

REPORT TO COUNCIL



Date: September 14, 2015
RIM No. 1210-20
To: City Manager
From: Community Planning Department(AC)
Application: TA15-0009
Address: 5305-5315 Main Street
Subject: Zoning Bylaw Text Amendment

1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA15-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by adding "Retail Liquor Sales Establishment - applicable only to Lot 1, District Lot 23, Township 28, SDYD, Plan KAP91191 (5305-5315 Main Street)" to Section 1.2 Principal Uses in the CD2 - Kettle Valley Comprehensive Residential Development zone be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To allow for a retail liquor store on a site specific basis within the Kettle Valley Village Centre.

3.0 Community Planning

Staff supports the text amendment (TA15-0009) to allow retail liquor sales at the Kettle Valley Neighbourhood Centre. The purpose of Neighbourhood Centres, as identified within the OCP, is to provide goods and services for the convenience needs of nearby residents. Therefore, the use of a retail liquor sales establishment is consistent with the policies identified within the OCP. Other zones, such as C4 or C7 require a minor rezoning to add the 'rls' (retail liquor store) designation. The CD2 - Kettle Valley Comprehensive Residential Development Zone does not have an 'rls' designation, and the site-specific text amendment is necessary to allow the use.

The applicant has completed their neighbour consultation as per Council Policy No. 367 (public consultation) by individually contacting the adjacent neighbours as described in the attached *Schedule 'A'*. No major issues were identified.

4.0 Proposal

4.1 Site Context

Adjacent land uses are all zoned CD2 - Kettle Valley Comprehensive Development Zone. The specific land uses are as follows:

Orientation	Zoning	Land Use
North	Type X - Commercial Village Centre	Commercial
East	Type III or IV Village/Park Single Family	Residential
South	Type IX - Mixed Use Village Centre	Vacant
West	Type V - Village Small Single Family / Multi-family	Residential

Subject Property Map: 5305-5315 Main Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Complete Suburbs². Support a mix of uses within Kelowna’s suburbs (see Map 5.1 - Urban Core Area), in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing)

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Chapter 5.1 (Development Process Chapter), Objective 5.2, Policy 3.

at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

6.0 Technical Comments

6.1 Building & Permitting Department

No comment

6.2 Development Engineering Department

No comment

6.3 Ministry of Transportation and Infrastructure

Thank you for the above-noted referral. The Ministry has no concerns or objections as it is beyond our jurisdiction.

7.0 Application Chronology

Date of Application Received: August 6th 2015
Date Public Consultation Completed: August 18th 2015

Report prepared by:

Adam Cseke Planner 2

Reviewed by:



Lindsey Ganczar, Planning Supervisor

Attachments:

Site Plan
Applicant Rationale
Neighbourhood Consultation