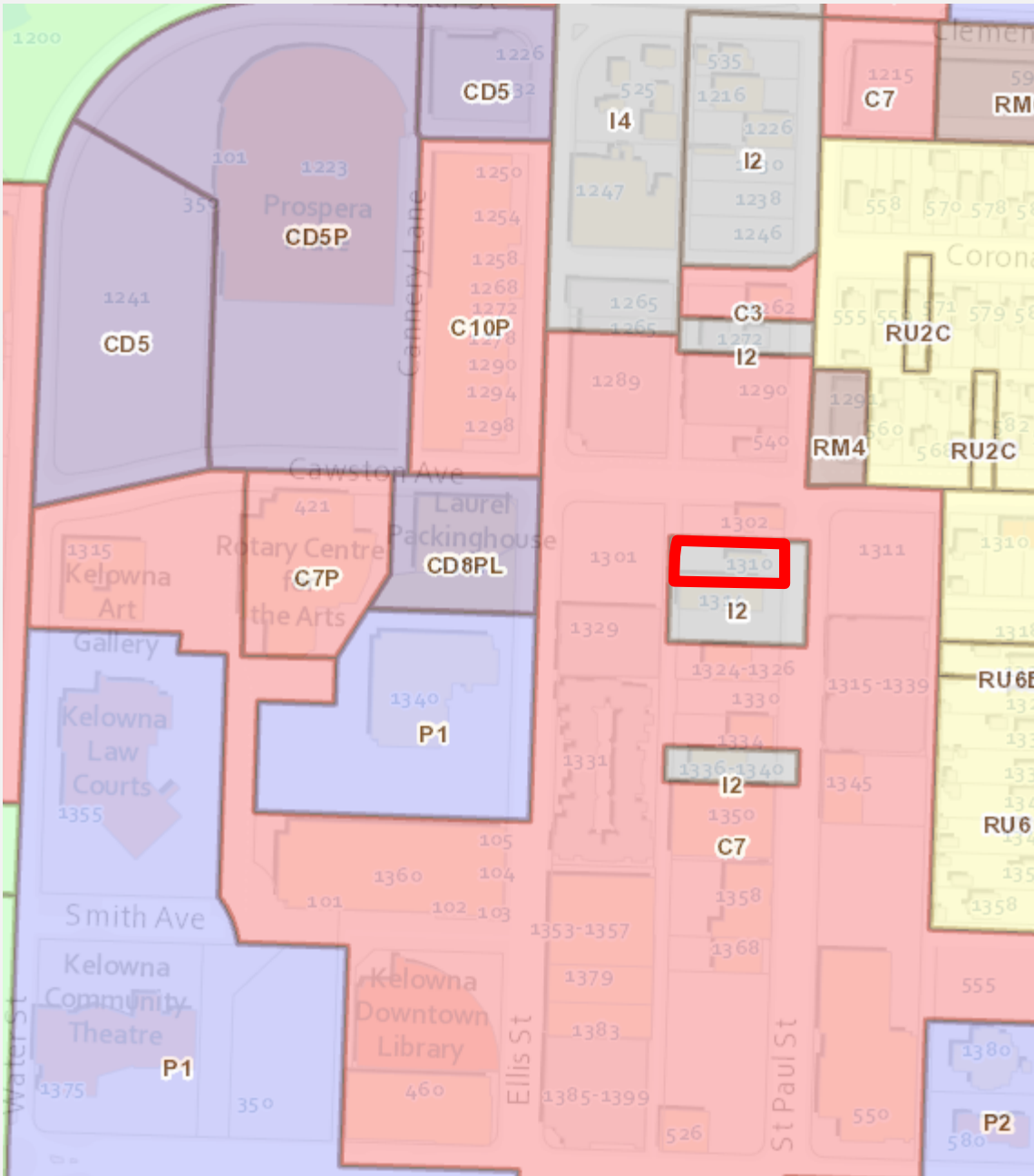


1310 ST. PAUL ST  
REZONING

Prepared for City of Kelowna

March 1, 2021



**Subject Property:**



**Current Zoning:**

I2 (General Industrial)

**Proposed Zoning:**

C7rcs (Central Business Commercial – Retail Cannabis Sales)



LANEWAY

ST. PAUL STREET

EXISTING BUILDING

EXISTING BUILDING

1.2M HIGH CHAIN LINK FENCE

PARKING AREA (BY OTHERS)

SIDEWALK, STAIRS & RAMP (BY OTHERS)

PROPERTY LINE

SHRUB PLANTING (TYP.)

COMPOSTED BARK MULCH DRESSING (TYP.)

4 SHRUB PLANTING (LSP-3)

2 TREE PLANTING (LSP-3)

(3) Quercus bicolor 'Bonnie and Mike'

(2) Carodaphyllum japonicum

STAIRS

RAMP

ENTRANCE

RAMP

RAMP

SIDEWALK

3 TREE PLANTING WITH ROOT BARRIER (LSP-3)

LOADING AREA

GARBAGE & RECYCLING

BIKE RACK (4 SPACES)

BIKE RACK (1) (LSP-3)

CITY BOULEVARD PER CITY OF KELOWNA REQUIREMENTS

EXISTING CONCRETE SIDEWALK

PHYSICAL BARRIERS (BY OTHERS)

PARKING STALLS

ACCESSIBLE PARKING STALL

PROPERTY LINE

EXISTING BUILDING

1.8M HIGH CHAINLINK FENCE

3-6" CHUNKY ROCK (TYP.)

SHRUB PLANTING (TYP.)

PERENNIAL ORNAMENTAL GRASS PLANTING (TYP.)



