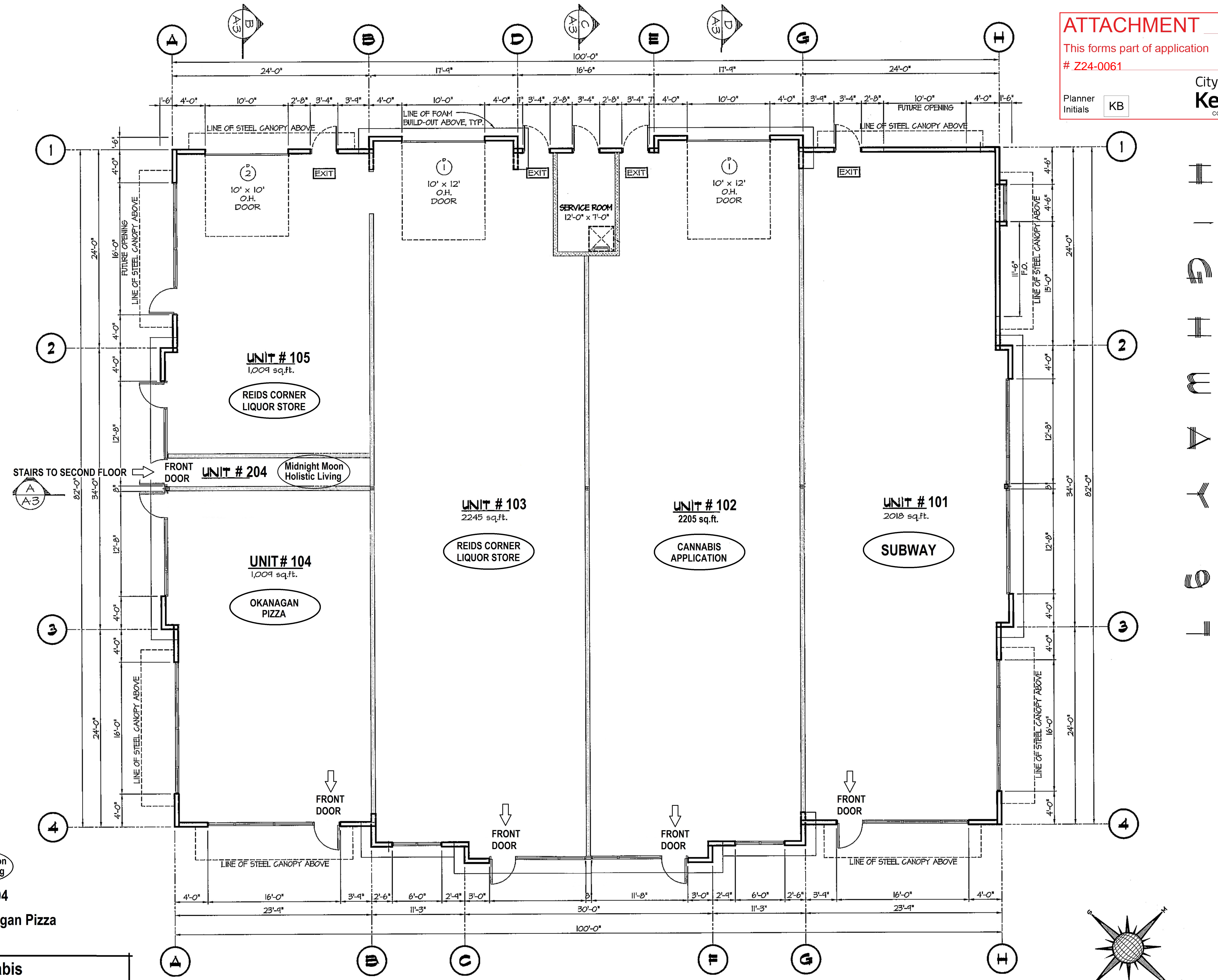


LANSDOWNE PLACE



Midnight Moon
 Holistic Living
UNIT # 204

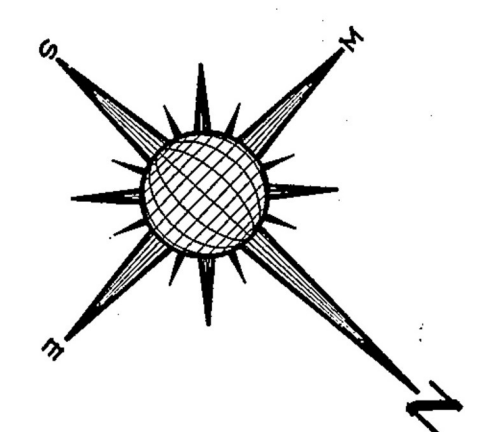
is above Okanagan Pizza

Reids Corner Cannabis
 Gerald Bugera
 250 215 0418
 gerald.longhornpub@shawcable.com

LEGAL DESCRIPTION:
 LOT 3, PLAN 57139, O.D.Y.D.
CIVIC ADDRESS:
 3699 N HWY 97, KELOWNA, BC

COMMERCIAL

FLOOR PLAN
 COMMERCIAL BLDG - UNIVERSITY BUSINESS PARK
 LOT 3, HWY 97 N, KELOWNA, BC



Summary of Neighborhood Notification

Notification completed - January 13, 2025

Notification – much of the notification was done by going door to door to every address and speaking with individuals at each location. We wanted to engage with our neighbors to see how they would respond to the information and how receptive they would be to having a cannabis store as a neighboring business. We were encouraged by the response we received.

For the neighbors that were not available to speak to, packages were sent via mail.

Addresses Notified:

- Units 101,102,103,104,105,106,107,108,109,110,111,112 - 3677 Hwy 97N
- 3732 Hwy 97N
- Units 101,102,103,104,105 - 171 Commercial Drive
- Units 101, 102, 103/203, 104/204 - 151 Commercial Drive
- Units 101 102 103 104 105 106 107 108 109 110 111 112 - 140 Commercial Drive
- Units 101,102,103,104,105 - 3699 Hwy 97N

Information Provided:

- **Rezoning and Development** Location including map
- **Detailed description of Proposal:** To rezone the subject property from C2 – Vehicle Oriented Commercial to C2rcs – Vehicle Oriented Commercial Retail Cannabis Sales to facilitate a retail cannabis sales establishment
- **Business Information** - The retail cannabis store will be owned and operated by the owners of the Reids Corner Liquor Store and the Greenery Cannabis Boutique on Commerce Ave. The same level of compliance, respect, accountability, level of service, security, neighborly relations will all accompany the new cannabis store.
- **Visual of Floor Space** of interior building as it lays out with the floor space of existing stores
- **Visual layout** of the interior development of proposed store
- **Exterior pictures** of the building from all angles
- **Contact Information** – Applicant – Gerald Bugera and City of Kelowna Contact Kimberly Brunet, Planner Specialist.

Feedback – no feedback was received from the Neighborhood Notification.

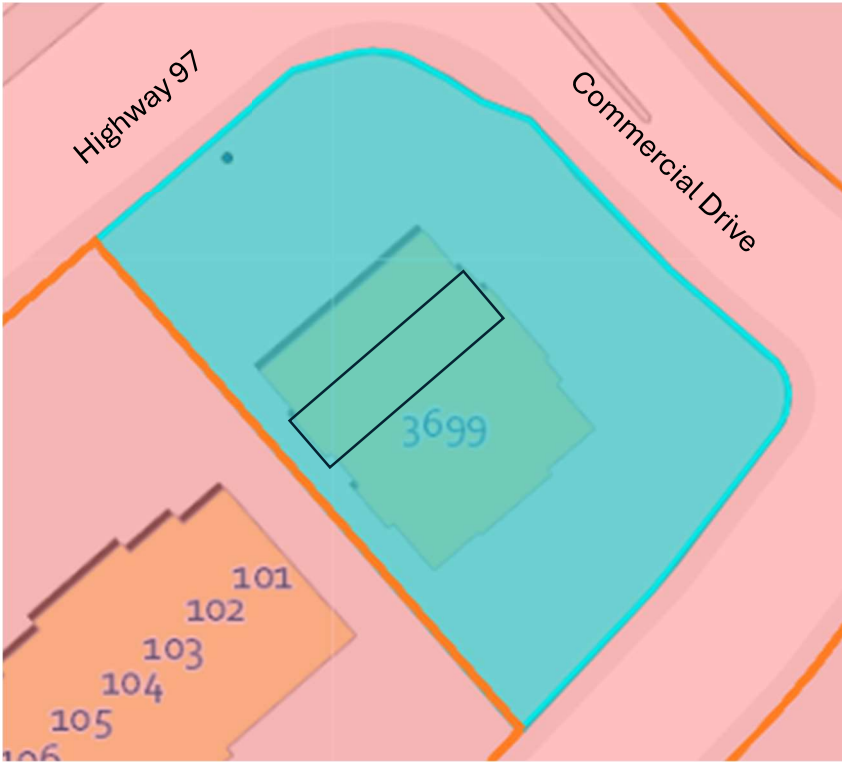
Regards,

Gerald Bugera





Neighborhood Notification for 102 – 3699 Hwy 97N



City of Kelowna Selection Sets

The screenshot shows a web application interface for 'Selection Sets'. On the left is a map with a red selection set overlaid on the area shown in the previous image. The map includes labels for 'Highway 97', 'Commercial Dr', 'Rutland Ct', and 'Lindosdowne Pl'. On the right is a control panel with a search bar, buttons for 'Select', 'Add', 'Remove', 'Clear', and 'Add Markup'. Below the search bar is a table listing selection sets.

Type	Address
Q	3699 Hwy 97 N
Q	3732 Hwy 97 N
Q	3777 Hwy 97 N
Q	S 140 Commercial Dr
Q	S 151 Commercial Dr
Q	S 171 Commercial Dr
Q	S 3677 Hwy 97 N

Count: 47

Buttons: Buffer, Mask, Area, Streets, St.

Manage Selection Set

Explanation of Kid Types

Rational Statement
Rezoning for 102 – 3699 Hwy 97N



As the owners of the Greenery Cannabis Boutique in Kelowna, we are seeking to rezone a 2nd location for retail cannabis sales in a C2 zoned location.

Being the current owner of a cannabis retail store that opened March 2021, we have established ourselves as a responsible, secure, community-based business that works to serve our city and those around us in a respectful, pleasant, and reputable manner.

102-3699 Hwy 97N is a positive location to serve a region that is lacking in options for cannabis retail sales; it provides easy access for customers and aligns with current businesses in this area.

Positioned next to a liquor store and between food vendors, in addition to existing commercial properties in the adjacent areas, a cannabis store offers options to those customers utilizing this area. Easy highway 97 access allows traffic to easily flow without congesting, as does the updated and redesigned Rutland Road.

This commercial area is NOT surrounded by parks, schools, recreation, or homes. This location complies with all city restrictions regarding distances.

The proposal for the store would include a similar layout and square footage as the current Greenery Cannabis Boutique on Commerce Ave. Our investment in our store design provides our customers with a large square footage - a commitment we make to provide options for displays and room to move around.

With a larger investment in a retail cannabis store, we can better educate our customers through options for learning about products with Product Cards, TVs, Ipads, Website, and knowledgeable staff. We are committed to investing in an enhanced shopping experience for our customers.

We believe the lack of cannabis retail sales opportunities in the 3699 Hwy 97N area can be alleviated by our investment in a secured, reputable, responsible, customer focused retail cannabis store in this proposed location. Our goal is to provide our customers with a store they can feel comfortable, secure, and happy to shop at.

As a current cannabis retail license holder, we respect and follow all regulations, and we continue to be compliant in all areas.

Thank you for your consideration.

Sincerely,

Gerald Bugera