

ATTACHMENT A

This forms part of application
Z24-0052

Planner Initials **KB**

City of Kelowna
COMMUNITY PLANNING

Legend
Secondary Suites



Notes

0 25 50Meters

 A horizontal scale bar with three segments. The first segment is labeled "0", the second "25", and the third "50Meters".

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.

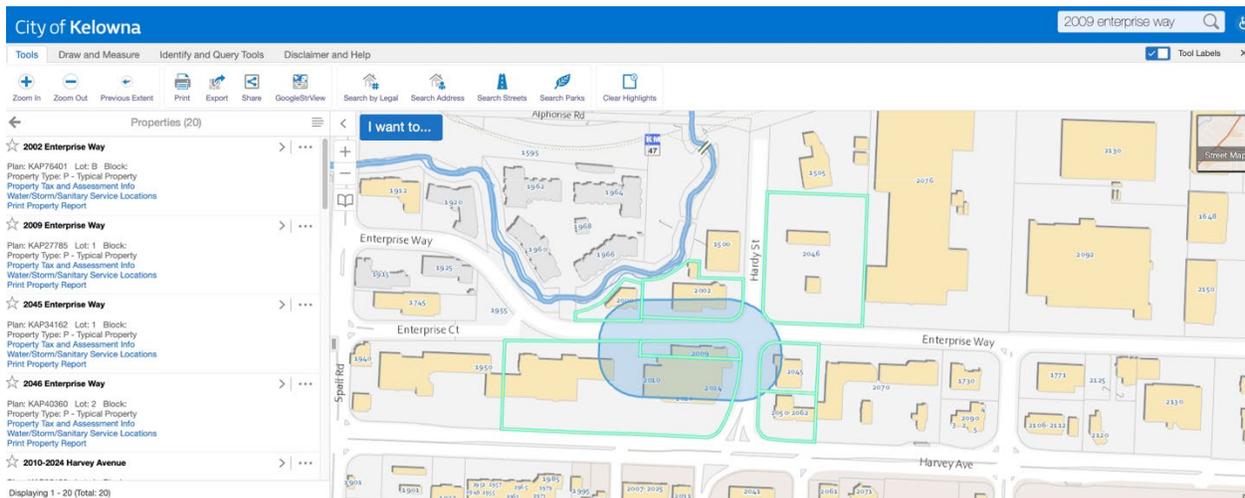
Summary of Neighbour Notification

Date of Notification Completion:

- October 24, 2024

Methods of Notification:

- All notifications were conducted via mail-out. Using the City of Kelowna Interactive Map, we identified 20 addresses within the notification area and mailed notifications to all of them.



Addresses Notified:

Notifications were mailed to the following addresses:

- 2002 Enterprise Way
- 2009 Enterprise Way
- 2045 Enterprise Way
- 2046 Enterprise Way
- 2000 Enterprise Way
- 101 - 2000 Enterprise Way
- 102 - 2000 Enterprise Way
- 103 - 2000 Enterprise Way
- 204 - 2000 Enterprise Way
- 205 - 2000 Enterprise Way
- 206 - 2000 Enterprise Way
- 207 - 2000 Enterprise Way
- 1 - 2009 Enterprise Way
- 1545 Hardy St
- 2050 Harvey Ave

- 2058 Harvey Ave
- 2060 Harvey Ave
- 2062 Harvey Ave
- 2010-2024 Harvey Ave
- 2050-2062 Harvey Ave

Information Provided:

The notification letter included the following details:

1. **Development Location:** 2009 Enterprise Way, Kelowna, BC.
2. **Development Proposal:** Rezoning of the property from CA1 (Core Area Mixed Use) to CA1RCS (Core Area Mixed Use Retail Cannabis Sales) to permit a retail cannabis sales establishment.
3. **Business Information:** Proposed establishment to be operated by FLORA Cannabis, a brand with three existing retail cannabis locations in Kelowna, known for its safe and community-oriented operations.
4. **Property Modifications:** No major changes to the property are proposed other than interior renovations and fascia signage installation.
5. **Contact Information:**
 - **Applicant:** Mathew Dober, Flora (Enterprise) Enterprises Inc.
 - **City of Kelowna Staff Contact:** Kimberly Brunet, Planner Specialist.

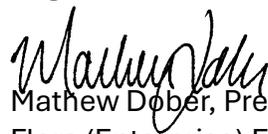
Feedback Received:

- No feedback or responses were received from the notified neighbours.

Project Adjustments:

- As no feedback was received, no changes have been made to the project based on neighbour notification.

Regards,



Mathew Dober, President
Flora (Enterprise) Enterprises Inc.

FLORA

ATTACHMENT **C**

This forms part of application

Z24-0052

Planner
Initials KB



October 1, 2024

City of Kelowna
Development Services
1435 Water Street
Kelowna BC V1Y 1J4

RE: Letter of Rationale to Rezone Property at 2009 Enterprise Way

FLORA Cannabis seeks to rezone the property located at 2009 Enterprise Way to permit retail cannabis sales from Unit C, a 55-square-meter, street-facing retail space.

As a Kelowna-based organization with deep roots in the community, FLORA operates six licensed cannabis retail locations throughout British Columbia under the regulations of the British Columbia Liquor and Cannabis Regulation Branch (BCLCRB). Our presence in Kelowna is well established, with three existing stores at 401 Glenmore Rd. (Glenmore), 1100 Lawrence Avenue (Bankhead), and 3140 Lakeshore Rd. (Pandosy).

We are proud to note that all of our Kelowna locations maintain a perfect compliance record with the BCLCRB. FLORA Cannabis is one of the largest distributors of retail cannabis in the province and upholds the highest standards of operation.

Over the past four years, FLORA Cannabis has proven itself as a safe, responsible, and valued contributor to the Kelowna community. We employ approximately 25 young adults locally, fostering personal and professional development through structured sales training, mentorship, and competitive compensation. Our employees are not only team members but also representatives of the community, and we are proud to support their growth.

Our stores are known for their clean, modern design, which enhances the aesthetic appeal of the commercial centers in which we operate. The high-end design of signage, storefronts and interior design creates a welcoming, professional, and safe environment for customers. We strive to provide a fun and engaging experience while upholding strict operational standards and regulatory compliance.

The proposed location on Enterprise Way is ideally suited for retail cannabis sales. The site complies with the specific use provisions in Section 9.9 of the City's Zoning Bylaw 12375. Situated along a commercial corridor, the property offers convenient access, ample customer parking with two dedicated parking lots, and is fully compatible with neighboring businesses.

We believe that the addition of FLORA Cannabis to this location will positively contribute to the commercial vitality of the area while ensuring responsible cannabis sales in accordance with local regulations. We kindly request the City's support in approving this rezoning application.

Thank you for your consideration.

Sincerely,

Mathew Dober, President, FLORA Cannabis

FLORA