

REPORT TO COUNCIL REZONING



Date: April 14, 2025
To: Council
From: City Manager
Address: 5008 South Ridge Dr
File No.: Z25-0006

	Existing	Proposed
OCP Future Land Use:	NCOM – Neighbourhood Commercial	NCOM – Neighbourhood Commercial
Zone:	C1 - Local & Neighbourhood Commercial	C1rcs - Local & Neighbourhood Commercial Retail Cannabis Sales

1.0 Recommendation

THAT Rezoning Application No. Z25-0006 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 1688S Similkameen Division Yale District Plan KAP68647, located at 5008 South Ridge Dr, Kelowna, BC from the C1 - Local & Neighbourhood Commercial zone to the C1rcs - Local & Neighbourhood Commercial Retail Cannabis Sales zone, be considered by Council;

AND THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the Provincial Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store licence for this legal lot with the following comments:

- The proposed store location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured through the public notification process for the rezoning of the property and provided to Council for consideration; and
- Local government recommends that the application be approved because of the compliance with local regulations and policies.

2.0 Purpose

To rezone the subject property from the C1 - Local & Neighbourhood Commercial zone to the C1rcs - Local & Neighbourhood Commercial Retail Cannabis Sales zone to facilitate a retail cannabis sales establishment.

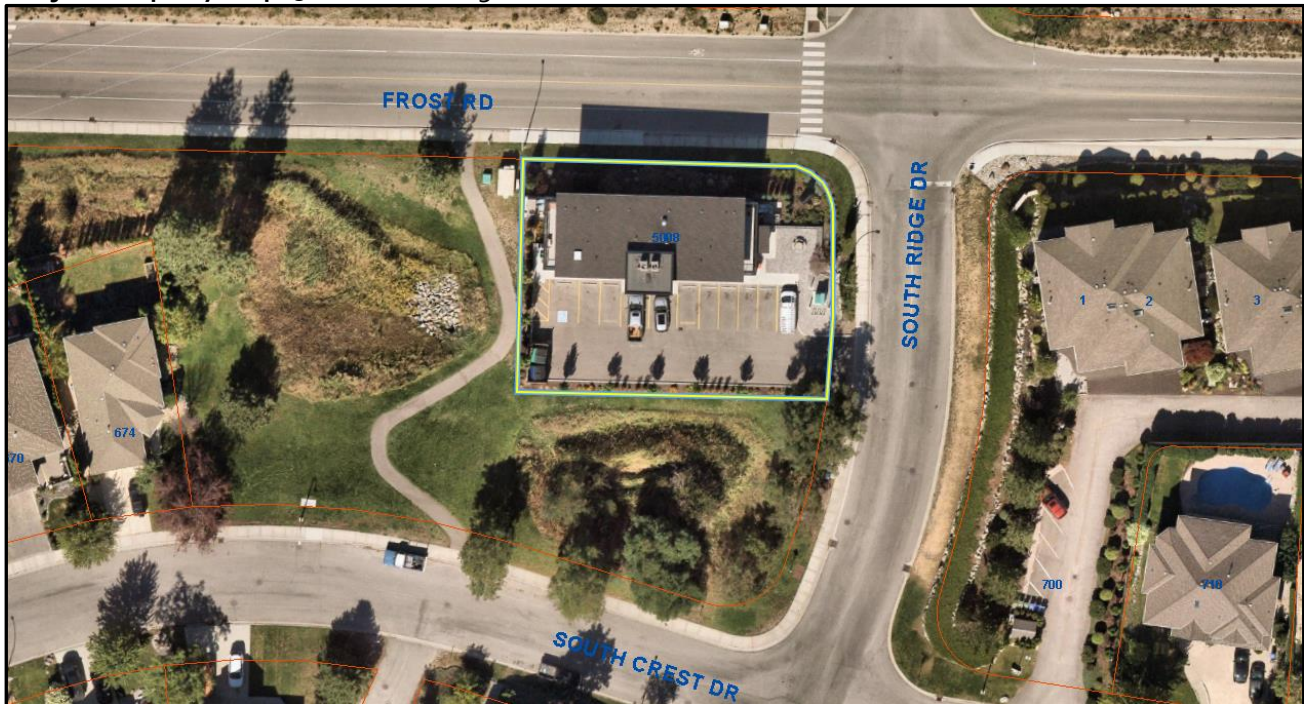
3.0 Development Planning

Staff support the application to rezone the subject property and to send a recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB) supporting the issuance of a cannabis retail store licence for this property. The rezoning proposal complies with Zoning Bylaw regulations specifying a minimum setback distance from public middle or secondary schools, and specified parks. There are no other properties zoned for retail cannabis sales in the area.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Powerline Park
East	MF2 – Townhouse Housing RU1 – Large Lot Housing	Duplex Housing Single Detached Dwellings
South	P3 – Parks and Open Space RU2 – Medium Lot Housing	Detention Basin Single Detached Dwellings
West	P3 – Parks and Open Space RU2 – Medium Lot Housing	Detention Basin/Powerline Park Single Detached Dwellings

Subject Property Map: 5008 South Ridge Dr



The subject property is in the Upper Mission Area of the City, at the intersection of Frost Rd and South Ridge Dr. It is surrounded by residential uses as well as Powerline Park. It's approximately 500 m from the Village Centre to the east.

4.1 Background

The mixed-use building on the property received an occupancy permit in September 2021. It contains two commercial retail units at grade, and two residential units on the second storey. No exterior changes are proposed. If supported by Council, this rezoning application will add retail cannabis sales as a permitted principal land use to the property. With the retail cannabis sales subzone, one of the existing commercial retail units would be converted to a retail cannabis sales establishment.

5.0 Application Chronology

Application Accepted:	February 14, 2025
Neighbourhood Notification Summary Received:	March 15, 2025

Report prepared by: Kimberly Brunet, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Applicant's Letter of Rationale

Attachment B: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.