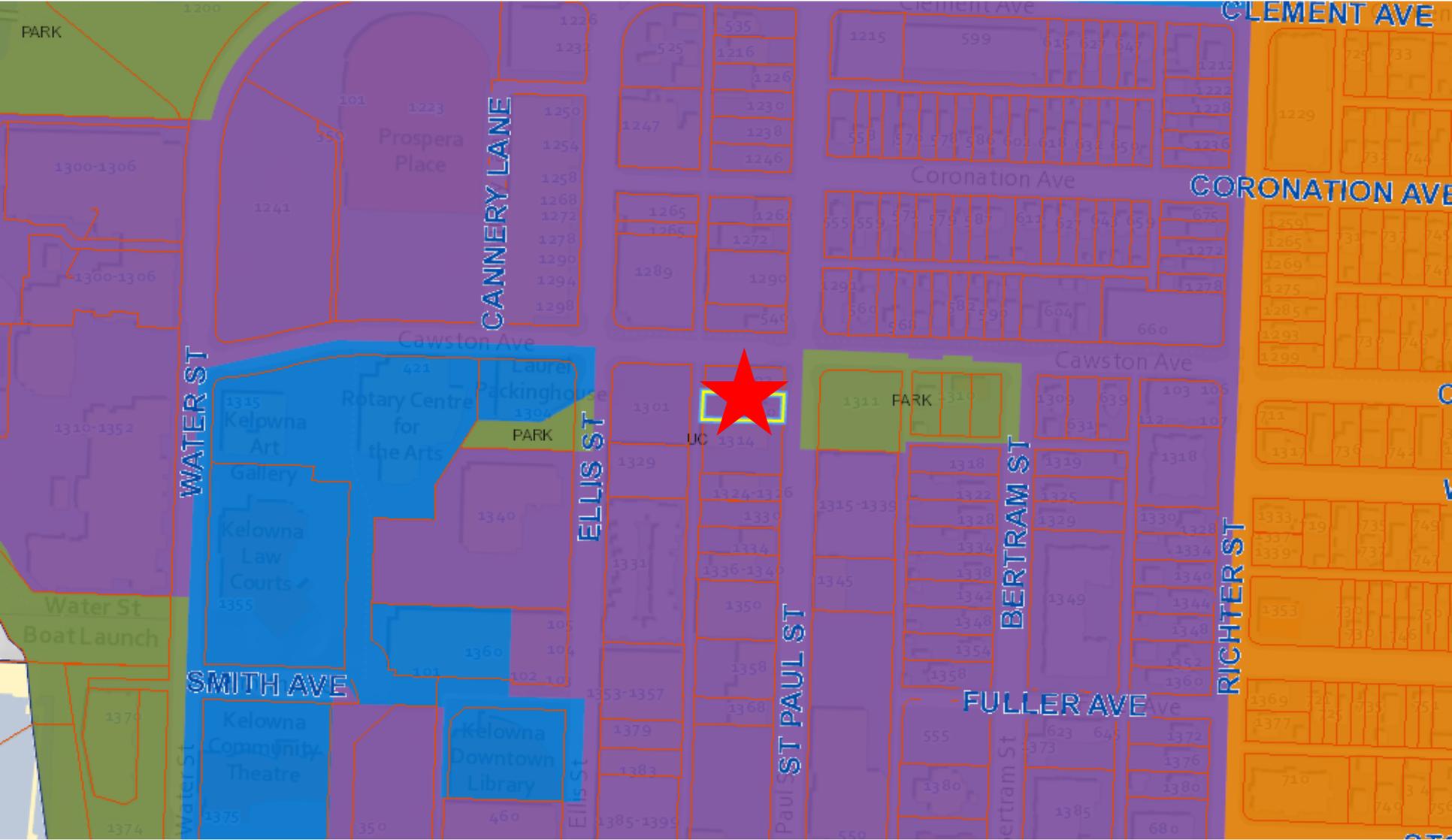
Council  
Approvals

# Context Map



City of Kelowna

# OCP Future Land Use / Zoning



# Subject Property Map

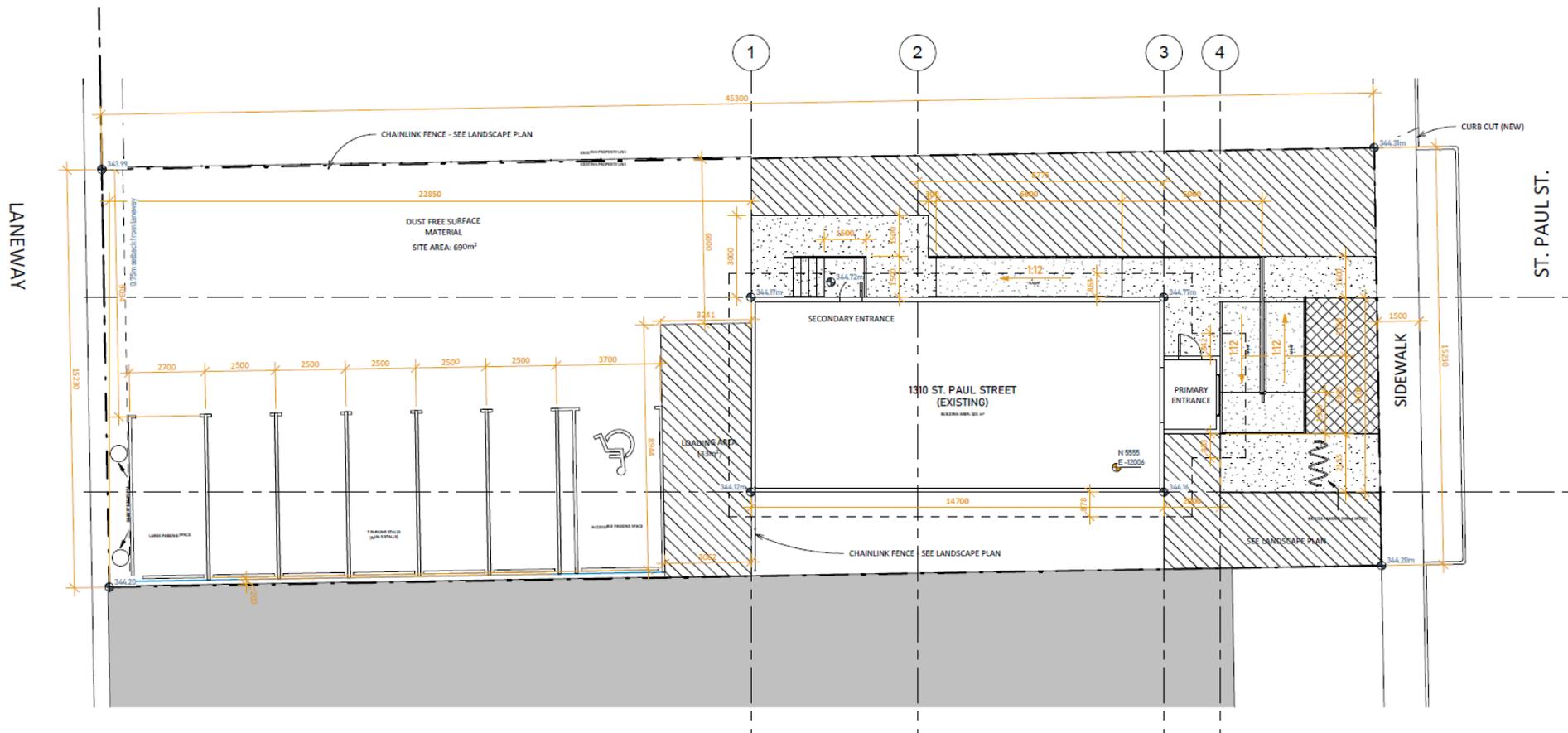


City of Kelowna

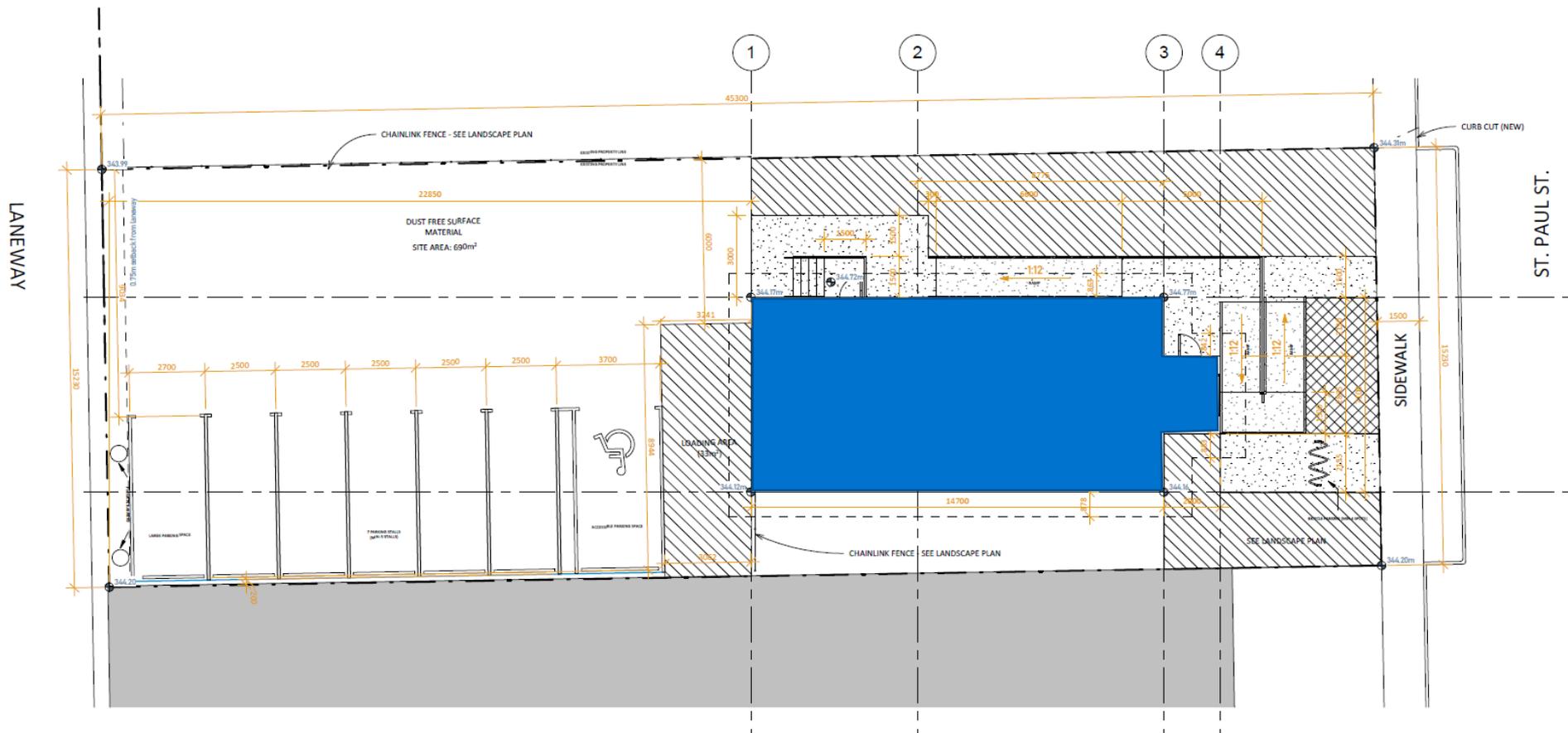
# Project/technical details

- ▶ 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

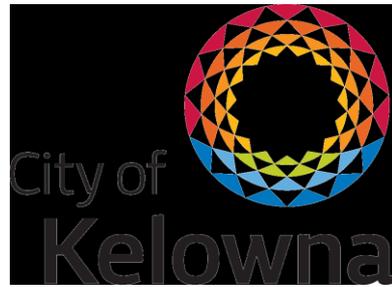


# Development Policy

- ▶ 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

