

Z19-0116

1 – 1990 Landsdowne Place

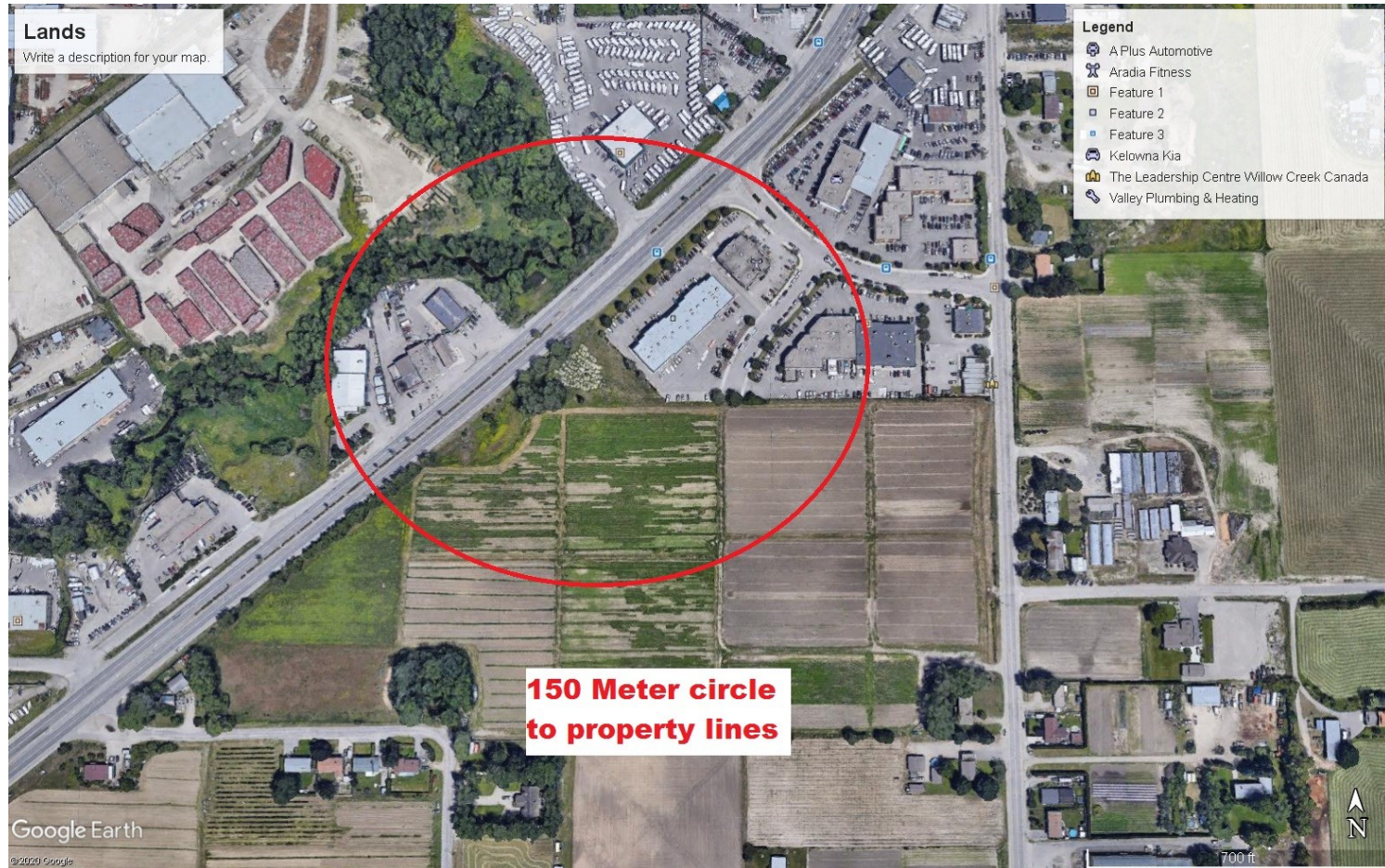
Rezoning

Applicant – Gerald Bugera has more than 30 years experience in the regulated liquor industry and more than 20 years experience as a business owner within the liquor industry.

Gerald is the current owner of multiple liquor stores and conducts his businesses within all regulations and runs respectable updated retail businesses. These stores support the local economy with over 100 employees.

Gerald's first cannabis rezoning project with the City of Kelowna has resulted in the Greenery Cannabis Boutique at 1677 Commerce Ave. This location recently received a cannabis license from the government and is set to open on or about August 1, 2020.

Compliance 150 meter circle to show rezoning compliance from parks, elementary schools, community recreation services, etc



Access points – Highway 97 to Commercial Drive to Landsdowne and Rutland Rd to Commercial Drive to Landsdowne.



View from Hwy 97



Side View of Space



## Loading Door and Back Door of Space







Side of Building



Front of Unit with Signage



Side View with signage – Government changes no longer require frosted windows

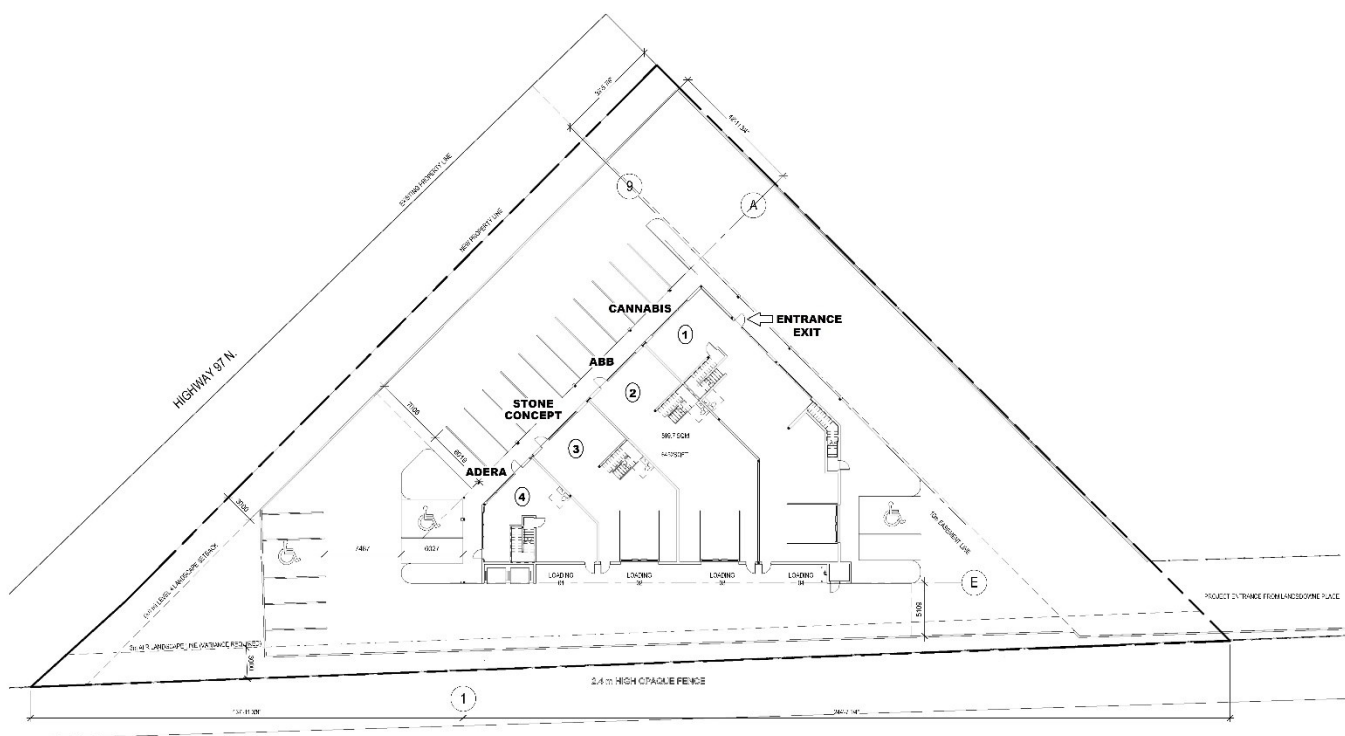
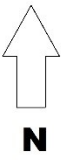




Actual signage as placed on a building – this is the Commerce Ave location

Notes:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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- This document is:
- A preliminary document that is not for construction.
  - A final document that is for construction.
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1 SITE PLAN  
 1/16" = 1'-0"

1 1/16" = 1'-0"  
 1 1/16" = 1'-0"



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 1 1/16" = 1'-0"

**PM**  
 PATRICK MACHNER  
 ARCHITECTURE INC.  
 1000 1/2 AVENUE  
 2150 PLANTATION ROAD  
 FLORENZA, IL 61830  
 PHONE: 781-444-0223  
 pat@pmarch.com

project:  
 RAUL HOLDINGS INC.  
 COMMERCIAL

1901 LINDBORN PLACE  
 project no: 1301

drawing title  
 SITE PLAN

sheet no: PS \*\*\* 1/16" = 1'-0"  
 title: JSM  
 date: PS

**A1.00**

date: 2/16/2023 10:00 AM

INTRUSION ALARM IS PROFESSIONALLY INSTALLED/MONITORED SECURITY SYSTEM CONSISTS OF GLASS BREAK MAGNETIC DOOR, SIREN, PANG BUTTON LINE SEPARATION BACKUP ALARM AND LCD KEYPADS WITH TAMPER

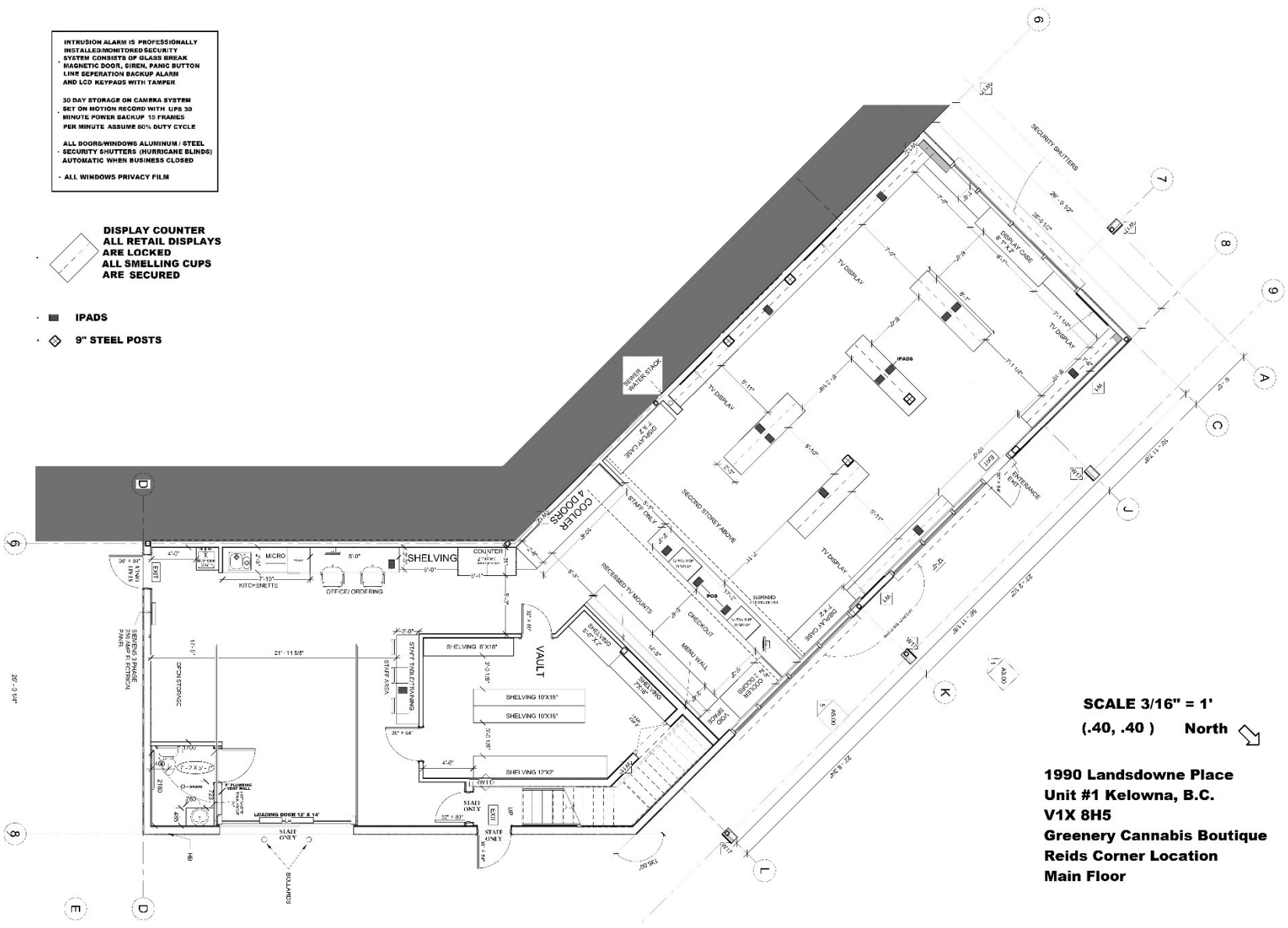
30 DAY STORAGE ON CAMERA SYSTEM SET ON MOTION RECORD WITH UPS 30 MINUTE POWER BACKUP 15 FRAMES PER MINUTE ASSUME 60% DUTY CYCLE

ALL DOORS/WINDOWS ALUMINUM / STEEL SECURITY SHUTTERS (HURRICANE BLINDS) AUTOMATIC WHEN BUSINESS CLOSED

ALL WINDOWS PRIVACY FILM

DISPLAY COUNTER ALL RETAIL DISPLAYS ARE LOCKED ALL SMELLING CUPS ARE SECURED

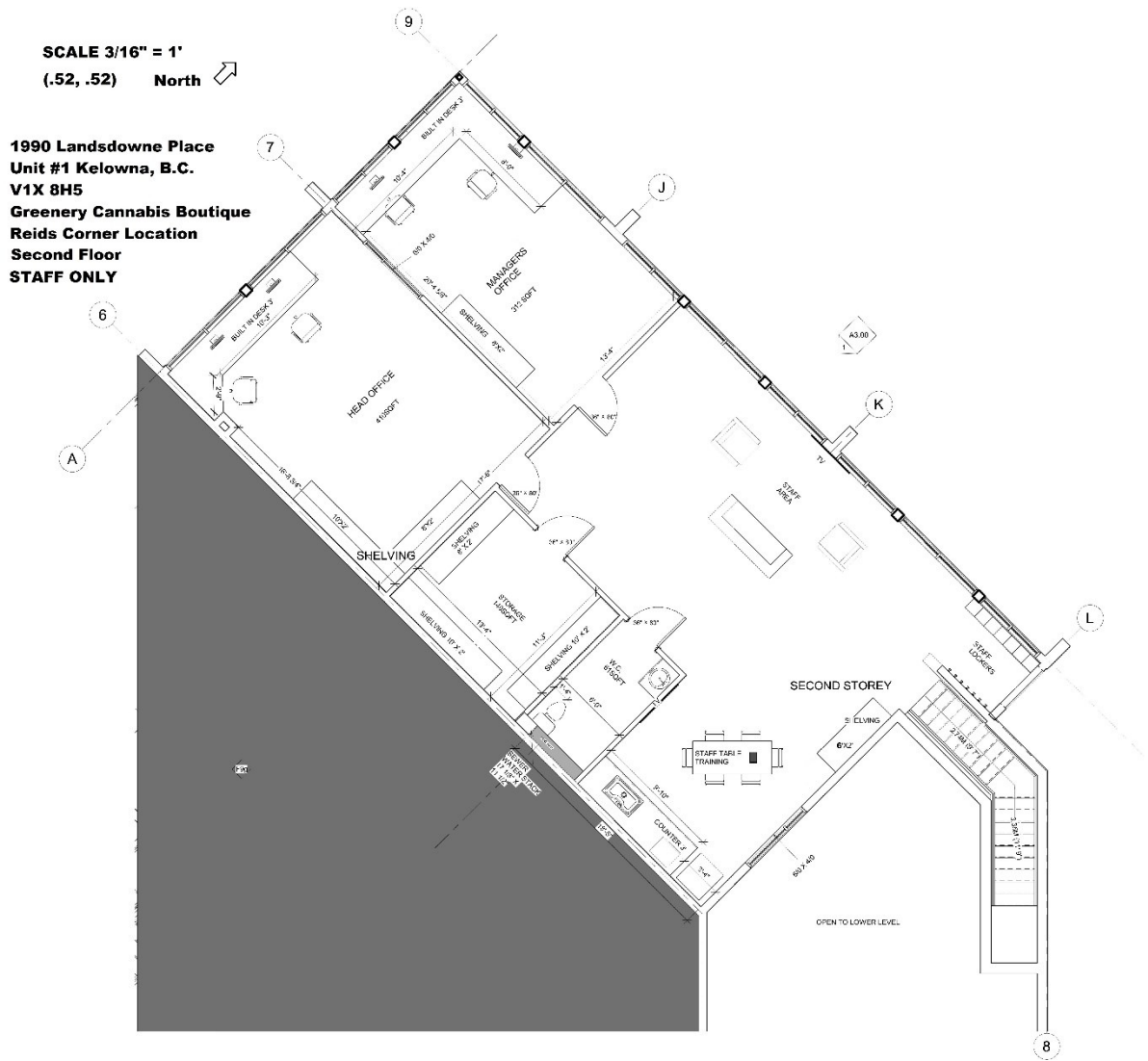
- IPADS
- ◆ 9" STEEL POSTS



**SCALE 3/16" = 1'**  
 (.40, .40) North

**1990 Landsdowne Place  
 Unit #1 Kelowna, B.C.  
 V1X 8H5  
 Greenvy Cannabis Boutique  
 Reids Corner Location  
 Main Floor**

Main Floor



This drawing represents the upstairs office and staff meeting and training area.

INTRUSION ALARM IS PROFESSIONALLY INSTALLED/MONITORED SECURITY SYSTEM CONSISTS OF GLASS BREAK MAGNETIC DOOR, SIREN, PANE BUTTON LINE SEPERATION BACKUP ALARM AND LCD KEYPADS WITH TAMPER

30 DAY STORAGE ON CAMERA SYSTEM SET ON MOTION RECORD WITH UPS 30 MINUTE POWER BACKUP 15 FRAMES PER MINUTE ASSUME 60% DUTY CYCLE

ALL DOORS/WINDOWS ALUMINUM / STEEL SECURITY SHUTTERS (HURRICANE BLINDS) AUTOMATIC WHEN BUSINESS CLOSED

ALL WINDOWS PRIVACY FILM

DISPLAY COUNTER ALL RETAIL DISPLAYS ARE LOCKED ALL SMELLING CUPS ARE SECURED

ALL WINDOWS AND DOORS FROSTED SECURITY SHUTTERS

TIME LOCK DROP SAFES

CLASS 1 PANIC ALARM

SECURE DOCUMENT PAPER STORAGE

I.P. CAMERAS WITH IR, 4 MEGAPIXELS

VIEW STATION

VIDEO CONTROL VIEW REVIEW DOWNLOAD

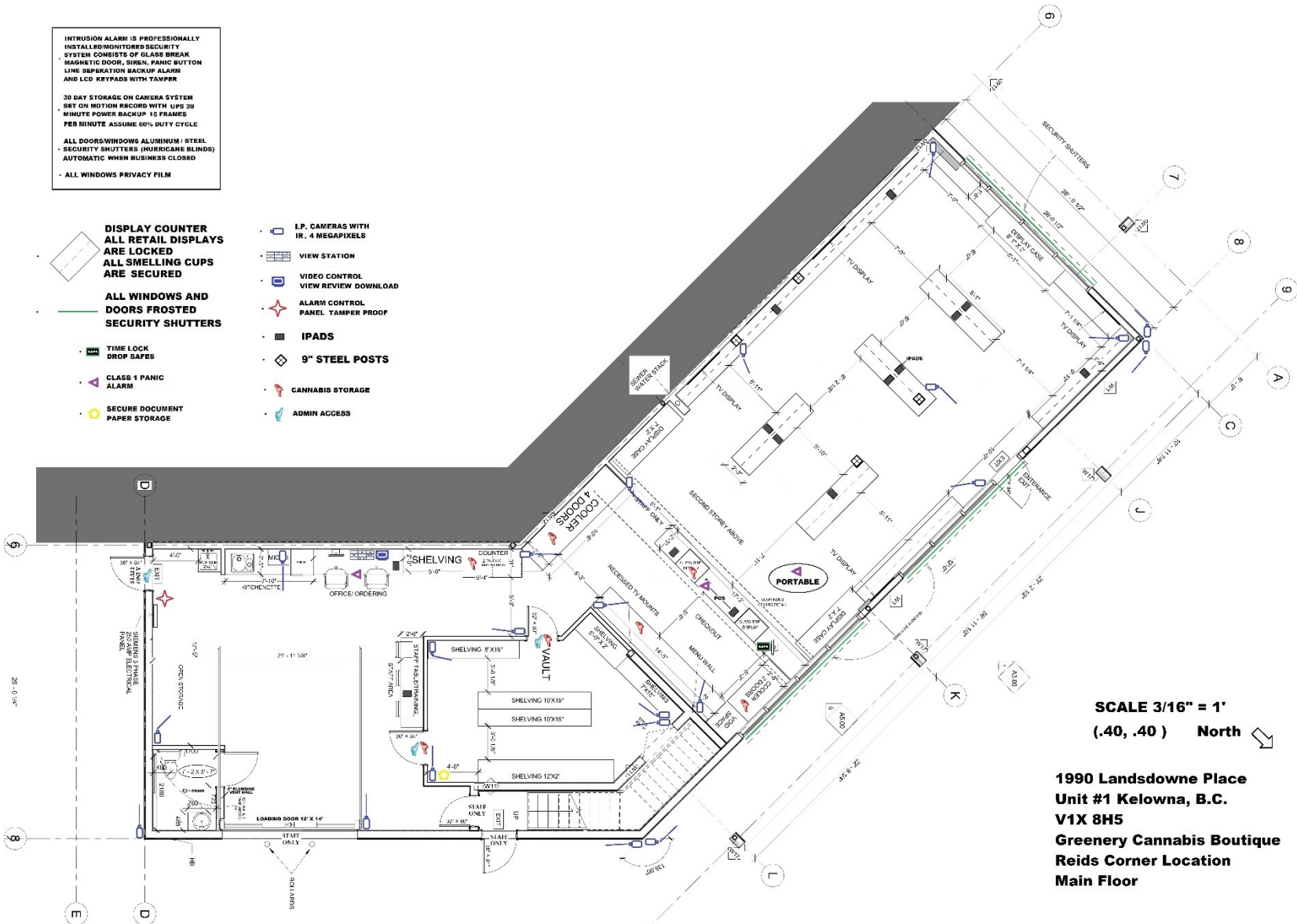
ALARM CONTROL PANEL TAMPER PROOF

IPADS

9" STEEL POSTS

CANNABIS STORAGE

ADMIN ACCESS



SCALE 3/16" = 1'  
(.40, .40) North

1990 Landsdowne Place  
Unit #1 Kelowna, B.C.  
V1X 8H5  
Greenery Cannabis Boutique  
Reids Corner Location  
Main Floor

Security Plan – Main Floor





Neighborhood Consultation was done in November door to door with a verbal introduction and a package dropped off. The feedback was positive and there were no negative concerns from any of the neighbors spoken with. To date no contact from any neighbors has been received.