
CITY OF KELOWNA

MEMORANDUM

Date: March 16, 2006

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z06-0007

OWNER: F&H Homes Ltd.

AT: 4600 Lakeshore Road

APPLICANT: Huber Developments Ltd.

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE C2 – NEIGHBOURHOOD COMMERCIAL ZONE TO THE C2RLS – NEIGHBOURHOOD COMMERCIAL– RETAIL LIQUOR SALES ZONE IN ORDER TO ACCOMMODATE A NEW RETAIL LIQUOR STORE ON THE SUBJECT PROPERTY

EXISTING ZONE: C2 – NEIGHBOURHOOD COMMERCIAL

PROPOSED ZONE: C2RLS – NEIGHBOURHOOD COMMERCIAL – RETAIL LIQUOR SALES

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 25, Township 28, SDYD Plan 25458, located on Lakeshore Road, Kelowna, B.C. from the C2 – Neighbourhood Commercial zone to the C2RLS – Neighbourhood Commercial with Retail Liquor Store zone be considered by Council;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

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

2.0 SUMMARY

The applicant is seeking to rezone the subject property to add a retail liquor store designation to the parent C2 – Neighbourhood Commercial zone. The proposed rezoning would allow the operation of a retail liquor store in a commercial retail unit in the existing mall. The liquor store will occupy a space measuring 92.9m².

3.2 Site Context

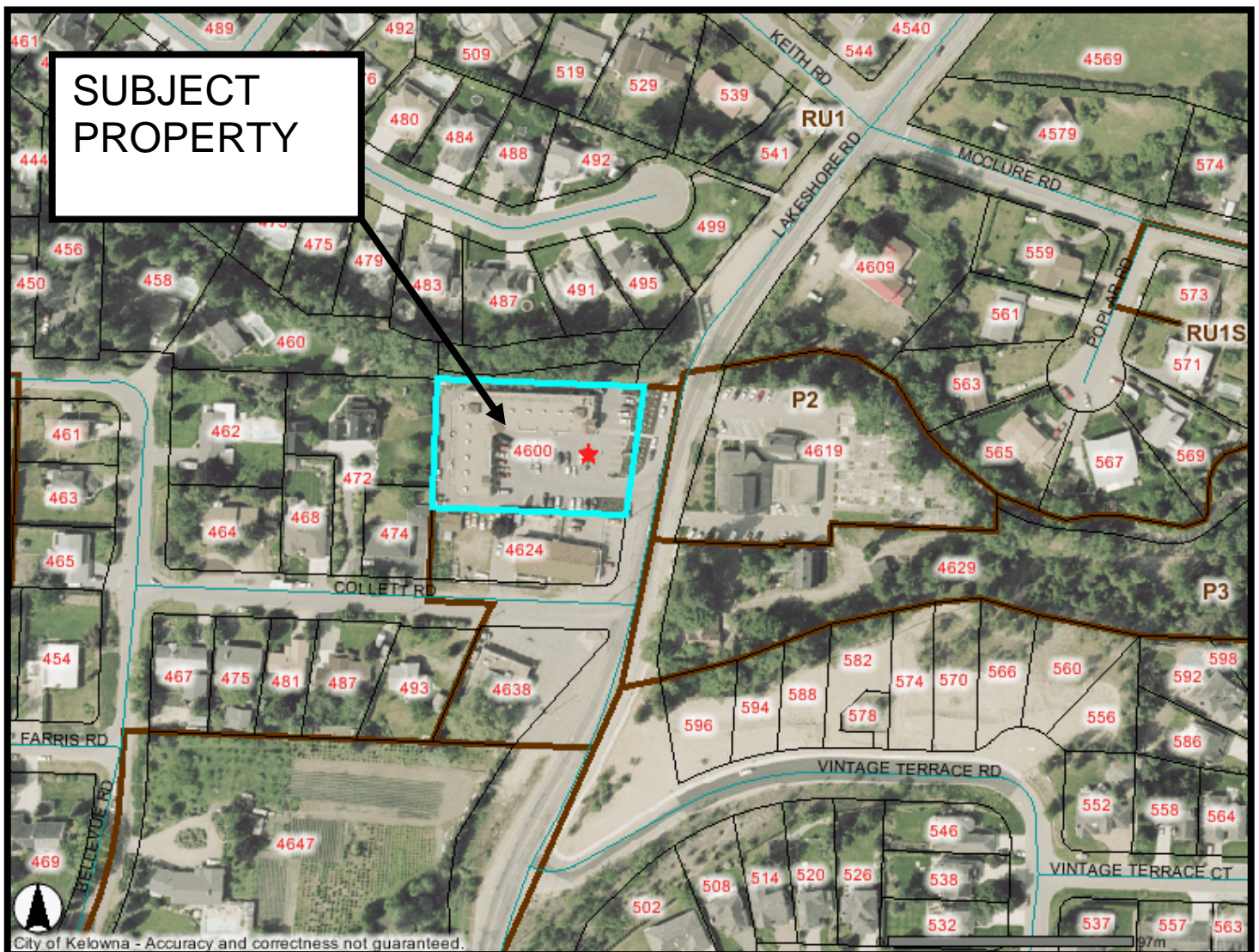
The subject property is located on the west side of Lakeshore Road between Collett Road and McClure Road.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing – Single Family Dwellings
- East - P2 – Education and Minor Institutional – Church/School
- South - C2 – Neighbourhood Commercial – Convenience Store
- West - RU1 – Large Lot Housing – Single Family Dwellings

3.3 Site Location Map

Subject Property: 4600 Lakeshore Road



4.0 DEVELOPMENT REGULATIONS

The purpose of the C2 – Neighbourhood Commercial zone is to provide for a limited range of local convenience services required by both the urban and rural population. Retail liquor sales are permitted in this zone with a minor rezoning to at the “RLS” designation.

5.0 CURRENT DEVELOPMENT POLICY

5.1 Mayors Entertainment District Task Force Report

The proposal meets the criteria of the Mayor’s Entertainment District Task Force Report in that the proposed retail liquor store is separated from the nearest other retail liquor sales establishment by more than 100m.

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following comments have been submitted:

6.1 Inspection Services Department

Building Permit for renovations required. All renovations must conform to the B.C. Building Code.

6.2 Works and Utilities Department

The Works & utilities Department has the following comment and or requirement associated with this application to rezone from C2 to C2RLS.

To reduce future truck turning and backing movements onto and off of Lakeshore Road register a cross access agreement with Lot B Plan 25458. The reciprocal access agreement shall be worded so that access to Lot B is to be provided upon the re-development of Lot B in manner which allows access for complementary access through the centre of lot B to Collette Rd. and through the rear of Lot B between Collett Road and the setback area behind the existing development.

7.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed rezoning for a retail liquor store. The proposal is consistent with the provisions of the Mayor's Entertainment District Task Force.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

RM/AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Floor Plan
- Site Plan