
CITY OF KELOWNA

MEMORANDUM

Date: February 14th, 2003
File No.: Z03-0007

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z03-0007 OWNER: Multiple Owners

APPLICANT: City of Kelowna

PURPOSE: TO REZONE THE SUBJECT PROPERTIES FROM

EXISTING ZONE: COMMERCIAL/PUBLIC & INSTITUTIONAL/COMPREHENSIVE
DEVELOPMENT

PROPOSED ZONE: LIQUOR PRIMARY (LP)/RETAIL LIQUOR SALES(RLS)

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z03-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of those properties listed in Schedule "B", Tables 1 and 2 of TA02-0007;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The Planning and Development Services Department is proposing the rezonings listed in Schedule "B" of TA02-0007 to maintain conformity with proposed text amendments to Zoning Bylaw 8000 listed in that report.

3.0 BACKGROUND

3.1 The Proposal

The properties listed in the Tables 1 and 2 (shown below) and appearing as Schedule "B" of TA02-0007 will become non-conforming with regards to zoning designation in the process of amending zoning bylaw to Zoning Bylaw No. 8000 in response to the Provincial Governments

changes to regulation. The following table lists the legal description, the street address, the current zoning and the appropriate zoning as per the proposed amendments to Zoning Bylaw No. 8000 in TA02-0007.

Table 1: Required RLS Designation Rezoning

Licensee Retail Store	Current Zone	Proposed Zone	Address(Street/Legal)
Best Western Inn Kelowna	C9	C9RLS	2402 Hwy. 97 North Lot A, DL. 125, Plan19786, ODYD
Brandt's Creek Neighbourhood Pub	C3	C3RLS	435 Glenmore Road, Lot B, Sec. 32, Twp. 26, Plan KAP54790, ODYD
Coast Capri Hotel	C4	C4RLS	1171 Harvey Avenue Lot B, DL 137, Plan 64836, ODYD
Creekside Pub Restaurant & Cold Beer & Wine Store	C2	C2RLS	3929 Lakeshore Road Lot A, Sec.6, Twp.26, Plan 36411, ODYD
Illichmann's Meats, Sausages and Gourmet Foods Ltd.	C4	C4RLS	1937 Gordon Drive Lot 1, DL.137, Plan 35438, ODYD
The Laurel (BC Wine Museum and VQA Store)	CD8	CD8RLS	1304 Ellis Street Lot1, DL.139, Plan 42511
McCulloch Station Pub	C2	C2RLS	2789 KLO Road Lot A, Sec. 9 & 10, Twp.26, Plan 43297, ODYD
Packing House	C2	C2RLS	663 Finns Road Lot 1, Sec.34, Twp.26, Plan 42743, ODYD
Pheasant and Quail Pub	C4	C4RLS	3110 Lakeshore Road Lot C, DL.14, Plan 22527, ODYD
Ramada Lodge Hotel	C9	C9RLS	2170 Harvey Avenue Lot A, DL.127, Plan 42733, ODYD
Royal Anne Hotel	C7	C7RLS	348 Bernard Avenue Lot 3, Blk.17, DL.139, Plan 462, ODYD
Zodiac Neighbourhood Pub	C4	C4RLS	155 Rutland Road South Lot 3, Sec.23,Twp.26, Plan 2221, ODYD
Mission Park BC Liquor Store	C4	C4RLS	41-3155 Lakeshore Road Lot 2, DL 14&135, Plan KAP54407, ODYD
Bernard BC Liquor Store	C7	C7RLS	575 Bernard Avenue Lot B, DL.139, Plan 14322, ODYD
Gordon/Harvey BC Liquor Store	C4	C4RLS	100-1740 Gordon Drive Lot A, DL.138, Plan KAP55098, ODYD

Orchard Park BC Liquor Store	C6	C6RLS	109-1835 Dilworth Drive Lot 4, DL. 127, Plan KAP59534, ODYD
Willow Park BC Liquor Store	C4	C4RLS	14-590 Hwy.33 West Lot B, Twp.26, Plan 30302, ODYD

Table 2: Required LP Designation Rezoning

Liquor Primary, major Establishments	Current Zone	Proposed Zone	Address (Street/Legal)
Apple Bowl Stadium	P1	P1LP	1557 Burtch Road, Lot 2, Plan 32159, ODYD
Best Western Inn Kelowna	C9	C9LP	2402 Hwy. 97 North Lot A, DL. 125, Plan19786, ODYD
Brandt's Creek Neighbourhood Pub	C3	C3LP	435 Glenmore Road, Lot B, Sec. 32, Twp. 26, Plan KAP54790, ODYD
Carlos O'Bryan	C7	C7LP	262 Bernard Avenue, Lot B, Sec. 32, Twp. 26,k Plan KAP54790, ODYD
Cheetah's	C7	C7LP	220 Lawrence Avenue, Lot 9, Block 13, D.L. 139, Plan 462, ODYD
Coast Capri Hotel	C4	C4LP	1171 Harvey Avenue Lot B, DL 137, Plan 64836, ODYD
Courtplex	C4	C4LP	3-1745 Spall Road, Lot 2, D.L. 140, Plan 24969, ODYD
Doc Willoughby's Downtown Grill	C7	C7LP	353 Bernard Avenue, Lot 9, Block 14, D.L. 139, Plan 462, ODYD
Gotcha	C7	C7LP	238 Leon Ave, Lot 7, Block 10, D.L. 139, Plan 462, ODYD
Rose's Pub	C8	C8LP	1310 Water Street, Lots A & B, Plan KAP47378, ODYD
Harvest Golf Club	P3	P3LP	2725 KLO Road Lot A, Sec. 9 & 10, Twp.26, Plan KAP45934, ODYD
Hotel Eldorado	C9	C9LP	500 Cook Road, Lot 1, Sec. 1 & 12, Plan KAP67232, ODYD
Kelowna Golf and Country Club	P3	P3LP	1297 Glenmore Drive Lot A, Sec.29, Twp.26, Plan 23125 Except Plan KAP60640, ODYD
The Laurel (BC Wine Museum and VQA	CD8	CD8LP	1304 Ellis Street Lot1, DL.139, Plan 42511

Store)			
Manteo Resort Hotel	C9	C9LP	3766 Lakeshore Road Lot A, Sec.6, Twp.26, DL.134, Plan KAP56428 Except Plan KAS1776, ODYD
McCulloch Orchard Greens Golf Club	P3	P3LP	2777 KLO Road Lot A, Sec.9&10, Twp.26, Plan 43297, ODYD
Michaelbrook Ranch Golf Club	P3	P3LP	1085 Lexington Drive Lot 1 Sec.6, Twp. 26, DL.168, Plan KAP49584
Mission Creek Golf and Country Club	P3	P3LP	1959 KLO Road Lot A, Sec.8, Twp. 26, DL. 131, Plan 35770, ODYD
Pheasant and Quail Pub	C4	C4LP	3110 Lakeshore Road Lot C, DL.14, Plan 22527, ODYD
R.J. McMasters Pub	C6	C6LP	1992 Dilworth Drive Lot 1, DL 127, Plan KAP47930, ODYD
Ramada Lodge Hotel	C9	C9LP	2170 Harvey Avenue Lot A, DL.127, Plan 42733, ODYD
Royal Anne Hotel	C7	C7LP	348 Bernard Avenue Lot 3, Blk.17, DL.139, Plan 462, ODYD
Skyreach Place	CD5	CD5LP	1223 Water Street Lot 1, DL.139, Plan KAP60698, ODYD
Snooty Fox Nite Club	C7	C7LP	540 Leon Avenue Lot A, DL.139, Plan 16322, ODYD
Splash's Nite Club	C7	C7LP	275 Leon Avenue Lot 1, DL.139, Plan 32713, ODYD
Willow Inn Hotel	C7	C7LP	235 Queensway Avenue Lot A, DL.139, Plan 2180, ODYD
Yamas Neighbourhood Pub	C7	C7LP	1630-1654 Ellis Street Lot 1, Plan 462, BLK 8, DL 139 Lot 2, Plan 462, BLK 8, DL 139
Zodiac Neighbourhood Pub	C4	C4LP	155 Rutland Road South Lot 3, Sec.23,Twp.26, Plan 2221, ODYD

3.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The Planning and Development Services Department is initiating the proposed rezonings to complement the Zoning Bylaw No.8000 Text Amendments proposed in TA02-0007.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RWS
Attach.

FACT SHEET

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|-----|---|---------------------|
| 1. | APPLICATION NO.: | Z03-0007 |
| 2. | APPLICATION TYPE: | REZONING |
| 3. | OWNER: | N/A |
| | · ADDRESS | |
| | · CITY | |
| | · POSTAL CODE | |
| 4. | APPLICANT/CONTACT PERSON: | City of Kelowna |
| | · ADDRESS | 1435 Water Street |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | |
| | · TELEPHONE/FAX NO.: | |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | February 14, 2003 |
| | Date Application Complete: | February 14, 2003 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to APC: | |
| | Staff Report to Council: | |
| 6. | LEGAL DESCRIPTION: | See Tables 1 and 2. |
| 7. | SITE LOCATION: | See Tables 1 and 2. |
| 8. | CIVIC ADDRESS: | See Tables 1 and 2. |
| 9. | AREA OF SUBJECT PROPERTY: | N/A |
| 10. | EXISTING ZONE CATEGORY: | N/A |
| 11. | TYPE OF DEVELOPMENT PERMIT AREA: | N/A |
| 13. | PURPOSE OF THE APPLICATION: | Rezoning |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| | NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)