

ATTACHMENT A	
This forms part of application # Z25-0006	
Planner Initials	KB
 City of Kelowna COMMUNITY PLANNING	

Cannabission Cannabis Ltd

9-3818 Gordon Drive

Kelowna, BC

V1W3G8

3-Feb-2025

Letter of Rationale to Rezone Property at #2 5008 South Ridge Drive

Cannabission Cannabis seeks to rezone the property located at #2 5008 South Ridge Drive, to permit retail cannabis sales from unit #2, a 1260 sq.ft retail space in the Upper Mission area of Kelowna.

Cannabission Cannabis Ltd is a Kelowna based corporation that was created in 2019. We currently operate a single licensed store at unit 9, 3818 Gordon Drive Kelowna, which opened in July 2019. Cannabission's presence is well established in the Lower Mission area.

Cannabission has had a perfect compliance record with the BC LCRB. We have created a fun work environment, while maintaining strict operational standards and regulatory compliance.

We are proud to note that we have proven ourselves as a safe, responsible retailer which employs 10 people. We have very low turnover and maintain high standards of service. Our store is well known for its small, cozy, clean modern design, which enhances the aesthetic appeal of the mall we're in. Our landlord, Chris Cavacuiti would give us an outstanding reference as good tenants.

The proposed location on South Crest Road in the Upper Mission is ideally suited for retail cannabis sales. The site complies with all the conditions of Section 9.9 Bylaw 12375 and exceeds required distances from other cannabis stores, schools and noted recreation parks detailed in the Bylaw. The site is currently zoned as C1 and has Domino's pizza as a neighbor. Our existing store is the nearest cannabis store 4.5km to the north.

The Upper Mission area currently does not have any retail cannabis stores and this site would be ideal to service customers in this area. This area offers convenient access and ample customer parking with four designated parking spots.

We believe the additions of Cannabission to this location will positively contribute to the success of the area, while ensuring responsible cannabis sales in accordance with local and provincial regulations.

Thank you for your consideration,

Yours sincerely,



Steven Jones, CEO, Cannabission



Steven Jones
Cannabission Cannabis Ltd
9-3818 Gordon Drive
Kelowna, BC
V1W3G8
Cell 250-870-2096
Email steve@cannabission.ca
March 5th, 2025

Re: Neighbourhood Notification

Dear Neighbour,

We have applied to the City of Kelowna to have the commercial unit at #5008 South Ridge Drive, rezoned from a C1 zone (Local and Neighbourhood Commercial) to C1 - rcs (Retail Cannabis Store) and we are required to consult with you, as a neighbour, since you live within 50m of the property.

We are proposing to lease the “One Shop” next to Domino’s Pizza at #5008 South Ridge Drive, Kelowna. We would want to update the signs on the outsides of the building to replace them with a “Cannabission” sign. The windows would be mostly covered with decals and window coverings, as per Provincial regulations. Structurally, the building would remain unchanged. We would be building a couple of walls inside to create a secure checkout area, a manager’s office and a staff room, as per the attached floor plan.

Please also find attached a visual rendering of what the store would look like at the front and rear after the new signage and window coverings are installed.

Cannabission opened in 2020 on Gordon Drive in the Lower Mission. We are locally owned and operated and currently employ 10 people. We have a perfect compliance record with the Liquor and Cannabis Regulation Branch which oversees the regulation and licensing of cannabis establishments. We are very strict in checking people’s identification, to protect our youth and also to protect our business.

If you have any feedback or comments that you would like to share with the City of Kelowna, please contact Kimberly Brunet, Planner Specialist at the City of Kelowna, Tel 250-469-8637.

Kimberly’s email is kbrunet@kelowna.ca. Please mention the City’s file number for this application - Z25-0006

If you have any feedback, questions or concerns for me, the store owner, please reach out to me using the contact details above. You are welcome to come and talk to me at the existing store Monday to Friday.

Thank you very much for your time,

Sincerely,

Steven Jones, Owner



Steven Jones

Cannabission Cannabis Ltd

9-3818 Gordon Drive

Kelowna, BC

V1W3G8

15-March 2025

Summary of Neighbourhood Notification for Cannabission Cannabis : File # Z25-0006

1. On Friday 7th March I mailed out 15 letters to all addresses included in a 50m area around the property at 5008 South Ridge Dr, as per Kim Brunet, City Planner request, notifying neighbours of our application to have this area rezoned to C1-rcs. This notification letter also included mockup images of the new store front and rear as well as a plan of the proposed changes inside the store.
2. On the 28th of January I consulted with the business owner next to the new store location via a telephone conversation. He had no concerns with us as a neighbour. We have had neighbouring businesses in our first location for over a decade without issues.
3. On Saturday March 15th I visited the addresses within 50m and knocked on neighbours' doors, for face to face meetings. I was able to speak with four neighbours.
4. One neighbour was happy we were opening and expressed no concerns about Cannabission being there.
5. Two neighbours had questions about the setback distance to Canyon Middle School, to which I assured them we were about 1km away, exceeding the city's minimum distance of 500m.
6. Another neighbour I spoke to was indifferent and said he "didn't care either way".
7. We are not proposing any changes to the project based on the feedback from neighbours close to the store.

Addresses notified via mail

674 South Crest Drive
675 South Crest Drive
5026 South Ridge Drive
700 South Crest Drive Unit #1
700 South Crest Drive Unit #2
700 South Crest Drive Unit #3
700 South Crest Drive Unit #4
700 South Crest Drive Unit #5
700 South Crest Drive Unit #6
700 South Crest Drive Unit #7
700 South Crest Drive Unit #8
710 South Crest Drive
5008 South Ridge Drive Unit #3
5008 South Ridge Drive Unit #4

Steven Jones
Owner
Cannabission Cannabis Ltd.

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