

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

10.

COUNCIL REPORT

Date:	September 28, 2021
From:	Megan Roberts, Planning Technician Michelle McGuire, Senior Manager of Current Planning and Urban Design
Subject:	Temporary Use Permits for Cannabis Retail
File:	1010-20-20-112; 1010-20-21-004; 1010-20-21-036; 1010-20-21-071; 1010-20-21-072; 1010-20-21-094; 1010-20-21-099; 1010-20-21-098; 1010-20-21-102; and 1010-20-21-097

RECOMMENDATION

THAT the report titled “Temporary Use Permits for Cannabis Retail”, dated September 28, 2021 be received for information.

1.0 Purpose

To provide Council with information regarding all proposed temporary use permit (TUP) applications received by June 30, 2021 for cannabis retail (**Appendix B**) and provide Council with options regarding which applications be scheduled for further consideration.

2.0 Executive Summary

The District received 10 TUPs for cannabis retail by June 30, 2021 which was the deadline set by Council at the time that the Interim Non-medical Cannabis Retail Policy (the ‘Policy’) was adopted. Of the 10 applications received, six are in the Ambleside Town Centre, two applications are in Horseshoe Bay, one is in Dundarave and one is in the Marine Drive Taylor Way commercial area. The applications received have been evaluated with the criteria from the Policy (**Appendix C**). A cannabis policy matrix summarizing how each application compares with the policy criteria is provided within the report (**Table 1**).

In summary, all applications received meet the District’s Policy criteria. The criteria, however, limits each identified shopping area to a maximum of one cannabis retail business which could result in up to four applications.

As per Council direction, staff have brought all applications received within the Council determined time limit for consideration “in a batch.” Staff expect that Council may not wish to approve all ten applications. Therefore, this report provides some options that Council could consider in order to allow specific applications to proceed. If Council identifies specific applications to be scheduled for consideration at the December 6, 2021 regular Council meeting, staff will mail notices to surrounding neighbours and put an advertisement in the North Shore News prior to the Council meeting.

3.0 Legislation/Bylaw/Policy

Federal Legislation

The Federal Government of Canada legalized recreational cannabis across the country with the adoption of the Cannabis Act on October 17, 2018. The Cannabis Act has created a framework for cannabis production and distribution, as well as regulates and enforces criminal offences - including measures to protect youth. On October 17, 2019, the Cannabis Act was updated to legalize edibles, topical applications and extracts.

Provincial Legislation

Through legislation including the *Cannabis Control and Licensing Act*, the Province of British Columbia established the legal framework for the possession, use, and retail licensing of cannabis while the *Cannabis Distribution Act* established the Liquor and Cannabis Regulation Branch (LCRB) as the wholesale distributor of non-medical cannabis in the province and regulator of BC cannabis stores. Local governments retain the power to regulate land use, smoking bylaws and business licensing regarding cannabis sales and production in their municipality.

Additionally, Sections 493 and 494 of the *Local Government Act* apply regarding Temporary Use Permits.

Bylaws

District bylaws that regulate the proposed use are:

Section 120.1 of the *Zoning Bylaw* prohibits Cannabis Sales and Production in every zone across the District.

Section 120.15 of the *Zoning Bylaw* establishes the framework for the consideration of temporary use permits.

The *Fees and Charges Bylaw* includes annual business licence fees based on business type.

Policy

The Interim Non-medical Cannabis Retail Policy (the 'Policy') guides the geographical distribution and evaluation of cannabis retail stores in the District. Criteria in the Policy requires a minimum distance from schools of 100 m, a maximum of one store per shopping area (Horseshoe Bay, Dundarave, Ambleside and the Marine Drive Local Area Plan commercial area), and a maximum store frontage of 8 m.

4.0 Council Strategic Objective(s)/Official Community Plan

The Official Community Plan supports economic diversification and encourages job creation to promote a more resilient and vital economy.

Council's Strategic Plan 2020-2021 includes the following objectives regarding the Local Economy:

2.1 Develop economic recovery plans, and continue to provide economic development support to local businesses.

2.5 Strengthen relationships with the business community.

5.0 Financial Implications

The Fees and Charges Bylaw includes an annual \$5,000.00 business licence fee for cannabis retail businesses. The fee is reduced to \$2,500.00 for businesses that come into existence after July 31 of each year.

Bylaw enforcement costs associated with authorized facilities and license holders are expected to be minimal given the security and monitoring requirements of the Liquor and Cannabis Regulation Branch (LCRB).

6.0 Background

6.1 Previous Decisions

At its July 23, 2018 regular meeting, Council passed the following resolution that defined and prohibited cannabis sales and production in the District of West Vancouver:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4982, 2018" be adopted.

At its May 31, 2021 regular meeting, Council passed the following resolutions regarding an Interim Non-Medical Cannabis Retail policy to evaluate the distribution and consideration of cannabis retail applications across the District:

THAT Corporate Policy #0137 (Interim Non-medical Cannabis Retail Policy) attached as Appendix A to the report from the Senior Manager of Current Planning & Urban Design and Planning Technician dated May 12, 2021, be approved.

THAT staff be directed to bring forward all Cannabis retail applications received by June 30, 2021 in a batch for Council's consideration.

THAT proposed "Fees and Charges Bylaw No. 5025, 2019, Amendment Bylaw No. 5119, 2021" be read a first, second and third time.

At its June 14, 2021 regular meeting, Council passed the following resolution regarding a cannabis retail business licence fee:

THAT proposed "Fees and Charges Bylaw No. 5025, 2019, Amendment Bylaw No. 5119, 2021" be adopted.

6.2 History

Not applicable

7.0 Analysis

7.1 Discussion

Overview

The District received a total of 10 TUP applications for cannabis retail. Applicants had the choice to either apply for a TUP or a rezoning application to permit cannabis sales, however, only TUP applications were received. A TUP may be issued for any period of time up to three years, and can establish conditions relating to the use. TUPs can only be renewed once for an additional three-year term (or any lesser period of time).

As per Council's direction, all of the applications for cannabis retail are being brought forward in a batch. The discussion below describes each of the TUP applications in the order they were received within the four commercial areas. Table 1 provides a summary of each application evaluated against the policy criteria. Community Impact Statements for each application are included in **Appendix D**.

The provincial LCRB is responsible for issuing licenses for cannabis retail stores. Cannabis retail stores must obtain a non-medical cannabis retail licence from the LCRB in order to operate. As part of the application process, the LCRB conducts a Fit and Proper Assessment which includes a security screening and financial integrity check of the applicant and persons associated with the applicant. Once the Fit and Proper Assessment is complete, the District receives a letter from the LCRB confirming the completion of the suitability check. To date, the District has received confirmation that four out of the ten applicants have passed the Fit and Proper Assessment (**Table 1**). For all applications a condition is included in the draft TUP (**Appendix B**) requiring confirmation of final Cannabis license approval by the LCRD. Following the consideration of the TUPs, if any of the applications receive approval, a copy of the resolution will be forwarded to the LCRB who will ultimately decide whether to issue the licence for the cannabis retail store.

Approval of site specific TUP applications consistent with the Policy would allow a limited number of cannabis stores in key shopping areas across the District on a temporary basis. After three years staff would report back to Council providing an evaluation of the approved businesses along with recommendations to update or improve the Policy. Site specific zoning amendments would be required to permit any specific store on a permanent basis.

Table 1: Cannabis Retail Application Policy Evaluation Matrix

Store Name	Address	Applicant Name	Distance to Elementary (min. 100 metres)	Distance to Secondary (min. 100 metres)	Store Frontage (max. 8 metres)	Shopping Area	LCRB Fit & Proper Assessment
Avenue	1453 Bellevue Avenue	Rebecca Hardin	250 m	987 m	2.83 m	Ambleside	Completed
La Canapa	1528 Marine Drive	Ian Fung	310 m	900 m	3.64 m	Ambleside	In-take stage
Quantum Cannabis	1443 Clyde Avenue	Kwanbong Lee	137 m	853 m	4.7 m	Ambleside	Near completion
Nimbus Cannabis	1519 Clyde Avenue	Shar Mortezaei	258 m	857 m	7.3 m	Ambleside	In-take stage
BC Cannabis	1437 Clyde Avenue	BC Liquor Distribution Branch, Ryan McKeown	121 m	860 m	7.16 m	Ambleside	Not required ¹
Inspired Cannabis	1480 Marine Drive	Jesse Dhami	254 m	954 m	4.7 m	Ambleside	Near completion
Happy Isle Cannabis	6609 Royal Avenue	David Bellringer Glenn Cormier	462 m	3.05 km	4.4 m	Horseshoe Bay	Completed
Weather Cannabis	6412 Bay Street	Constance Shaw Brittney Guthrie	513 m	3.09 km	.96 m	Horseshoe Bay	Completed
NV Cannabis	2433 Bellevue Avenue	Jeremy Atkins	167 m	1.31 km	6.6 m	Dundarave	Completed
Cannabis on Clyde	17-636 Clyde Avenue	Jason Tonin	306 m	2.14 km	0 m	Marine Drive Local Area Plan	Underway

¹ Public cannabis stores are authorized under different legislation (*Cannabis Distribution Act*) than public stores and do not require a licence. As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB.

Ambleside Applications

The District received six Cannabis retail applications in Ambleside as shown in the map in Figure 1.



Figure 1: Ambleside Applications

1. 1453 Bellevue Avenue – Avenue Cannabis

Project description

The proposed cannabis store is located on the ground level, set back away from the Bellevue Avenue street front. The proposed business is adjacent to an existing public lobby area and a spa.

The store would occupy approximately 105.4 m² (1,135 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, accessible washroom and storage (**Appendix E**). The proposed store hours are from 9 am-11 pm, 7 days a week. The applicant anticipates to employ 12-15 staff.

Site and Context

The subject site has a three storey commercial building located on the north side of Bellevue Avenue. The property is zoned Ambleside Centre Zone 1 (AC1) which permits retail stores and is located in the Ambleside Village Development Permit Area (DPA). The AC1 zone is intended to

provide or a wide range of commercial uses, as well as apartment use above the ground floor. The immediate area is predominately ground level commercial with some low rise mixed use buildings.

2. 1528 Marine Drive

Project description

The proposed cannabis store is located in a ground level commercial unit. The proposed business is adjacent to a money exchange and a restaurant.

The store would occupy approximately 77 m² (835 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, staff room, office space, washroom and storage (**Appendix E**). The proposed store hours are from 10 am to 10 pm, 7 days a week. The applicant anticipates to employ 3 staff.

Site and Context

The subject site has a one storey commercial building located on the south side of Marine Drive. The property is zoned Ambleside Centre Zone 1 (AC1) which permits retail stores and is located in the Ambleside Village DPA. The immediate area is predominately one to three storey commercial buildings.

3. 1443 Clyde Avenue – Quantum Cannabis

Project description

The proposed cannabis store is located in a ground level commercial unit. The proposed business is adjacent to a spa and a hair salon. The store would occupy approximately 61 m² (656 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, accessible washroom and storage (**Appendix E**). The proposed store hours are from 9 am to 11pm, 7 days a week. The applicant anticipates to employ 10-20 staff.

Site and Context

The subject site has a three storey mixed use building located on the north side of Clyde Avenue. The property is regulated by Development Area Agreement 3193 (land use contract) which supersedes the underlying Ambleside Centre Zone 1 (AC1) zoning and is located in the Ambleside Village DPA. The land use contract restricts the use of the property to commercial and office use. The immediate area contains commercial buildings, offices and low rise mixed use buildings.

4. 1519 Clyde Avenue – Nimbus Cannabis

Project description

The proposed cannabis store is located in a ground level commercial unit. The proposed business is adjacent to a tire store and a luxury car sales business. The store would occupy approximately 70.9 m²

(764 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, washroom and storage (**Appendix E**). The proposed store hours are from 9 am to 11 pm, 7 days a week. The applicant anticipates to employ 8 staff.

Site and Context

The subject site has a one storey building located on the north side of Clyde Avenue. The property is zoned Ambleside Centre Zone 1 (AC1) which permits retail stores and is located in the Ambleside Village DPA. The immediate area is predominately commercial including a tire store, automotive sales, a gas station and offices.

5. 1437 Clyde Avenue – BC Cannabis

Project description

The proposed BC Cannabis Store is a government run and operated store and the only application received by the District that is not privately owned. The proposed store is located on the ground level of a two storey commercial unit that is adjacent to a cross fit gym and a martial arts training gym.

The store would occupy approximately 150 m² (1,616 sq. ft.). The floor plan identifies locations for displays, a service area, accessible washroom, staff room and storage (**Appendix E**). The proposed store hours are 10 am to 9 pm Monday to Thursday, 9 am to 9 pm Friday and Saturday, and 10 am to 6 pm Sundays. The applicant anticipates to employ 8-12 unionized staff.

Site and Context

The subject site has a 2 storey building located on the north side of Clyde Avenue. The property is zoned Ambleside Centre Zone 1 (AC1) which permits retail stores and is located in the Ambleside Village DPA. The immediate area is predominately commercial buildings, offices and low rise mixed use buildings. The location is near a main public transit corridor along Marine Drive.

6. 1480 Marine Drive – Inspired Cannabis

Project description

The proposed cannabis store is located in a ground level commercial unit. The proposed business is adjacent to neighbours a fish market and grocery store. The store would occupy approximately 84.9 m² (914 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, washroom and storage (**Appendix E**).

The proposed store hours are from 10 am to 11 pm, 7 days a week. The applicant anticipates to employ 10 staff.

Site and Context

The subject site has 2 storey mixed use building located on the south side of Marine Drive. The property is zoned Ambleside Centre Zone 1 (AC1) which permits retail stores and is located in the Ambleside Village DPA. The immediate area is predominately commercial, including retail stores and a gas station.

Horseshoe Bay Applications

The District received two Cannabis retail applications within the Horseshoe Bay as shown in the map in Figure 2.



Figure 2: Horseshoe Bay Applications

7. 6609 Royal Avenue – Happy Isle Cannabis

Project description

The proposed cannabis store is located in a ground level commercial unit. The proposed business is adjacent to a real estate office and clothing store.

The store would occupy approximately 58 m² (620 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, washroom and storage (**Appendix E**). The proposed store hours are from 9 am to 11 pm, 7 days a week. The applicant anticipates to employ 3 staff.

Site and Context

The subject site has a two storey mixed use building located on the west side of Royal Avenue. The property is zoned Commercial 1 (C1) which permits retail stores and is located in the Horseshoe Bay DPA. The immediate area consists of a one storey commercial building and two storey mixed use buildings with ground level commercial and residential units on the upper level. The location is at the end of a main public transit corridor that connects with BC Ferries.

8. 6412 Bay Street – Weather Cannabis

Project description

The proposed cannabis store is located on the second storey of a walk up commercial building and is not wheelchair accessible. The proposed business is above an art gallery and the lower level is next to two restaurants.

The store would occupy approximately 126.3 m² (1,360 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, washroom and storage (**Appendix E**). 10 am – 8 pm Thursday to Saturday and 11 am – 7 pm Sunday to Wednesday. The applicant anticipates to employ 3-5 part time staff, plus the two business owners full time.

Site and Context

The subject site has a two storey commercial building located on the south side of Bay Street. The property is zoned Commercial 1 (C1) which permits retail stores and is located in the Horseshoe Bay DPA. The immediate area contains commercial units, mixed use buildings and is across from Horseshoe Bay Park. The location is at the end of a main public transit corridor that connects with BC Ferries.

Dundarave Shopping Area Applications

The District received one Cannabis retail application within the Dundarave Shopping Area as shown in the map in Figure 3.

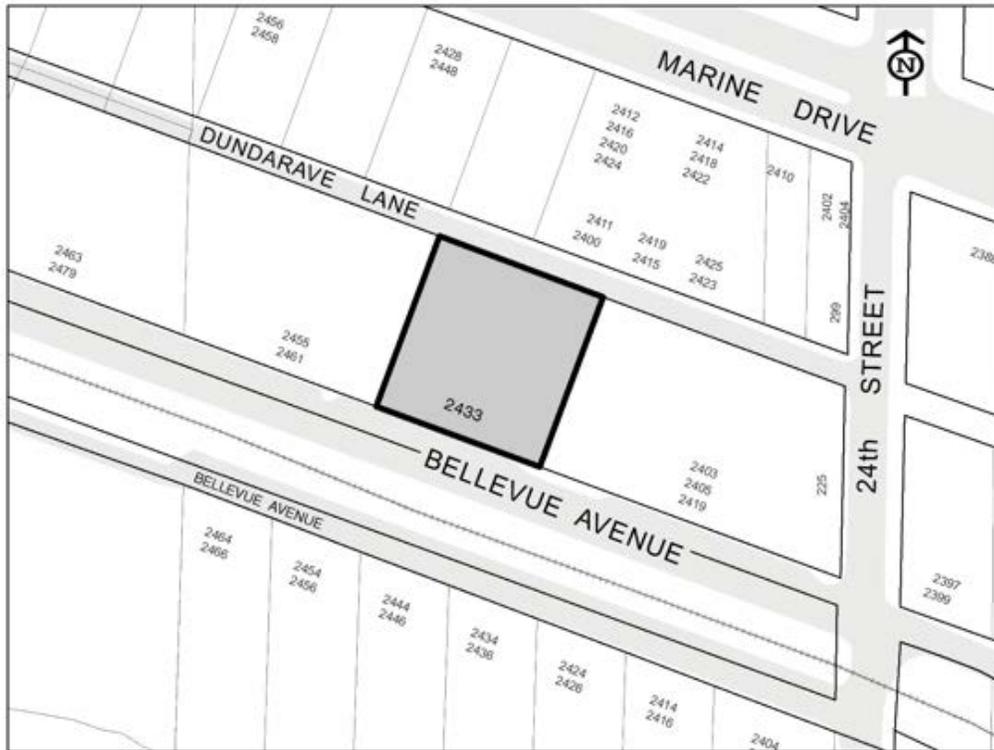


Figure 3: Dundarave Application Location

9. 103-2433 Bellevue Avenue – NV Cannabis

Project description

The proposed cannabis store is located in a ground/lower level commercial unit that fronts Dundarave Lane. The unit is accessible by stairs only. The proposed business is adjacent to a spa and a vacant commercial unit.

The commercial unit is located in a strata building with residential above the first storey. Staff have received correspondence from the Strata president indicating that the Strata Bylaws do not permit retail use (i.e. Cannabis retail would not be permitted by the Strata Bylaw). Staff note that the District does not enforce Strata Bylaws, however, if the application was approved there could be legal implications for the operation of the store.

The store would occupy approximately 56.1 m² (604 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, washroom and storage (**Appendix E**). The proposed store hours are from, 9 am to 9 pm, 7 days a week. The applicant anticipates to employ 4 full time staff and 4 part time staff plus the 4 owners.

Site and Context

The subject site has 3 storey mixed use building located on the north side of Bellevue Avenue. The property is zoned Commercial Zone 4 (C4) and is in the Dundarave DPA. The C4 zone does not permit retail. The immediate area is predominately mixed use buildings with commercial on the lower level with residential above. The location is near a main public transit corridor along Marine Drive.

Marine Drive Local Area Plan Commercial Area Application

The District received one Cannabis retail application within the Marine Drive Local Area Plan commercial area as shown in the map in Figure 4.



Figure 4: Marine Drive Local Area Plan Commercial Area Application

10.16-636 Clyde Avenue – Cannabis on Clyde

Project description

The proposed cannabis store is located on the second storey of a walk up commercial building. The proposed business is adjacent to a travel agency and a violin store.

The store would occupy approximately 31.8 m² (343 sq. ft.) of retail floor space. The floor plan identifies locations for displays, a service area, washroom and storage (**Appendix E**). The proposed store hours are from 9 am to 7 pm Monday to Friday, 9 am to 7 pm Saturday, and 9 am to 6

pm Sunday. The applicant anticipates to employ 4 full time staff plus the 3 owners.

Site and Context

The subject site has a two storey commercial building located on the south side of Clyde Avenue. The property is zoned Commercial Restricted Zone 1 (CR1) which permits retail use and is located in the Clyde Avenue East of Taylor Way DPA. The immediate area is predominately multifamily residential and commercial.

Options for Council Consideration

Staff recognize that there are several options that are available to Council and several permutations of the below described options. That said, and in the context of the policy, staff have provided some potential avenues for Council consideration. Council could:

1. Schedule for consideration any combination or all of the proposed applications noting that all applications meet the Policy criteria.
2. Schedule for consideration applications limited to one in each shopping area based on the order they were received as follows:
 - 1453 Bellevue Avenue – Avenue Cannabis (Ambleside)
 - 6609 Royal Avenue – Happy Isle Cannabis (Horseshoe Bay)
 - 103-2433 Bellevue Avenue – NV Cannabis (Dundarave)
 - 17-636 Clyde Avenue – Cannabis on Clyde (Marine Drive Local Area Plan Commercial Area)
3. Schedule for consideration applications limited to those that have received the Fit and Proper Assessment from the LCRB to a maximum of one per shopping area in the order they were received as follows:
 - 1453 Bellevue Avenue – Avenue Cannabis (Ambleside)
 - 6609 Royal Avenue – Happy Isle Cannabis (Horseshoe Bay)
 - 103-2433 Bellevue Avenue – NV Cannabis (Dundarave)
4. Given the issue raised with respect to the existing strata bylaws for the Dundarave application, schedule for consideration applications limited to those that have received their Fit and Proper Assessment from the LCRB within Ambleside and Horseshoe Bay in the order they were received as follows:
 - 1453 Bellevue Avenue – Avenue Cannabis (Ambleside)
 - 6609 Royal Avenue – Happy Isle Cannabis (Horseshoe Bay)

For options 1 to 4 notices to surrounding neighbours and an advertisement in the North Shore News would be required. If Council were to schedule all applications for consideration or multiple

applications in a single shopping area a combined notice would be recommended for Ambleside and Horseshoe Bay. This would require resolution by Council to direct staff to expand the minimum notification area to allow for a combined notice as shown in **Appendix A**.

5. Direct staff to review the Policy to create additional criteria to evaluate site specific applications. This option would require additional time and staff resources. Staff would report back on these implications in the context of Council's updated Strategic Plan.

7.2 Sustainability

Approval of site specific TUP applications consistent with the Policy would allow a limited number of cannabis stores on a temporary basis supporting economic diversity and vibrancy in the District's primary commercial areas.

7.3 Public Engagement and Outreach

Public information meeting

Between June-September 2021, each applicant held a public information meeting in accordance with the Development Procedures Bylaw. At this time, due to provincial health directives regarding the COVID19 pandemic, the applicants conducted a virtual public consultation meeting. In addition, each applicant created a website with the details of their proposed store and have a comment form where the public could ask questions directly to the applicant. A summary of the public information meetings and comments for each application is provided in **Appendix F**.

On-site Development Application Signage

Applicants will be required to post on-site signage regarding the proposed TUP in accordance with Development Procedures Bylaw No. 4940, 2017.

Neighbour Notification

Should Council schedule specific applications to be considered, owners and occupants of properties located with 50 metres of the lands subject to the TUP will be notified of the application in accordance with the Development Procedures Bylaw No. 4940, 2017.

If Council schedules all applications to be considered, due to an overlapping notification area, two of the neighbour notifications, one for the Ambleside and Horseshoe Bay area, are proposed to include all of the applications for each shopping area.

Advertisement

A notice will be published in the local newspaper to notify the public of the date for the consideration of the TUPs as per the Local Government Act.

Website:

In alignment with current practice, a description of the proposed TUPs is available on the District website. Should the proposed TUPs advance, the

applicable date for consideration of the TUP as well as a draft copy of the permit will be updated and made available on the District's website.

7.4 Other Communication, Consultation, and Research

Staff from Bylaws and Licencing, Permits and Inspections and the West Vancouver Policy Department were consulted on the initial cannabis retail applications received and the Policy. No comments or concerns were expressed as part of the referral.

8.0 Options

8.1 Recommended Option

THAT the report titled "Temporary Use Permits for Cannabis Retail", dated September 28, 2021 be received for information.

8.2 Potential Options

1. THAT the following proposed Temporary Use Permit (TUP) applications:

No. 20-112 for 1453 Bellevue Avenue;
No. 21-072 for 1528 Marine Drive;
No. 21-094 for 1443 Clyde Avenue;
No. 21-097 for 1519 Clyde Avenue;
No. 21-099 for 1437 Clyde Avenue; and
No. 21-102 for 1480 Marine Drive;
No. 21-004 for 6609 Royal Avenue;
No. 21-036 for 6412 Bay Street;
No. 21-071 for 103-2433 Bellevue Avenue; and
No. 21-098 for 17-636 Clyde Avenue;

to allow for a cannabis retail business, as described in the report dated September 28, 2021, be considered at the December 6, 2021 Council Meeting; and that notice be given of consideration of the proposed Temporary Use Permits.

AND THAT the minimum notification area for the proposed Temporary Use Permits in the Ambleside and Horseshoe Bay shopping areas required under Development Procedures Bylaw No. 4940, 2017, be enlarged to allow for a combined notice as shown in **Appendix A**.

2. THAT the following proposed Temporary Use Permit (TUP) applications:

No. 20-112 for 1453 Bellevue Avenue;
No. 21-004 for 6609 Royal Avenue;
No. 21-071 for 103-2433 Bellevue Avenue; and
No. 21-098 for 17-636 Clyde Avenue;

to allow for a cannabis retail business, as described in the report dated September 28, 2021, be considered at the December 6, 2021

Council Meeting; and that notice be given of consideration of the proposed Temporary Use Permits.

3. THAT the following proposed Temporary Use Permit (TUP) applications:

No. 20-112 for 1453 Bellevue Avenue;
No. 21-004 for 6609 Royal Avenue; and
No. 21-071 for 103-2433 Bellevue Avenue;

to allow for a cannabis retail business, as described in the report dated September 28, 2021, be considered at the December 6, 2021 Council Meeting; and that notice be given of consideration of the proposed Temporary Use Permits.

4. THAT the following proposed Temporary Use Permit (TUP) applications:

No. 20-112 for 1453 Bellevue Avenue; and
No. 21-004 for 6609 Royal Avenue;

to allow for a cannabis retail business, as described in the report dated September 28, 2021, be considered at the December 6, 2021 Council Meeting; and that notice be given of consideration of the proposed Temporary Use Permits.

5. THAT Council direct staff to review the Policy to create additional criteria to evaluate site specific applications.

9.0 Conclusion

Following Council direction, the District received 10 TUPs for cannabis retail businesses which are being brought forward in a batch for consideration. Staff reviewed the applications and evaluated each proposal with the criteria in the Interim Non-medical Cannabis Retail Policy. Should the date for consideration of specific TUPs be set, staff will begin neighbour notification and publish an advertisement in the local paper.

Subject to public input, staff recommend that up to four of the Temporary Use Permits for cannabis retail limited to a maximum of one per shopping area be approved to provide legalized options for customers and increase economic diversity in the District's commercial areas.

Date: September 28, 2021
From: Megan Roberts, Planning Technician
Subject: Michelle McGuire, Senior Manager of Current Planning and Urban Design
Temporary Use Permits for Cannabis Retail

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Author: 
Megan Roberts, Planning Technician

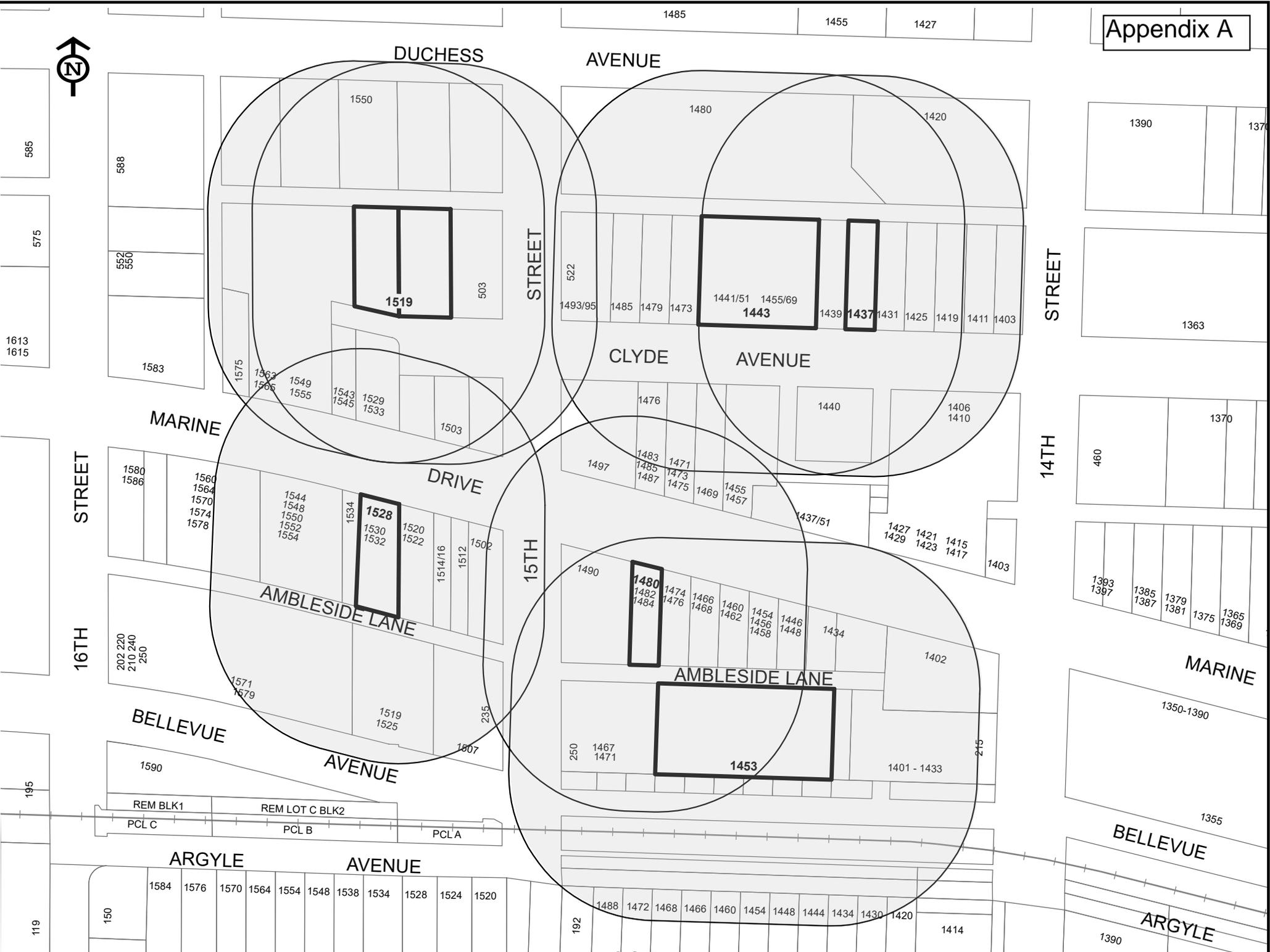
Author: 
Michelle McGuire, Senior Manager of Current Planning and Urban Design

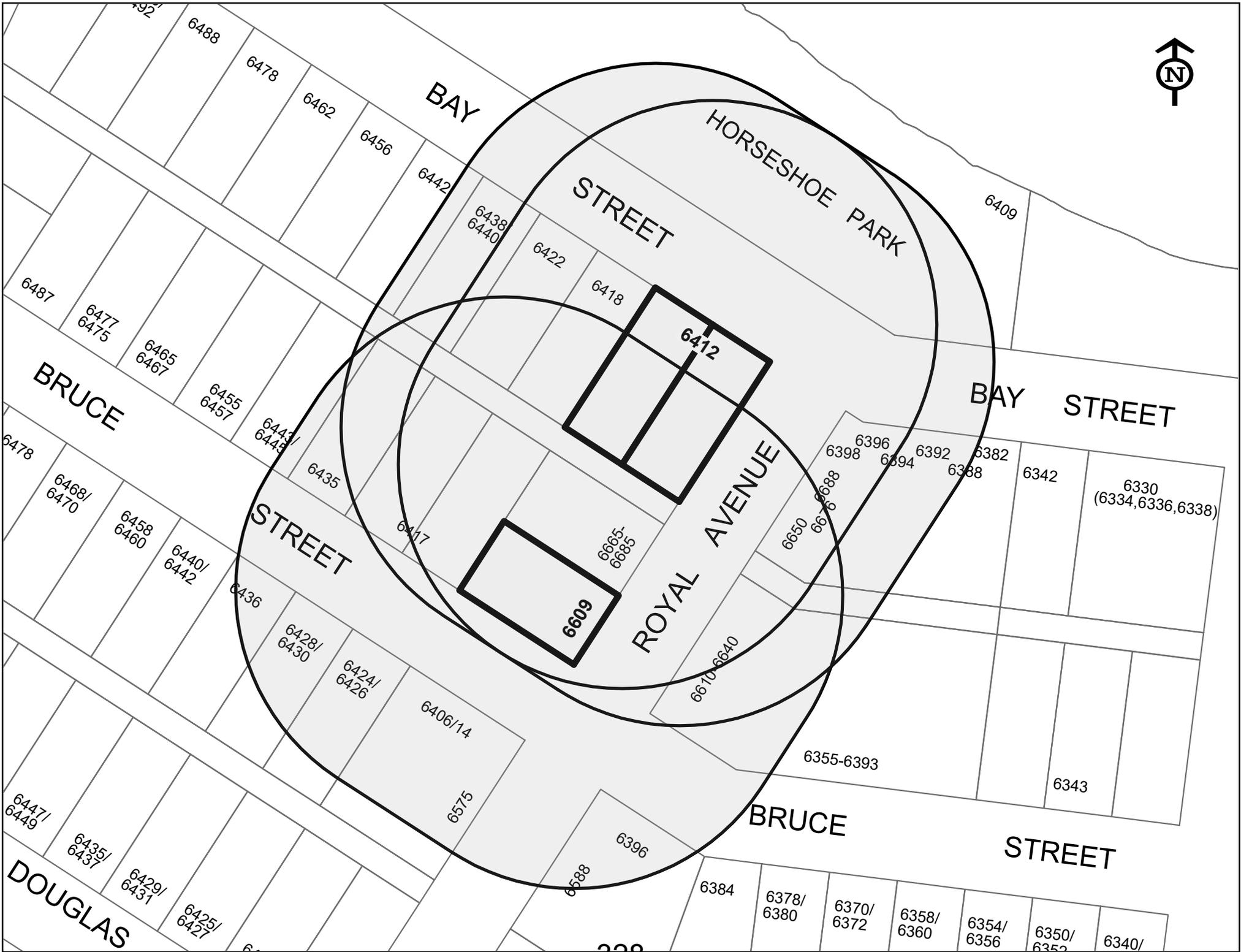
Appendices:

- A – Expanded Neighbour Notification for Ambleside and Horseshoe Bay Applications
- B - Draft Temporary Use Permits
- C - Interim Non-medical Cannabis Retail Policy
- D - Community Impact Statements
- E - Floor Plans
- F - Applicant Public Information Meeting Summary

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District of West Vancouver *Proposed* Temporary Use Permit No. 20-112

CURRENT OWNER: BELLEVUE PROPERTIES LTD., INC, NO, 293350
1450-701 West Georgia Street
Vancouver, BC V7Y 1C6

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 1453 Bellevue Avenue

LEGAL DESCRIPTION: 011-406-941
LOT K BLOCK 23 DISTRICT LOT 237 PLAN 21795
(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) That a Non-medical Cannabis Licence be obtained from the Liquor and Cannabis Regulation Branch (LCRB).
- (b) That a Business Licence be obtained.
- (c) That Planning Staff approve the proposed storefront prior to the construction of the store.

3.0 Expiry of Permit

- (a) This permit expires and the Temporary Use is no longer permitted, 3 years from the date of issuance of this Permit, unless this Permit is renewed pursuant to s. 493 of the *Local Government Act*, in which case this Permit shall expire on the date specified in the renewal of the permit on or before the date that this Permit expires.

4.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- (a) Obtain a development permit (exemption) for any proposed changes to the exterior of the building façade as generally shown on Schedule A;

5.0 Runs with the Land

The terms of this Permit are binding on all persons who acquire an interest in the Lands.

6.0 Lapse of Permit

This Temporary Use Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering

SCHEDULE A



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District of West Vancouver

Proposed

Temporary Use Permit No. 21-072

CURRENT OWNER: SYLTON HOLDINGS & MANAGEMENT LTD., INC. NO. 145638
3450 44TH AVENUE WEST
VANCOUVER BC V6N 3K8

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 1528 MARINE DRIVE

LEGAL DESCRIPTION: 011-464-437
LOT 4, EXCEPT PART IN REFERENCE PLAN 3023, OF LOT C
BLOCK 2 DISTRICT LOT 237 PLAN 4626
(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) That a Non-medical Cannabis Licence be obtained from the Liquor and Cannabis Regulation Branch (LCRB).
- (b) That a Business Licence be obtained.
- (c) That Planning Staff approve the proposed storefront prior to the construction of the store.

3.0 Expiry of Permit

- (a) This permit expires and the Temporary Use is no longer permitted, 3 years from the date of issuance of this Permit, unless this Permit is renewed pursuant to s. 493 of the *Local Government Act*, in which case this Permit shall expire on the date specified in the renewal of the permit on or before the date that this Permit expires.

4.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- (a) Obtain a Development Permit (exemption) for any proposed changes to the exterior of the building façade as generally shown on Schedule A;

5.0 Runs with the Land

The terms of this Permit are binding on all persons who acquire an interest in the Lands.

6.0 Lapse of Permit

This Temporary Use Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering

SCHEDULE A



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District of West Vancouver

Proposed

Temporary Use Permit No. 21-094

CURRENT OWNER: JOHNSTON BANNER AND BRIANNA BANNER
1443 CLYDE AVENUE
WEST VANCOUVER BC V7T 1E9

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 1443 CLYDE AVENUE

LEGAL DESCRIPTION: 006-477-780
STRATA LOT 2 DISTRICT LOT 237 STRATA PLAN VR. 1262,
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1.

(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) That a Non-medical Cannabis Licence be obtained from the Liquor and Cannabis Regulation Branch (LCRB).
- (b) That a Business Licence be obtained.
- (c) That Planning Staff approve the proposed storefront prior to the construction of the store.

3.0 Expiry of Permit

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4.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- (a) Obtain a Development Permit (exemption) for any proposed changes to the exterior of the building façade as generally shown on Schedule A;

5.0 Runs with the Land

The terms of this Permit are binding on all persons who acquire an interest in the Lands.

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THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

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Owner: Signature _____ Owner: Print Name above _____ Date _____

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering



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District of West Vancouver

Proposed Temporary Use Permit No. 21-097

CURRENT OWNER: 1152428 B.C. LTD., INC.NO. BC1158675
1100 - 1111 WEST HASTINGS STREET
VANCOUVER, BC V6E 2J3

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 1519 Clyde Avenue

LEGAL DESCRIPTION: 010-768-017
LOT 7 BLOCK 3 DISTRICT LOT 237 PLAN 5612
(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) That a Non-medical Cannabis Licence be obtained from the Liquor and Cannabis Regulation Branch (LCRB).
- (b) That a Business Licence be obtained.
- (c) That Planning Staff approve the proposed storefront prior to the construction of the store.

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4.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- (a) Obtain a Development Permit (exemption) for any proposed changes to the exterior of the building façade as generally shown on Schedule A;

5.0 Runs with the Land

The terms of this Permit are binding on all persons who acquire an interest in the Lands.

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THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

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Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering

SCHEDULE A



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District of West Vancouver
Proposed
Temporary Use Permit No. 21-099

CURRENT OWNER: CLYDCO HOLDINGS LTD., INC.NO. 0735595
27188 - 1395 MARINE DRIVE
WEST VANCOUVER, BC V7T 1H0

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 1437 CLYDE AVENUE

LEGAL DESCRIPTION: 004-274-130
LOT 21 BLOCK 13 DISTRICT LOT 237 PLAN 3459
(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) That a Non-medical Cannabis Licence be obtained from the Liquor and Cannabis Regulation Branch (LCRB).
- (b) That a Business Licence be obtained.
- (c) That Planning Staff approve the proposed storefront prior to the construction of the store.

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- (a) This permit expires and the Temporary Use is no longer permitted, 3 years from the date of issuance of this Permit, unless this Permit is renewed pursuant to s. 493 of the *Local Government Act*, in which case this Permit shall expire on the date specified in the renewal of the permit on or before the date that this Permit expires.

4.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- (a) Obtain a Development Permit (exemption) for any proposed changes to the exterior of the building façade as generally shown on Schedule A;

5.0 Runs with the Land

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THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

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Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering

SCHEDULE A



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District of West Vancouver

Proposed

Temporary Use Permit No. 21-102

CURRENT OWNER: CYNTHIA YUK TIM LUM
5838 CYPRESS STREET
VANCOUVER, BRITISH COLUMBIA V6M 3R7

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 1480 MARINE DRIVE

LEGAL DESCRIPTION: 012-861-944
LOT 3 BLOCK 23 DISTRICT LOT 237 PLAN 3459

(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) That a Non-medical Cannabis Licence be obtained from the Liquor and Cannabis Regulation Branch (LCRB).
- (b) That a Business Licence be obtained.
- (c) That Planning Staff approve the proposed storefront prior to the construction of the store.

3.0 Expiry of Permit

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THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

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Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering



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District of West Vancouver

Proposed

Temporary Use Permit No. 21-004

CURRENT OWNER: 1221118 BC LTD
700-401 West Georgia Street
Vancouver BC V6B 5A1

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 6609 ROYAL AVENUE

LEGAL DESCRIPTION: 008-975-078
LOT A BLOCK 34 DISTRICT LOT 430 PLAN 11998
(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

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- (b) That a Business Licence be obtained.
- (c) That Planning Staff approve the proposed storefront prior to the construction of the store.

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- (a) This permit expires and the Temporary Use is no longer permitted, 3 years from the date of issuance of this Permit, unless this Permit is renewed pursuant to s. 493 of the *Local Government Act*, in which case this Permit shall expire on the date specified in the renewal of the permit on or before the date that this Permit expires.

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THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

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Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering

SCHEDULE A



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District of West Vancouver

Proposed

Temporary Use Permit No. 21-036

CURRENT OWNER: TROLL'S MANAGEMENT LTD., INC. NO. 0976768
G105, 2480 SPRUCE STREET
VANCOUVER BC V6H 2P6

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 6412 Bay Street

LEGAL DESCRIPTION: 013-115-227
Lot 11 Block 34 Plan VAP2103 District Lot 430 Land District 1 Land
District 36 EP LMP40793

013-115-251
Lot 12 Block 34 Plan VAP2103 District Lot 430 Land District 1 Land
District 36

(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
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MAYOR

CORPORATE OFFICER

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Owner: Signature

Owner: Print Name above

Date

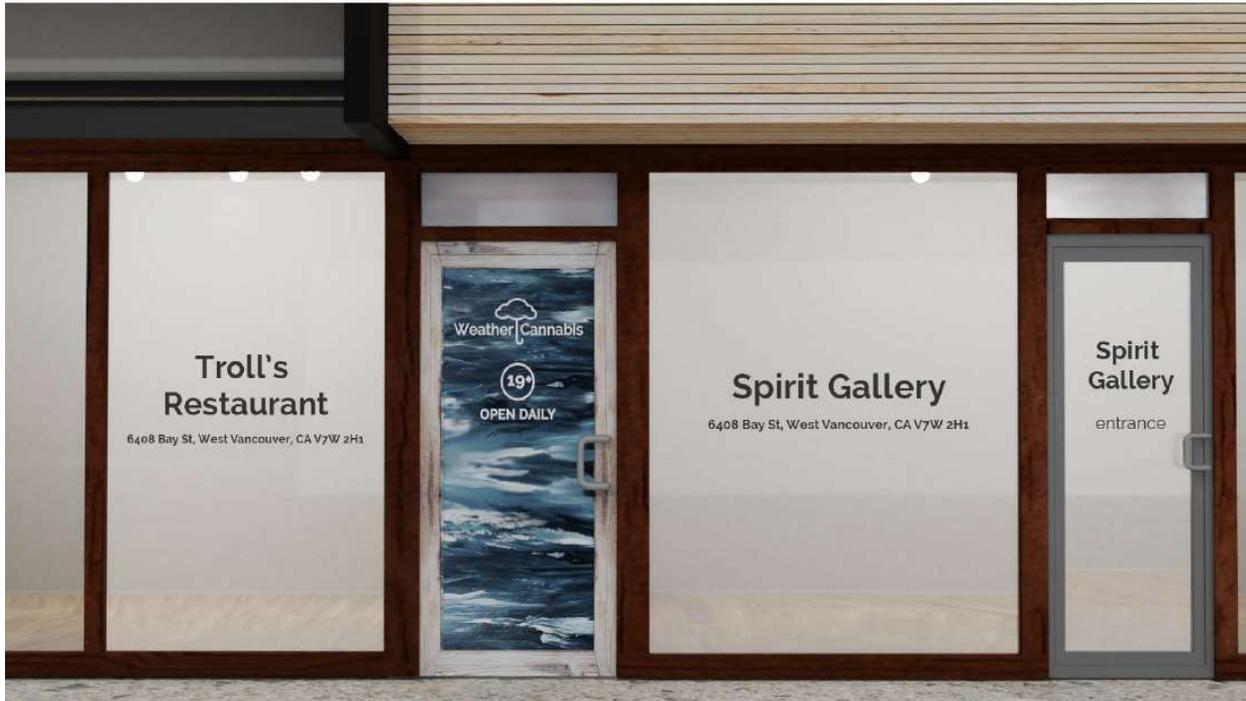
FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering

SCHEDULE A



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District of West Vancouver

Proposed

Temporary Use Permit No. 21-071

CURRENT OWNER: 1080019 B.C. LTD, INC.NO. BC1080019
111-1489 MARINE DRIVE
WEST VANCOUVER, BC V7T 1B8

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 103-2433 BELLEVUE AVENUE

LEGAL DESCRIPTION: 005-691-109

STRATA LOT 7 DISTRICT LOT 555 STRATA PLAN VR.1793
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) That a Non-medical Cannabis Licence be obtained from the Liquor and Cannabis Regulation Branch (LCRB).
- (b) That a Business Licence be obtained.
- (c) That Planning Staff approve the proposed storefront prior to the construction of the store.

3.0 Expiry of Permit

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5.0 Runs with the Land

The terms of this Permit are binding on all persons who acquire an interest in the Lands.

6.0 Lapse of Permit

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THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

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Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON

_____.

Schedules:

A – Storefront Rendering

SCHEDULE A



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District of West Vancouver

Proposed

Temporary Use Permit No. 21-098

CURRENT OWNER: LAURASON INVESTMENT LIMITED, INC. NO. 0812333
755 ANDOVER
WEST VANCOUVER, BC V7S 1Y5

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 636 CLYDE AVENUE

LEGAL DESCRIPTION: 007-524-951
LOT 46 DISTRICT LOT 1039 PLAN 2127

(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of a cannabis retail business (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

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THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

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Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON _

_____.

Schedules:

A – Storefront Rendering

SCHEDULE A



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District of West Vancouver
POLICY

Title: Interim Non-Medical Cannabis Retail
Division: Planning & Development Services
Policy Number: 0137
File Number: 0282-20-0137

1. Purpose

- 1.1. To establish an interim non-medical cannabis retail policy to guide the location and geographical distribution of retail cannabis uses.

2. Scope

- 2.1. The District of West Vancouver.

3. Definitions

- 3.1. **Cannabis** as defined in the Cannabis Act and includes any products containing cannabis.
- 3.2. **Cannabis** retail means the use of land, buildings or structures for storing, distributing, dispensing, trading or selling of Cannabis, but does not include sales by a British Columbia Registered Pharmacist in a British Columbia regulated pharmacy.
- 3.3. **Sensitive use** means a land use including a public or private elementary or high schools.
- 3.4. **Buffer** means the distance in metres that separates the property line of a recreational retail cannabis use to the property line of a sensitive use.

4. Policy Statement

- 4.1. Policies for evaluating a rezoning or temporary use permit application for retail cannabis use will include the following locational criteria and guidelines:
 - 4.1.1. Retail cannabis uses may not be located within a 100 metre buffer from sensitive uses.
 - 4.1.2. A retail cannabis business may have a maximum 8 metre store frontage.
 - 4.1.3. A maximum of 1 store in each of the following town centres/commercial nodes: Ambleside Village Centre, Horseshoe Bay Village Centre, Dundarave Village Centre and Marine Drive Local Area Plan.

5. Authority

5.1. The legislative framework of the Province of British Columbia, including the *Community Charter*, *Local Government Act*, and the *Cannabis Control and Licensing Act*, provides the basis upon which the District may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

6. Approval

Approved by	<input type="checkbox"/> CAO	<input checked="" type="checkbox"/> Mayor and Council
Approval date	2021/05/31	
Council minutes eDocs # (Council Policies only)	4256150	
Council report eDocs # (Council Policies only)	4243751	
Signature	 X _____	

7. Additional Information

Category	<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Administrative
Related procedure	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Date of last review	n/a	



Sept 27, 2021

Delivered by Email

City of West Vancouver
Planning & Development Services
750 17th Street,
West Vancouver BC V7V 3T3

Re: Development Statement

For: TPU Non-Medical Cannabis Retail Store LCRB Job 009834 1453-1455 Bellevue Ave

The applicant is seeking City of West Vancouver temporary approval (TPU) to permit a non-medical cannabis retail store, proposed to be located at the above noted address.

For the purposes of the application, please accept this letter as the written Development Statement as outlined with the submission requirements form checklist. Additionally, we have further supplied a cannabis overview and branding proposal so the city may fully understand the proposed aesthetic and construction commitment of the applicant.

Hours of Operations

The applicant is expecting its business hours to be from 9am – 11pm, seven days per week. These hours are set by the Liquor Cannabis Regulations Branch (LCRB) the applicant must legally operate within these hours. However, should the district have an alternate requirement for hours, the applicant will follow all guidelines as directed.

Name of Operator, Corporate Structure

Avenue Cannabis is owned and operated by Mrs. Shannon Walker and Mr. Scott Walker who are long standing community contributors. Should the City wish to connect with either Shannon or Scott, their contact details are:

Shannon Walker: shannon@whistleblowersecurity.com

Scott Walker: scott@getbounce.ca

Corporation Background

The owners of Avenue Cannabis own and operate the building at the proposed address. The Walker Family has a long-standing history within the community of West Vancouver, and wish to see their community continue to sustain itself with the addition of cannabis retailing. Shannon Walker, Chair of the Ambleside Dundarave Business Improvement Association (ADBIA) is passionate about creating sustainable businesses within Ambleside. The Walker family have decades of experience with proven pride of ownership of various businesses and land developments within West Vancouver and across the world. They are extremely excited to invest in a new retail concept within the community and continue to be long term operators within the district.

Project Description

The applicant anticipates constructing a high end non-medical cannabis retail store within the commercial space at the above noted address. The site is zoned AC-1 which allows for commercial retail use. There are no proposed façade changes to the unit, simply tenant improvements.

Project rationale including neighbourhood acts and benefits

Avenue Cannabis intends to build a high-end cannabis store, proposed to serve an older demographic of 45+ within the area of Ambleside. The intended goal of the applicant is to focus on consumer shopping experience and education, to promote health and wellness and alternatives for an aging demographic. Avenue will define a luxury shopping experience for its consumers and make cannabis accessible to those who may not, or cannot travel to North Vancouver or Downtown Vancouver, to obtain their items. The applicant will carry product that is bought from the Liquor Cannabis Regulations Branch Wholesale Centre. This is the only authorized authority where licensed business is permitted to purchase their products from. The province permits an array of products including dried, oils, and edibles as well as the sale of seeds and accessories. It would be the applicant's intent to carry only products that are permitted by the province of British Columbia.

Employees / Staff

Avenue Cannabis will employ approximately 12 to 15 employees at the retail store and an estimated 150 clients per day. Please note, the security plan references 7-10 staff. This is the minimum recommended amount to maintain a secure environment and operate the store. It is Avenue Cannabis's intent to staff its store with multiple employees per shift to ensure customers are personally attended to one on one. This allows for guests to be educated as they shop in a relaxed luxury environment. Additionally, there will always be a hands-on Manager who will take the lead for security matters including store operations. Avenue Cannabis intends to focus on hiring local residents who understand the area and the community history.

Security Plan

Security and safety are of the utmost importance, guests will not be made to feel as though they are being monitored. The province does mandate specific security monitoring of the site and we have attached our preliminary floor plan for your review to show the security systems. Avenue Cannabis has hired Seneca Security to create a customized security plan including a detailed SWAT Analysis. The security plan is not a requirement from the province perspective; however, Avenue Cannabis wished to invest in an additional security plan to ensure all aspects of the business and its security were reviewed and contemplated to ensure customers will be made to feel welcome and relaxed within the secure shopping environment. The confidential Seneca Security Plan has been included as an addendum to the submitted application.

Additionally, included within our submission, are sketches and photos to show the proposed esthetic. Ownership envisions the retail space atmosphere that will be engaging and well lit. The intent is to be a “light and airy” “west coast” feel with glass, lighting, and wood features. This design is part of the security recommendations and is a natural way to allow guests to browse within the secure space in a comfortable shopping environment. Avenue wishes to become an industry leader in cannabis luxury retailing and will implement Seneca’s recommendations within their construction.

Positive Community Impact

Retail Development Along Bellevue

With the retail landscape changing due to the significant impact of COVID 19 a retail rejuvenation is going to be vital. Jobs will need to be created and keeping tax dollars within the West Vancouver community will be of the utmost importance. Avenue Cannabis will be constructing a high-end retail store to further augment the strong retail operations along Bellevue. The existing neighbouring retailers spa and skin care, yoga, hair care, kelp store, home store, coffee shop, jewelry and framing are all in agreement that the synergy as a personal wellness location will benefit all retailers and suits the street appeal for all.

The applicant believes that by allowing this this new and emerging retail store use within the Bellevue Corridor of West Vancouver, it will help the surrounding retail community. Specifically, this site will attract shoppers to the area who would in turn stop in at other retail stores. Increased patron traffic in the area coming to Avenue Cannabis will enhance the surrounding retail and service providers.

Local Jobs

As noted above, Avenue Cannabis will employ approximately 12 to 15 employees at the retail store. The purpose is to ensure customers are attended to one on one. This allows Avenue Cannabis to focus on hiring local residents who understand the area and the community history and what the aging population requires in terms of guest’s services and products.

Accessibility

Avenue is focusing on an older demographic of consumer. While it is expected those who are between the ages of 19 – 80 would be shoppers, Avenue will be creating a retail differentiation model focused on guests who are 45+. Specifically, the retail store will be built with discretion and accessibility in mind. Including instore accessible washrooms, time limited accessible parking located in the rear parking lot and open concept layouts. Older guests can walk through a private entrance off the parking area. The store plan is “open concept” and allows for those with mobility issues to travel easily inside without feeling constrained or limited in access. Guests will be greeted by a team member who can help them one on one move about the store.

Strategies For Mitigating Potential Negative Impacts

Parking and Loading Strategy

The applicant is not seeking any parking / loading relaxation with respect to the application. Product deliveries are relatively small and will be loaded into the store via the loading area at the back of the building. The floor plan has been created to maximize consumer access to the retail store by way of two entrances. There is parking at the back as well as street parking. There is a parkade in the area that would be available, but the applicant does not foresee its use, for their consumers, as there will be designated stalls created for the cannabis retail store direct on the property.

Line-ups / Queuing

Avenue Cannabis does not anticipate line ups within its store. Customers access the retail store and are created by a team member. The store is large enough to allow for interior social distancing and it would not be anticipated that queuing would need to occur outside the business.

Loitering / Nuisance behaviour

The applicant will have a zero-tolerance policy for consumption on property. Team members will be trained to continually monitor the area engage with consumers to educate them. Consumers will be expected to immediately leave the property once a purchase is made. All local bylaws and guidelines for smoking in public will be followed and supported as well as communicated to shoppers. The licensee will be able to monitor day to day operations continuously because their head office is located on site.

Surveillance

Avenue Cannabis is proposing to invest significantly in video / camera surveillance. As a requirement of the province, every non-medical cannabis retail store must have both interior

and exterior camera systems, audible fire and anti-theft third party monitoring systems in place prior to opening. Avenue will be following all of the regulatory rules and regulations as outlined.

Community Partner

Avenue Cannabis will be taking a proactive community approach to their business. Avenue will be an active member within the District, Chamber of Commerce and the ADBIA including volunteering for items such as the local clean ups, supporting community events and ongoing educational seminars from within the retail stores.

Additionally, from time to time, but on an ongoing basis Avenue will seek community feedback via community outreach. They wish to ensure they are good neighbours and that no issues of nuisance behaviour arise or are tolerated. Should Avenue discover an issue, management has Standard Operating Procedures in place to quickly take steps to correct any situation that is in their control. It should be noted, that based on the historic operating data around the province, when a legal store opens within an area, crime is often reduced. 2020 statistics indicate cannabis related crimes have decreased by 25% ¹ Minors gain less access to cannabis and legal operators hold themselves to a higher standard as they wish to operate properly, and they have invested significant time and money into a viable business.

Summary

Avenue Cannabis will be focused on a luxury guest experience that promotes accessibility, health, wellness, and consumer education for an older demographic shopper. Ownership is dedicated to their community of West Vancouver and intend to implement standard operating procedures to follow all compliance and public safety initiatives. Avenue Cannabis looks forward to their retail growth within the City of West Vancouver.

Should you require any further details or information, do not hesitate to contact the writer at any time.

Warm regards,

Rebecca Hardin

Rebecca Hardin,
Consultant

¹<https://www150.statcan.gc.ca/n1/pub/85-002-x/2020001/article/00010-eng.htm> and <https://www150.statcan.gc.ca/n1/pub/85-002-x/2021001/article/00013-eng.htm>

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Community Impact Statement

La Canapa Boutique is a multi-store established cannabis retailer holding provincial and municipal licenses to operate throughout the Province of BC. It has extensive experience from the initial site studies to store build-out and in-house operations policy development. The company recognizes the impacts that the introduction of cannabis may have on neighborhoods not previously acquainted with a licensed retail cannabis presence and strives for continuous improvement in its process to establish itself within those neighborhoods. LC recognizes that the retailing of cannabis is deemed an essential service that represents a position of high responsibility to the community: to provide access to the individuals who are qualified to purchase and consume yet deny access to ones who are not of age or at risk.

Having previously operated in sensitive neighborhoods has equipped LC with the knowledge in how to address the concerns of each area that we wish to become established; the first step is to hire knowledgeable locals into the LC team and familiarize itself with the neighboring businesses.

With over 65,000 cannabis transactions to date and holding a track record of ZERO infractions with both the LCRB and City of Vancouver, in addition ZERO complaints from surrounding businesses owners and residents, the LC team possesses the confidence and experience to integrate with any neighbourhood. Senior team leaders are ready to train and establish a local team in Ambleside to mirror its success from its other stores. LC is prepared to hire responsible individuals from the local community, provide good paying positions complete with benefits and extensive training, and develop leaders to represent LC in the District of West Vancouver.

Positive impacts that LC strives to bring to the community:

- creation of additional foot traffic to the business district

- creation of jobs and income tax
- converting users of 'grey market' cannabis to legalized cannabis; ensuring legal access while helping to remove unregulated cannabis off the streets
- providing a safe and welcoming retail access of cannabis products to DoWV
- providing an alternative to prescription medication
- guidance of cannabis products to the community through experienced staff
- situating away from sensitive sites (schools / community centres)
- partnering up with Licensed Producers to provide on-site bins to promote recycling of used cannabis packaging
- disallowing use of any cannabis products within and anywhere in front of the store
- displaying educational posters reminding customers to consume cannabis responsibly

Some negative impacts that we have observed other LC locations include:

- littering of opened cannabis packaging – although these may occur from time to time, there are the rare occasions of littering; the recycling program that is established in every LC retail location encourages the responsible disposal / recycling of cannabis containers
- attempts to purchase without ID – there have been some attempts to purchase cannabis without displaying proper identification; LC's strict policy requires two pieces of ID for any purchase for anyone who appears under the age of 35. **No ID = No sale**
- attempts to purchase using fake ID – there have been multiple purchase attempts by patrons using high quality fake IDs; the LC team regularly check online for the most popular forms of fake IDs. This has proven to be extremely effective as those same IDs have surfaced locally and are rejected every time and are recorded in the daily incident book; LC team members have never sold to anyone who displays questionable ID

Strategies to mitigate negative impacts

- keeping the store clean, brightly lit, and welcoming
- refuse the sale to intoxicated / at risk customers
- disallow use of cannabis within and immediately outside of the store
- communicate and participate with the local Business Improvement Association
- record all incidences in the company incident registry, where they are reviewed and discussed on a weekly basis by the team
- signing and adhering to Good Neighbour Agreements
- taking reasonable measures to prevent disturbances (supervising parking areas, posting signs asking patrons not to disturb the neighbours)
- keeping cannabis products out-of-sight from anyone directly outside of the storefront
- upholding the limit of cannabis that each patron may purchase per transaction, per guidelines set out by the LCRB

Enforcement

The Province has formed a law enforcement agency called **Community Safety Unit** (CSU); this agency is responsible for the compliance and enforcement under the Cannabis Control and Licensing Act with a focus on the sale of illegal cannabis. The CSU operates a complaint-driven program and therefore community input is crucial. LC retail stores has proven to be a deterrent for illegal operators; management at LC reach out to Business Improvement Associations (BIA) of every neighbourhood that it proposes to establish, creating strong relations with the community. Together, LC working with the BIA and CSU have already successfully shut down several illegal stores in Vancouver.

LC upholds strict adherence to the policies as set out in the Cannabis Retail Store Terms and Conditions handbook and is recognized by different arms of the government for its impeccable track record; over 65,000 transactions conducted with zero infractions and a team that cares deeply for the community.

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COMMUNITY IMPACT STATEMENT

Positive Social Impacts

A licensed cannabis store:

- Is a trusted source of cannabis which prioritises consumer safety
- Reduces black market activity which, in turn, reduces exposure to minors, fosters responsible use, and frees up police resources
- Reduces social stigma by providing a dignified venue for responsible consumers

The presence of a licensed cannabis store within a community changes the way in which people access and relate to the use of cannabis. Legalized sale and consumption provides a community the access to safe, tested and tightly regulated products, while preventing diversion to minors. It provides the community access to trained employees who are able to offer education about responsible usage and guidance to a broad selection of cannabis products available today.

Illegal vendors, on the other hand, cause harm by distributing untested products, possibly contaminated with harmful chemicals or bacteria, without discretion to anyone who is willing to pay. When there is no licensed cannabis store within a community, an otherwise law abiding community member is more likely to make a purchase from an illegal cannabis vendor. When a licensed store is present, however, it takes away business from the illegal vendor and reduces illegal activity in the community.

As a LCRB licensed store operator, **QUANTUM 1** only carries cannabis that has been tested in accordance with Health Canada regulations, which mandates screening for pesticides, bacteria, and other harmful chemicals.

Negative Social Impacts and Strategies for Mitigation

Social implications:

- Normalizes cannabis use, which can give minors the wrong impression that cannabis is acceptable for them to use.
- All adults have easier access to cannabis, including those who are susceptible to addiction or have other health conditions.

Mitigation strategies:

- Actively educate the public regarding the appropriate use of cannabis
- Strictly enforce age verification to prohibit minors from entering the store, while keeping the appearance of the store plain to avoid drawing juvenile attention
- Train staff to understand that each customer is different and to recognize when it is appropriate to refuse service

QUANTUM 1 takes regulated sale of cannabis seriously and aims to minimize risks through design and education. Our proposed storefront is designed to appear plain, without flashy graphics or vivid colours, in order to avoid attracting small children. The design attempts to invoke an elegant atmosphere with

the goal of blending in with the surrounding businesses and contains minimal branding and no graphical representations of cannabis. All windows will be frosted so the interior cannot be seen from the outside, meaning activity within the store will not draw attention of passers-by.

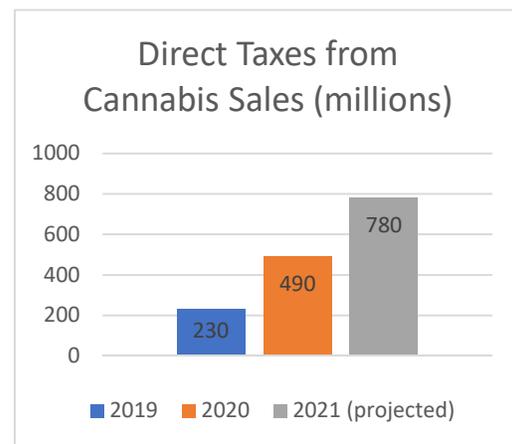
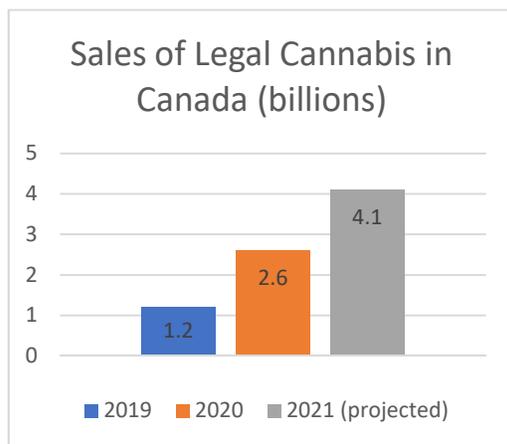
We implement firm deterrents to prevent minors from entering the store. A sign placed on the entrance states *“19+, absolutely no minors allowed, IDs of all persons entering will be checked immediately”*. Visitors who cannot verify their age by showing valid identification are turned away without exception.

As a licensed cannabis distributor and a responsible member of the community, we acknowledge that it is our duty to educate our customers, so they can make informed decisions about their personal health and safety. We make it clear that:

- Cannabis must be consumed in moderation.
- Cannabis can be intoxicating and habit forming.
- Cannabis can impair concentration, coordination, and judgement. Do not operate a vehicle or machinery under the influence.
- Cannabis should not be used by women that are pregnant or breast feeding.
- Cannabis can adversely affect some health conditions, please consult your doctor before consuming cannabis.

We display this information on signage and posters within the store. Our packaging also contains such cautionary messages as mandated by Health Canada.

Economic Impacts



Estimates show that Canada’s legal cannabis market is expected to reach \$7.8 billion in sales in 2022, overtaking California as the largest legal cannabis market globally. So far, the Canadian cannabis market crossed \$2.6 billion in 2020 and is expected to hit \$4.1 billion in 2021. Approximately \$490 million were collected in sales and excise taxes in 2020, not including municipal and provincial licensing fees. Such taxes help fund programs that promote public safety and social equity. This incredible contribution to Canadian economy is not only creating jobs, but boosting connected industries like agriculture, tourism, construction, and scientific research.

Impacts for the Local Economy

- Create between 10-20 meaningful and rewarding full time jobs
- Attract more shoppers to neighboring businesses and retain revenue in West Vancouver
- Generate taxes that can support important public programs

QUANTUM 1 will directly impact the local economy by creating 10 to 20 full times jobs. These are permanent specialized positions, as a cannabis store can only employ security cleared individuals trained in accordance with the provincial regulations. These positions provide respectable pay and medical benefits comparable to BC Government Cannabis Stores.

Once **QUANTUM 1** is operational, the store will attract additional commercial enthusiasm for businesses in Ambleside Village Center and for West Vancouver in general. At the moment, West Vancouver businesses are losing clientele to surrounding municipalities as local shoppers are traveling elsewhere to purchase cannabis.

Positive Environmental Impacts

- Walkable city and city centers
- Improved upkeep and tidiness around the store's vicinity

By opening a **QUANTUM 1** in Ambleside Village Center, we reduce travel distance for shoppers with cannabis on their shopping list. Our proposed location, in particular, is closer to multi-unit residential zones than some of the other proposals, making it possible for many neighboring residents to walk to the store. More walking will promote health by reducing occurrences of obesity, diabetes, and heart disease and will keep local vehicular traffic and the community's carbon footprint to a minimum.

QUANTUM 1 conducts litter pickups around the store once or twice per day as a part of our operating procedures. Keeping the store and its surrounding area tidy and well maintained is one of our fundamental operational tasks that demonstrates our commitment to professionalism and the environment.

Negative Environmental Impacts and Strategies for Mitigation

- Cannabis production can consume a high amount of energy
- Packaging for cannabis products is known to use a lot of plastic

Some cannabis facilities still grow plants indoors through the use of artificial lighting which can consume a high amount of electricity. This issue, however, is quickly being mitigated as cannabis producers are switching to more energy efficient lighting (LED for example) or moving production outdoors for natural sunlight. We, at **QUANTUM 1** Cannabis, favour cannabis products that are grown in energy efficient facilities, to motivate suppliers to choose more energy efficient means of production.

While cannabis packaging still uses a lot of plastic, this custom is beginning to change. As the industry evolves, producers are inventing more environmentally conscious packaging that still meets Health Canada's child resistant requirement. At **QUANTUM 1** we encourage our customers to recycle used containers by providing a recycling station at all stores.

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Community Impact Statement – Nimbus Cannabis Ambleside

a. Potential Positive and Negative Economic, Social and Environmental Impacts the Business may Have on the Immediate Neighborhood and Wider Community

Economic

Job creation, living wage, with benefits

At a minimum nine direct new jobs created with seven full-time jobs. As a Living Wage employer, we believe minimum wage is not enough to meet the basic needs of a family. Living Wage is a standard that enables working families to have sufficient income to be lifted out of poverty and be given a level of economic security¹. We will be able to attract a younger demographic to West Vancouver, in line with the Districts Economic Development Plan². Along with a living wage, we want to ensure that our employees do not face extended health care costs therefore, all eligible employees will be able to participate in an extended health benefit program.

Hiring Local

As members of the North Shore community, we prefer to keep things as close to home as possible. All full and part-time positions will be advertised to the local community. Additionally, all contract work will be performed by local small businesses, including construction, fixturing, electrical, plumbing, and design work.

Traffic Draw for Local Business

Compared to other parts of Ambleside, our location is sometimes overlooked. There are a number of businesses in the surrounding complex that could benefit from the natural traffic draw.

Eliminating Black Market

One of the biggest impacts of a licensed cannabis store is the impact on reducing illicit black-market activity. Currently 40.1% of BC still purchases cannabis from illegal sources³. A licensed use shifts illegal activity to a taxable industry.

Supporting a Growing Industry

Cannabis is a growing \$5 billion industry in Canada⁴, every new location helps create more jobs across the entire supply chain. From input providers, farms, logistics, and government warehouses.

Negative

The Canadian government overwhelmingly passed a national measure to legalize and regulate cannabis, becoming the second nation worldwide to do so and so Nimbus Cannabis does not foresee any negative economic impact from the licensing of this location.

Social

Benefits Company

As a Benefits Company, it is ingrained in our DNA to contribute to our stated social causes. We are:

1. Committed to engage with Squamish First Nation in support of reconciliation efforts.
2. Committed to reducing the incidence and impact of substance abuse in at-risk communities.

¹ [Living Wage Canada](#)

² [West Vancouver Economic Development Plan](#)

³ [Statistics Canada - What has changes since cannabis was legalized?](#)

⁴ [Financial Post](#)

nimbus

CANNABIS

As a Benefits Company, we are legally obligated to the causes and are required to publicly report on our progress annually.

Indigenous Community

The store will respect cultural business practices that are advised by Squamish Nation. Local Indigenous art will be prominently displayed in the store.

Eliminating Black Market

Along with economic benefits, eliminating the black market has social benefits such as a reduction in access for youth and illicit activity.

Minority and Indigenous Owned Business

Our ownership team is comprised of minorities and Indigenous people. We are extremely proud for taking the risk and competing against corporate applicants. We are confident in our plan and excited about the prospect of demonstrating to others in our community that we can participate and compete in a new and growing industry.

Young Adult Population

As identified in West Vancouver's Economic Development Plan the District has difficulty attracting a younger population⁵. 51% of cannabis users are millennials and 26% are Gen X.

Eliminating Access for Minors

A licensed and regulated use will help eliminate access of cannabis to minors.

Safe Consumption

Nimbus Cannabis is committed to educating customers about the proper use of cannabis. This will ensure that consumers are well-informed about cannabis use.

Negative

Medical Cannabis became legal in Canada in July 2001 and recreational cannabis became legal in October of 2018. Despite its legal status, the cannabis industry and use continue to carry a stigma. It is not unforeseeable that some members of the community will have strong feelings about why a cannabis store should not exist. It is critical to remind members of the community that legal cannabis promotes safe consumption, decreases minor access, and decreases illicit activity.

At Nimbus Cannabis, we understand that legal cannabis is not without risks; it has the potential to be addictive and can have an effect on one's health. It is critical to educate consumers about these risks.

Environmental

Environmentally Conscious Store Design

Wherever possible, reclaimed wood and metal from locally sourced materials will be used. The use of environmentally friendly paints will be implemented. Our goal is to use LED light fixtures reduce our energy consumption.

Negative

The unfortunate truth about the industry is that it uses a lot of plastic in its packaging. Use of an excessive and unnecessary amount of plastic and cardboard in packaging and transportation.

⁵ [West Vancouver Economic Development Plan](#)

b. Strategies for Mitigating Potential Negative Impacts

Location

The Nimbus Cannabis team was confident that our business will have a minimal negative impact on the surrounding community when we chose our location. Our location is unassuming; tucked behind a gas station, it is difficult to see from busy Marine drive. Nor is it close to Ambleside Park, a gathering spot for population groups. Children and adolescents are not permitted to enter or view our location. Our location with its on-site parking, proximity to public transit, and bike routes discourages loitering post-purchase. Additionally, the location use is consistent with the District OCP, creating “a more compact, more dense convenient, and interesting commercial area” further converting an industrial legacy use to a commercial retail use (WV OCP Policy BF-C 4.2)⁶.

Limiting Exposure to Minors

Protecting the health of children and adolescents is a priority for our team. Minors will not be admitted to the store, and ID scanners will be used to verify the age of all customers appearing to be under the age of 30. Exterior cameras will keep an eye out for post-purchase attempts to divert product to minors. From the exterior of the store, no Cannabis will be visible. As per the Canadian Cannabis Act, no marketing or advertising of cannabis will ever take place in open areas accessible by children or youth, exterior or otherwise.

Recycle Program

There is a lack of recycling deposit for cannabis products, some customers will throw the packaging in the landfill. Our in-house recycling program will pay customers \$0.05 for each empty package they return. We will see to it that it is recycled properly. We will purchase products from producers that use 100 percent recycle product whenever permissible.

Education on Safe Consumption

Our objective is to ensure safe cannabis consumption - however, in this new legal environment, we must shift our focus to normalizing, or destigmatizing, cannabis use and educating people on how to do so responsibly and safely. POS systems ensures that legal limits are maintained. We have prepared educational materials on safe consumption and intend to have them in prominent locations in the store.

Loitering and On-Site Consumption

There will be a strict no-consumption policy on the premises or in the immediate vicinity. Signage will be present to deter loitering. Our security plan addresses loitering, and cameras will be stationed throughout the facility to monitor all transactions and will be strictly enforced.

Difficult Customers

It is not unforeseeable in a retail environment to experience difficult customers. We will mitigate by implementing policies and training for staff on de-escalation techniques. Staff will be trained on how to use 911 in a non-emergency situation if necessary. On-site panic alarm monitored by a third-party security company at the cash register in case of severe emergencies or theft.

⁶ [District of West Vancouver - Official Community Plan](#)

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**LIQUOR
DISTRIBUTION
BRANCH**

BC CANNABIS STORES

June 29th, 2021

District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3

Dear District of West Vancouver Staff, Mayor and Members of Council:

Re: Non-medical cannabis retail store application

Please accept the Liquor Distribution Branch's (LDB) application to locate a **Government operated** non-medical cannabis retail store at **1437 Clyde Ave, West Vancouver**. The LDB has received support from the property owner to proceed with this application (application form and supporting materials attached).

About the LDB

The LDB is one of two branches of government responsible for the beverage alcohol industry in BC. The *Liquor Distribution Act* gives the LDB the sole right to purchase and distribute beverage alcohol for the province. The LDB is also the public liquor retailer in the province's mixed public-private model, operating 197 retail outlets under the brand 'BC Liquor Stores.'

Under the [Cannabis Distribution Act](#), the LDB is also the sole wholesale distributor of non-medical cannabis in British Columbia and operates standalone, public retail stores and provides online sales. Since legalization, the LDB has opened 28 BC Cannabis Store retail locations and we are actively working to roll out more stores across the Province to cater to the BC market.

Revenue generated through the LDB's wholesale and retail operations is remitted to the Provincial Government and contributes to supporting vital public services such as health care and education.

Committed to maintaining a level playing field between private and public retailers, the LDB ensures a fair and ethical supply and distribution of non-medical cannabis by applying a common set of rules for both:

- As the wholesaler of non-medical cannabis, it applies a 15% wholesale mark-up on the landed cost of cannabis distributed throughout the province to private and public BC Cannabis Stores
- Purchasing cannabis at a common wholesale price, both private and public retailers are required to pay the cost of shipping product from the LDB warehouse to their retail outlet. E-commerce customers currently pay a flat shipping fee of \$8 on each order purchased via www.bccannabiswholesale.com.
- All private and public retail stores are required to comply with the municipal, provincial and federal regulations that govern the purchase, sale, and distribution of non-medical cannabis
- For both private and public retail stores, the minimum retail price for selling non-medical cannabis is either the wholesale price they paid to the LDB or the current LDB wholesale price, whichever is lower.

Location of proposed BC Cannabis Store

The LDB is proposing to open a BC Cannabis Store at **1437 Clyde Ave** for a number of reasons, including that the site is:

- Located in an existing retail centre with strong tenants yet away from the high street
- Easily accessible to customers with ample parking;
- Not expected to adversely impact traffic in the surrounding area, given its location in an already established retail area, and;
- Located outside any sensitive use buffers established under the current Policy.

The size of the proposed non-medical cannabis retail store is approximately 1616 square feet of which we envision roughly fifty percent being dedicated to retail, with the remainder being utilized for office/administrative space for store staff and product storage.

Our commitment to community engagement and social responsibility

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB), the Ministry of Public Safety and Solicitor General, and the Ministry of Attorney General to encourage the safe and responsible consumption of alcohol and non-medical cannabis in BC.

We are committed to working in partnership with local governments to ensure a smooth introduction of non-medical cannabis to the retail market in BC communities. While government-operated BC Cannabis Stores do not require a licence from the LCRB^[1], we are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as working with local law enforcement agencies to maintain public safety.

Social responsibility is integral to the LDB and has been part of our corporate culture for decades. BC Liquor Stores have a well-established history of both undertaking initiatives encouraging the responsible use of our products and fundraising campaigns to give back to the local community.

Since 2010, we have raised nearly one hundred thousand dollars from staff and customers at our District of West Van Liquor Stores locations, with most of those funds being allocated to programs within the DWV

Our current BC *Liquor* Stores social responsibility programs will serve as examples as we move forward on developing our BC *Cannabis* Stores social responsibility endeavours. Our current efforts in the cannabis field include:

- Delivering products that meet strict safety and quality requirements. All cannabis products purchased through the LDB's wholesale channel and sold through BC Cannabis Stores are purchased from federally licensed producers.
- Promoting the safe and responsible use of non-medical cannabis through social responsibility campaigns aimed at keeping cannabis out of the hands of minors, preventing driving under the influence, and informing the public about potential associated health risks of consuming cannabis.
- Actively discouraging customers from engaging in high-risk behavior such as driving under the influence, consuming cannabis during pregnancy and participating in sporting activities while under the influence of cannabis;
- Increasing awareness of the dangers associated with over-consumption or risky behavior through various [in-store campaigns](#) with strategically placed messaging, and;
- Incorporating environmental sustainability into all facets of our business with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

^[1] As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB to operate a retail cannabis store - written confirmation from the LCRB is attached.

Keeping cannabis out of the hands of minors.

Unlike liquor stores, minors will not be permitted inside BC Cannabis Stores, even if they are accompanied by a parent or guardian. Our ID-check policy at store entrances prevents minors from entering our stores. All our staff receive comprehensive training in verifying ID, and will request age verification from all customers appearing under the age of 30.

Odour Mitigation

Product must be packaged and sold in accordance with Health Canada's packaging requirements, in a child-proof container. Since the product is prepackaged at the point of cultivation, there is little-to-no noticeable odor emitted from the store.

There will also be a ventilation and filtration system in order to reduce or eliminate odors. In the event that neighbouring tenants or customers have any concerns in this regard, the LDB will respond to these requests immediately. To date we have received no complaints regarding odours from any of our stores currently in operation

Cannabis store operations

BC Cannabis Stores offer a wide variety of products for customers across different categories including dry flower, pre-rolls, oils and capsules, edibles (chocolates, chews and baked goods), beverages, concentrates, vape pens and cartridges, and topicals. In addition, BC Cannabis Stores also carry a selection of accessory items such as rolling papers, grinders, vaporizers and storage containers.

All BC Cannabis Stores employ unionized staff. This particular location will have approximately 8-12 employees, including a Store Manager, Assistant Manager and staff comprised of full and part-time Cannabis Consultants. Wages start at \$21.00 per hour with benefits and pension eligibility as Provincial employees. All prospective employees must undertake an Enhanced Security Screening (ESS) as mandated by Provincial law.

The store would be open from 10am to 9pm Monday to Thursday, 9am to 9pm Friday and Saturday and 10am to 6pm Sundays.

The location would open by June of 2022.

Our neighbourhood strategy includes:

- *Keep It Safe*, a mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of violence, theft or nuisance. Additional topics covered include understanding cannabis related laws and strategies for maintaining a safe environment for employees and customers.
- Implementation of procedures on how to deal with unruly customers, store safety, loitering, and consumption outside the premises. Procedures are in place to ensure there are at least two employees in the store at all times and that stores are alarmed and locked outside business hours. For events that occur outside of the store, staff are trained to contact mall security, if applicable, or to call 911.
- Training staff on how to verify a customer's age and to identify signs of fraudulent I.D.
- Transporting expired or defective product off-premises for destruction. There will be no disposal of cannabis at any store, further reducing the risk that cannabis will fall into the hands of minors or the illicit market

Security

Customer, employee, and community safety is paramount. The LDB brings over 40 years of experience working with local government, enforcement agencies, and security experts in establishing

and operating secure retail stores in BC, and nearly 100 years of retailing regulated products. The LDB utilizes Crime Prevention through Environmental Design (CPTED) principles when designing our retail stores.

BC Cannabis Stores are supported by the LDB's Corporate Loss Prevention department and privately contracted security personnel are available to work in conjunction with store staff to ensure security practices and protocols are followed.

All BC Cannabis Stores have:

- Centrally-monitored province-wide intruder and fire monitoring systems;
- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room for product storage;
- Durable and reliable commercial-grade doors and locks;
- Security shutters and smash-resistant windows.

For more detail on the steps we take to ensure our BC Cannabis Stores are designed to be safe and socially responsible, we invite you to view an informational video that can be found on the LDB's corporate website at the following link. <http://www.bcldb.com/about/about-ldb> This video also responds to the top five questions we get asked when proposing a BC Cannabis Store in a new community. We thank you for your consideration of our application.

Sincerely,

Ryan McKeown,
BC Liquor Distribution Branch



INSPIRED CANNABIS CO

COMMUNITY IMPACT STATEMENT

EXECUTIVE SUMMARY

Inspired Cannabis Co is a family-run business that was founded by Jesse Dhami and Serge Biln. The Company's mission is to plant roots in the communities we operate in and support local businesses and families whenever possible. Family is paramount; it is a priceless legacy of resources, inspiration, and expertise. The depth of our roots allows us to look confidently to the future. Without this knowledge and understanding, it would not be possible to steer the company in the direction of our best future.

We are a licensed cannabis retail company with our first store opened in Courtenay, BC on May 2020. Since then Inspired has worked closely with municipalities and opened 12 other stores across Canada. As a licensed store in the new legal market, our goal is to set a standard for cannabis retail by redefining the experience of purchasing cannabis and helping dissolve the negative stigma associated with the industry.

In order to set a standard for cannabis retail we have identified four main areas that we believe will help achieve this objective:

1. **Management Experience:** We have over 15 years of experience in starting up and operating a chain of 7 community pharmacies. Our pharmacies are operating in a highly regulated environment like the cannabis retail stores. We believe that having the skills in dealing with narcotics in the pharmacies are transferrable in ensuring that cannabis is sold as intended by the BCLRB.
2. **Store Design and Atmosphere:** We are building our stores to be positive, open, and welcoming. When you walk into an Inspired Cannabis Co store, we want you to feel as welcome as you would in your family's home.
3. **Positive Shopping Experience:** We will offer a broad curated range of cannabis products from established growers through the local new releases. The seasoned connoisseur, or a curious new-comer, we will help find or recommend the right cannabis product for each individual. Offering high quality cannabis products in an inviting and convenient location is an opportunity to establish the means towards responsible enjoyment of these products.
4. **Committed Member of the Community:** We are striving to be a positive member of the community by trying to operate a sustainable business with as low of an environmental impact as possible through the implementation of recycled paper bags.

WHAT IMPACT WILL THE CANNABIS STORE HAVE ON CRIME IN NEIGHBOURHOOD

Based on our retail cannabis operating experience, we have noted a substantial decrease in the illicit cannabis sales in the communities we operate. Given the opportunity, we can provide Council with our confidential and detailed statistics showing the impact we have on reducing the illicit sales of cannabis in the community. From our experience, almost all patrons are thankful that there is a safe and legal alternative in their community. No person in the community should turn to the illicit marketplace for a legal product available to all Canadians. We will be a leader in providing controlled, safe, secure and responsible legal access to cannabis for the adult population of the District of West Vancouver. We consider our retail stores to be a community asset rather than a liability as we make the community around us safer by eliminating substantially the illicit market. Our proposed store is located within 2 blocks and in approximately line of sight from the existing West Vancouver Policing Station on Marine. Drive.

We do not consider this as a one-time transactional approval but a long-term commitment in the community. The hard work begins once approval is given to be a valuable addition to this community. In the spirit of being a community asset, we will take a strong role in participating and facilitating regular and ongoing dialogue with City staff, community stakeholders and community policing/business associations. This participation and dialogue will create an open channel for regular feedback and to work on any issues that may arise.

From our experience in other communities, we have not seen any increase in crime related to retail cannabis and we do not foresee any issues in West Vancouver. We believe and purposefully are located in high foot traffic locations in commercial centers.

From a youth and educational perspective, we will work with and facilitate dialogue with West Vancouver School District, West Vancouver Parks and Recreation and Leaders of Youth Associations to bring the correct messaging and appropriate educational awareness tailor made for the District of West Vancouver. We undertake to be committed and positive members of the community by supporting local businesses, community needs, awareness, and education to youth. Our core values of family, philanthropy and community will translate across the day-to-day operations and ongoing engagement with the Ambleside Community and fit into the value of the citizens of West Vancouver.

SECURITY COMPLIANCE

It is our belief with our previous experience in both running successful pharmacies and now legal retail cannabis stores that there are very few potential negative impacts in having a retail cannabis store at 1480 Marine Drive. Inspired Cannabis has developed standard operating procedures with respect to security to potentially mitigate any security issues. We are committed to ensuring that our security systems will far exceed what is required for licensed cannabis retail stores in BC. Inspired endeavors to operate as an industry leader and take steps and precautions necessary to mitigate exposure and run our business to the highest standard. We will be in constant touch with the West Vancouver Police and register with their watch program. Please refer to our TUP Application package to understand the security measures that will be put in place.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

In order to ensure the continued safety of the Community, Inspired Cannabis Co utilizes the following best practices to achieve crime prevention through environmental design.

1. Interior and Exterior Cameras: Our location will be equipped with interior and exterior High-Definition cameras with 24 hour upload to a secure cloud server. Our support staff will have access to these cameras at all times through an internal website and mobile app.
2. Secure Cannabis Vault: Cannabis will be stored in a secure vault to ensure the security of all cannabis products
3. Restricted Access: Secured access will be required in order to enter key areas of the store including back of house, the secure cannabis vault, the IT room and cash safe.
4. Locked display cases: As required by LCRB regulations, display cabinets on the retail sales floor will be kept locked.
5. Clear Line of Sight: Our point of sales counter is strategically placed to ensure a clear view of the retail sales floor
6. No visibility of product from exterior: LCRB regulations require that cannabis products cannot be seen from outside of the store. We will ensure our build out will allow for windows to be clear but no cannabis products allowed to be seen from the exterior.

MITIGATION OF ADVSERE IMPACTS ON NEARBY USES

1. Odour Mitigation: We will receive cannabis products from the BCLCRB that are pre-packaged and sealed in smell and leak proof containers/packaging by licensed producers. Customers will be prohibited from opening products in and around the premises and loitering or smoking on site.
2. Keeping Cannabis Away from Youth: A strict 2-piece ID check system will be in place for anyone that appears to be younger than 35. Youth (Under 19) will not be permitted to enter the store. As a responsible corporate citizen, Inspired has developed social responsibility material to educate customers on the importance on ensuring youth do not have access to cannabis product.
3. Impact of Visibility into Store: Our unit has store front glazing located only along the front parking side and at the entrance only. All other walls are located internally to the building and have no street presence. Any customers visiting this commercial area will not see cannabis products from the exterior

SOCIAL RESPONSIBITY/COMMUNITY BENEFIT

Inspired Cannabis is committed to a sustainable and caring community and will proactively strive to be a valuable member of the West Vancouver community. Our core values of philanthropy and community are included in our corporate responsibility policy. We commit to preserve a yearly budget for community based monetary donations and volunteer time within the cities we conduct our business.

SUMMARY

Inspired Cannabis Co is extremely excited to be given the opportunity to potentially open a retail cannabis store at 1480 Marine Drive. We believe our experience in both the pharmacy business and now the retail cannabis business with 13 stores opened across Canada will ensure that the Ambleside community and the community at large will be well serviced. We purposefully chose our location to be on a busy street like Marine Drive so that the Community at large can see how a properly run cannabis store can ensure there is little negative impact to the Community. It is our belief that having a location away from Marine Drive in a discreet area will pose more issues since residents will not be able to see the day-to-day operations given it is away from the core commercial area. We look forward to further dialogue with the City Staff and Council on our application.

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HAPPY ISLE

C A N N A B I S

COMMUNITY IMPACT SUMMARY

Happy Isle Cannabis Corp.
6609 Royal Ave, Horseshoe Bay
West Vancouver, BC
www.happyislecannabis.com

Submitted By:

Glenn Cormier
(604) 377-4909

David Bellringer
(604) 349-4330

Community Impact

SOCIAL IMPACTS:

POSITIVE Social Impacts:

- 1. Convenient and accessible access for medical patients**
 - The Happy Isle Cannabis proposed location in Horseshoe Bay is ideal to be able to provide a welcoming fully accessible storefront for people with mobility issues including seniors unable to navigate stairs.
- 2. Healthier Consumption Options**
 - Legal cannabis stores offer a wide variety of consumption methods that provide healthier options than smoking.
- 3. Providing Harm Reducing Options**
 - Studies have shown that regulated access to medical and recreational cannabis can reduce the use of, and subsequent harms associated with; opioids, alcohol, tobacco, and other substances.
- 4. Safe Supply Chain**
 - Precise dosage and intensive product testing increase consumer confidence.
 - Only Health Canada approved products are sold in our stores.
- 5. Black Market Reduction = Crime Reduction**
 - We have observed firsthand on Bowen Island, how legal access to cannabis has significantly reduced the black-market supply within a community, and the associated problems that come with it.
- 6. Limiting Youth Access**
 - As responsible operators, and experienced cannabis licence holders, we have shown that we have a positive impact on reducing youth access to cannabis within the communities we serve.
- 7. Lessening the social stigma of cannabis**
 - Happy Isle Cannabis will help reduce the negative social stigma by occupying a prominent street level location that is approachable and welcoming.

NEGATIVE Social Impacts:

- 1. Addiction**
 - Contrary to popular belief, people can become addicted to cannabis. Continued, frequent and heavy cannabis use can cause a mental dependency resulting in habitual use.
 - However, based on what is currently known, the risk of cannabis addiction is much lower than the risk of addiction to alcohol, tobacco, or opioids. And, unlike substances such as alcohol or opioids where overdoses may be fatal, a cannabis overdose is not fatal... *source: <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/health-effects/addiction.html>
- 2. Health Implications**
 - Respiratory illness related to long term smoke inhalation.
 - Negative mental health outcomes – specifically tied to heavy use by youth.
- 3. Motor Vehicle Impairment**
 - Cannabis use can cause cognitive impairment and can lead to motor vehicle accidents.

*Mitigation measures of negative social impacts:

1. Public Awareness Campaigns

- Happy Isle actively promotes public health campaigns that are implemented by *Health Canada* and the *Liquor and Cannabis Licencing Branch of BC*, through in-store posters and messaging about the harms of cannabis use including;
 - Driving while impaired
 - Restricting access to our youth
 - Consumption while pregnant
 - Health problems related to over-use

2. Providing Options

- Our in-store product menus include a large selection of lower dosage edibles, capsules, oils and topicals to help encourage consumers to explore alternative options to smoking cannabis, and to consume at much lower doses...ie. *“Start low and go slow”*.

ECONOMIC IMPACTS

POSITIVE Economic Impacts:

1. Increased Consumer Traffic

- Cannabis retail stores bring increased consumer traffic to the communities they operate in. Neighbouring businesses have experienced economic benefit from being located next to, or near cannabis stores.

2. Stable, Long-Term Storefronts

- With the current instability of brick-and-mortar retail, cannabis stores bring a welcome and consistently stable business to commercial areas. Happy Isle is pleased to be able to propose occupying a currently empty storefront in Horseshoe Bay.

3. Helping Neighbouring Businesses

- Happy Isle is excited to be able to provide an affordable expansion opportunity to its neighbour, “Lali Loves It”. The presence of Happy Isle in this building will eliminate two currently empty storefronts.
- As the building owner, we are not only invested in the success of our neighbouring tenants but also the long-term success of the Horseshoe Bay community.

4. Taxation

- Provides provincial revenues which is expected to increase transfer payments to local governments in the future.

NEGATIVE Economic Impacts:

1. Increased Vehicle Traffic

- The increased vehicle traffic brought by a cannabis store can result in parking congestion.

*Mitigation measures of negative economic impacts:

1. Dedicated Parking

- Happy Isle Cannabis proposed location in Horseshoe Bay provides four dedicated private parking stalls directly behind the location
- The location at Royal Ave. and Bruce St. also has ample street parking that is in less demand than the busy Bay Street area.

ENVIRONMENTAL IMPACTS

POSITIVE Environmental Impacts:

1. Oversight of Production Facilities

- All communities have had to deal with illegal grow-ops. Legal producers grow cannabis in environments that are more energy efficient and regulated for environmental sensitivities such as fertilizer and wastewater disposal.

NEGATIVE Environmental Impacts:

1. Careless Disposal of Cannabis

- The disposal of partial smoked cannabis joints can lead to accidental and unwanted consumption by pets, especially dogs.
- Carelessly discarded cannabis joints can add to the garbage problem already occurring with discarded cigarette butts.

2. Increased packaging

- For the legal cannabis industry to meet Health Canada standards of safety, it meant more packaging for child proof products, specific warning labels and cannabis potency.

*Mitigation measures of negative environmental impacts:

1. In Store Signage

- We will post signage inside and outside our store reminding our customers to dispose of their cannabis responsibly.

2. Happy Isle Cannabis Pocket Ashtrays

- Happy Isle is proud to offer complementary pocket ashtrays in an effort to help keep our communities clean and animals safe.
- Pocket ashtrays will help to mitigate the current problem that exists in Horseshoe Bay, both in regard to discarded cigarette butts, and accidental consumption of cannabis by pets.



3. In Store Recycling Program

- We will offer in-store recycling bins for customers to bring their cannabis specific packaging back to us to be safely recycled.



Weather Cannabis

ART - CANNABIS - COMMUNITY

Community Impact Statement 2021

UPDATED - Community Impact Statement outlining the following:

(Potential community benefits and challenges to mitigate economic, social, and environmental impacts the business may have on the immediate neighbourhood and the wider community and strategies for mitigating potential negative impacts.)

Social Impact - Community Benefits:

- i. Creating a location for artists to showcase their talents. We will feature rotational artwork, with a priority to local talent (free of charge). We believe that exhibiting art provides potential sales exposure for artists and compliments the community, any buyer interest will be redirected to the artist for offsite sales.
- ii. Allowing for a product education in a retail setting that provides value to the community through consultation, inclusion and engagement by owners and staff with strong industry and product knowledge.
- iii. Demonstrate active participation in community interests: Supporting local events by providing volunteers for organization, planning, set up, clean-up etc., participate in the local Art Walk, enhance the cultural element of the community.
- iv. Provide an essential service in a currently underserved market in which there's growing demand.
- v. Provide access to legalized cannabis to negatively impact black market and reduces all access to minors.
- vi. Provide safe and quality products in a premium and highly regulated environment that fits with the community.
- vii. Provide the comfort and safety of a secure location that the community deems appropriate for this product.
- viii. Provide stewardship of education and change around perceptions of legacy prohibition of the product in the community.
- ix. Demonstrating the progress of ongoing revitalization in the area in association with the Local Area Plan (LAP) for integrating new retail concepts that fit with the community.
- x. Creating an omnichannel retail experience which creates a unified look, feel and experience for our guests.
- xi. Being involved in and working with local Business and Resident Associations to contribute to a vibrant and thriving community via community service at a grass roots level.
- xii. Combined, over 50 years of direct service and retail experience that would contribute to a successful operated and professional community business, supporting local women entrepreneurs.
- xiii. The Weather Cannabis Principal's are pet owners and want to work towards awareness and action supporting a clean and litter free environment which contributes to the safety and health of our pets and wildlife.

Social Impact - Challenges to Mitigate:

i. Vocal minority of local area residents are reluctant and hesitant to have a cannabis store in the neighbourhood.

Mitigate risk by:

-leading by example with advocating responsible use and providing education options for different and curated sessions.

ii. Some citizens may have concerns that legal product may bring more “transient people” to the area and crime will go up and public safety compromised.

Mitigate risk by:

-We discourage the use of the word “transient” and prefer to lead by example by using “guests” which suggests a positive way to influence our residents and visitors alike that we welcome everyone to enjoy our community.

- providing a visible and readily recognizable security presence directly outside the store during busy hours.

- ensure that two pieces of Valid ID are presented at the door in advance of a guest coming in the store.

- having an open line of communication with the WVPD and participate in their ongoing area activity updates.

- provide additional cameras around the building that are above and beyond the required minimum to satisfy the security requirements mandated by the provincial government.

-continuously updating training for staff to handle emergency issues, including recurrent training in first aid.

- Operating a legal store will decrease black-market sales.

- By decreasing black market sales, we eliminate unregulated and potentially harmful products.

iii. People may be concerned about minors having easier access to the product.

Mitigate Risk by:

-Two pieces of ID are required at all times for every adult guest, no minors allowed in the store – no exceptions. There is a dedicated team of Inspectors from the province ensuring our compliance. Collaboration with local businesses, local authorities, and local schools (Glen Eagles Elementary School and Rockridge High School) keeps the lines of communication open so we are proactive and can ensure that youth are not accessing products.

- The second-floor location at 6412 Bay Street allows for an entrance and access that is situated in the heart of the village but would also satisfy the public’s concerns around introducing a “sensitive use” into the community and away from the direct line of sight for young people. The front door is a creative piece of art, which enhances the community sightline. After much consideration for street level access vs the second story, Weather Cannabis used feedback from the business community and residents, via Facebook, community meetings one on one conversations, gathering signatures and letters of support and used insights that a more discreet location would be appropriate. A second story location fulfills the provincial requirement for no product visibility from the street. This access presents no aesthetic challenges to the community. Youth access and visibility issues are governed by tight provincial regulation and compliance is mandatory.

iii. Accessibility to the store - There is a front door walk- in area in which all guests can access, in addition to parking located in the rear of the building that is easily accessible. With the recent challenges that covid presented to keep retail businesses viable, businesses have adapted to provide “click and collect,” curbside pick up and delivery options which are now available and convenient for everyone.

Economic Impact - Community Benefits:

- i. Creating a new revenue stream for fees and taxes for the District of West Vancouver, province and Canada.
- ii. Increase the foot traffic allowing for benefit to surrounding businesses in the area.
- iii. Provide a suitable retail business to help the economy recover post Covid-19.
- iv. Providing equal and inclusive opportunity employment in all areas of the industry and for local residents of Horseshoe Bay and West Vancouver.
- v. Designating a percentage of sales to local charities and community.
- vi. Compensating staff with above market pay benefits, professional development, and transit subsidies are all ways to attract and retain service retail professionals.
- vii. By decriminalizing the possession and sale of cannabis, law enforcement costs are decreased due to less activity that is contributed by the unregulated market. We help decrease the burden and cost by taking a proactive responsibility and available resource for the local authorities.
- viii. Support for local resident owned, operated, and managed store keeps the economic gain in the community and supports small business.

Economic Impact - Challenges to Mitigate:

- i. Lack of awareness and education around responsible industry business best practices has delayed the process of integrating the cannabis industry into mainstream business. Small retailers are subject to higher fees overall which in turn will impact how much the consumer will pay for cannabis products.

Mitigate Risk by:

- providing opportunities for education on products, responsible use and awareness around product laws and regulations, adhering to all provincial guidelines.

Environmental Impact - Community Benefits:

- i. Weather Cannabis will have a preference in selection of products and accessories made by likeminded environmental licensed producers.
- ii. A portion of our sales will be dedicated towards environmental charitable associations.
- iii. The Principals at Weather Cannabis are currently involved in ongoing initiatives to promote and create awareness around community service and fund raising. IE: active members of the Western Resident Association (WRA), assisting in organization of the Mayor's Clean Up Challenge in April 2020 for the Horseshoe Bay Village WRA group, the principal's of Weather Cannabis participating in weekly litter pick-up, organizing a program for litter pick up with Rockridge High School in order to keep the Bay clean and provide community service for youth at the high school, collaborating with Gleneagles Elementary School as an art and sustainability project, painting donated tin cans creatively to bring awareness to the cigarette butt litter problem in Horseshoe Bay Village, partnering with local charities to raise money on their behalf and participating with 100 Women Who Care North Shore.

Environmental Impact - Challenges to Mitigate:

- i. People concerned about packaging and garbage.
- ii. More people may be smoking products in the area.

Mitigate Risk by:

- the staff of Weather Cannabis will incorporate a community clean-up on a weekly basis to do their share in keeping Horseshoe Bay clean from product littering.
- Weather Cannabis has planned a program that encourages recycling of product packaging.
- staff will reiterate responsible use and advise guests to smoke in comfort and privacy, away from the common areas of Horseshoe Bay.

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are a lot of questions, and we don't rush our customers. We are there to help find the right product for them, not to simply make a quick sale. Diversity and inclusion are woven into the fabric of our organization and our hiring practices will reflect this.

We offer a living-wage and company benefits program for long-term staff that meet a minimum of only 20 hours per week. This low barrier-to-entry means that we can offer a great employment package to most if not all staff. We go above and beyond because we know that we are only as good as the team we build. In order to attract and retain the best staff, we take care of our employees, and offer career-advancement and training. We will mentor and guide a new generation of young, West Vancouver based professionals in the legal cannabis industry, and help them on their way in an industry that has only just put-down its roots, and looks to grow over the decades to come. That's exciting to us.

We will promote our staff from entry-level to management and beyond. We invest in staff education and want to see them develop into well trained, scientifically literate professionals within this new industry, which is becoming the envy of the world.

Community involvement of owners and staff

Volunteer work, weekly community clean ups, charitable donations, supporting local teams, or participating in community festivals and events are all passions that we will bring to the annual calendar. You can expect to see us sponsoring a local adult sports team in need of uniforms, and organizing a community trash pick-up day. 52% of small business owners donate to charity, and of those that donate, 90% donate to local causes. We will take an active role and encourage other local businesses to join-in on the fun.

Small business owners like us live and work in their communities, taking pride in making their towns a little nicer. Building our reputation through volunteer work and community involvement is integral to our plans to combat stigma and showcase that we are young professionals, raising families and building a community to be proud of.

Increase community economic health

We can't wait to move-in and start to support other local businesses. As a locally-focused company, we will deliberately patronize other Dundarave businesses to create a thriving local economy. Bolstering sales of friends and neighbours creates strong community bonds and keeps money within the community. Shopping local also means creating more jobs in the community. Our local staff will spend their money intown, promoting the economic cycle.

Adopting a legal cannabis retail store that adheres to all provincial and federal conditions also results in a significant shift of funds from the unregulated (black) market and into tax revenue which benefits governments of all levels and the wider taxpayer base as a whole.

Community health and wellness

In addition to contributing to the unique identity of Dundarave village and being involved locally, we will help to build a sense of community around our store. We aim to build personal relationships with our customers, knowing many of them by name and providing that comfortable environment where we cater to a customer's needs and preferences above all else.

Many like-minded small business owners band together, forming casual or formal relationships, such as a Business Improvement association or mentoring programs. These relationships leverage the expertise of the participants to contribute to the business community's long-term growth. They are also often a key tool for fostering camaraderie between business owners, so that as foot traffic to one business increases, other nearby smaller businesses benefit through increased exposure and word-of-mouth referrals. We understand this, and will open these conversations with established members of the business community. Given our team's past leadership experience with the Lower Lonsdale BIA, and other volunteer boards in the community we will be active in advocating for small businesses.

Environmental Friendliness

We will offer a recycling program for our packaging and have already moved away from single-use plastics ahead of a likely federal ban later this year. We're from the west coast, the town that saw the birth of Greenpeace. We live these values and always strive to adopt best practices and partner with environmentally conscious suppliers. Being located in an easily accessible place like Dundarave Village, we aim to promote and reward walking/cycling/public transit transport choices.

Diverse products, locally made

As a small local retailer, we will have a more flexible inventory and a quicker response time to customer requests. Our products will tend to be locally made in BC, and selected to suit local tastes. We have the benefit of already established working relationships with local producers from Whistler/Pemberton, to Salt Spring Island and Delta.

Smoke and odour Concerns

In our experience progressing through a municipal process of public consultation, hosting an open house (pre-covid for 1st cannabis), and presenting at a public hearing, we heard a few understandable concerns raised time and time again. Smoke and smell being very common, and rather easily addressed.

A licensed cannabis retail store has no smoke or strong cannabis odour associated with its operations at all. Just as a liquor store doesn't have a particularly strong smell of Merlot or hops, our retail cannabis store sells hermetically sealed containers that prevent any odour until the packaged-product is opened at the consumer's home.

Each item for sale is sourced through the BCLDB and has passed safety tests and child-proofing regulations. Products are sealed before they reach our store location. This results in no smell or smoke at all in the operation of the business. It is a breach of provincial regulations to open a sealed container in-store, no consumption of any product is permitted on-site or in the immediate vicinity.

Our team has extensive real-world experience in regulating the immediate area surrounding a successfully operating cannabis retail store in the City of North Vancouver, to ensure no customers are consuming in the neighbourhood or causing any nuisance. We achieve this by first identifying that this is a core responsibility that we, as good operators, have to the neighbourhood in which we call home. Good natured conversation, reminders to excited customers at the point of sale, and always advocating on behalf of neighbours who don't appreciate unwanted smoke or odours has been a successful approach. On the rare occasion where we encounter any resistance, we operate with a zero-tolerance policy and any individuals who would put our good standing at risk are informed that they will not be served at our establishment and asked to move along.

To date, our operating team has not received a single complaint or bylaw infraction, we achieve this by being proactive, regularly walking the block and having conversations with our customers and other members of the public to always respect the neighbours we have; both businesses and residents alike.

We are keenly aware that this is perhaps the most important aspect of keeping our neighbours and community happy with our presence, and we have a proven operational plan to ensure that we proactively remove this potential issue from occurring. It should also be noted that much as the Merlot customer at a local liquor store will take that packaged product home to enjoy with a meal etc, modern cannabis consumers act in exactly the same respectful manner.

Demand and vehicle parking issues

We chose our location along the activated laneway of Dundarave Lane in part because of the abundance of parking in the area and the ability to regulate the entranceway, away from the main shopping street of Marine Drive.

Having operated the first, and for a long time only, retail cannabis store on the North Shore (1st Cannabis) during Covid, our management team understands the importance of managing the flow of customers in and out of a store. Mask mandates, maximum occupancy and large customer demand for cannabis & CBD products were all new issues that we, as retailers, overcame during 2020/21.

This has shaped our choice of location to Dundarave Lane due to the ease of access via public transit & cycling, plentiful parking in the area, and still being in the heart of a vibrant commercial and recreational area but also benefiting from being slightly removed from the main retail zone along Marine Drive. We noted many of our commercial neighbours on Bellevue are also wellness and health providers. The neighbors include; spa, salons, medical and dental clinics.

This places us in a central location that is still sensitive to any community members that may still have an archaic opinion of cannabis, who may not want a retail cannabis store front-and-center along Marine Drive. Even more of an important consideration than this, was that it increases the distance between our location and the local elementary school, Irwin Park.

Youth access to cannabis and proximity to children

Our store operates in much the same way as a BC liquor store operates but with one major difference – no person under 19 years of age is permitted inside the building at any time, even when accompanying a parent/guardian. This is a provincial

requirement and coupled with a strongly enforced ID policy, our operation will not permit minors into the building and will not serve any products to anyone under 19.

We identified that a successfully operating liquor store currently exists in Dundarave Village on Marine Drive. The retail cannabis industry closely mirrors the BC Liquor industry and marine drive offers the most traditional retail location. Still, we decided to locate further away from the traditional 'high-street', with the best exposure and passers-by, precisely because we want to be sensitive to community concerns. We feel that Dundarave Lane offers the best location to ensure an adult-only audience and reduces youth/underage exposure.

An important point to consider here is that when local authorities permit a licensed retail cannabis store to open, youth access and use of cannabis drops. Should any members of the community be concerned that opening a cannabis store will result in more youth gaining access to cannabis, the complete opposite is actually true (Statistics Canada's National Cannabis Survey, which monitors trends quarterly, even states in its before-and-after legalization numbers that the percentage of those aged 15 to 17 who use the drug has fallen to 10 percent from 20 percent.).

In closing

Should Envy Cannabis Inc. be permitted to open and operate in Dundarave, we would help to keep cannabis out of the hands of youth by maintaining stringent 19+ only service, to keep profits out of the pockets of criminals by providing an option other than the current black market which is thriving in municipalities that lack legal stores, and to protect public health and safety by allowing adults access to legal cannabis shopping that has been successfully adopted in other communities since 2018. Our presence will reduce the traffic to and from other communities as local residents will be able to shop in the neighbourhood rather than commute to neighbouring communities for cannabis. When a consumer shops in a village center they often purchase from more than one business, this will continue to keep local residents spending local rather than in neighbouring municipalities.

Sources and Links provided in the full length CIS enclosed in the original application.



Our Vision – Cannabis on Clyde

Objectives and Timing

Park Royal Cannabis Corp. is in the process of applying for a Provincial Cannabis Retail Store Licence and a Temporary User Permit (TUP) or Rezoning and Development Permit DP if required from the District of West Vancouver for the Park Royal North area. Our proof of application to the Liquor and Cannabis Regulation Branch as well as our District of West Vancouver TUP or Rezoning + DP Application Form have been included in **Appendix A** of this document.

Park Royal Cannabis Corp. is anticipating having our Provincial Cannabis Retail Store License for mid to late Fall 2021. If selected by Council for the Park Royal North retail cannabis location, we would immediately consult further with the Planning and Building Department Staff to develop our store and building improvement applications. Once permits are received, we would look to construct right away. Ideally, construction would be completed for end of 2021 or early 2022, hopefully positioning our Cannabis on Clyde branded store to be open and ready for COVID-19 restrictions to be lifted, allowing for an increase in brick and mortar retail shopping.

Cannabis on Clyde believe our business plan, control of our proposed location, and more importantly our commitment to the community makes us an ideal Council selection for the Park Royal area cannabis business licence. With that said, our ownership would be happy to meet with Staff and Council to further demonstrate and elaborate on our commitment to this business and the community.

Cannabis on Clyde will have a **zero tolerance** for transactions with minors (under 19). Our ownership are parents, and we believe consumption of cannabis is a choice for adults and should always be used responsibly.

Mission Statement

“Offering a boutique educational and retail experience in the cannabis retail sector, with a dedication to community values, responsible sales and regulatory compliance.”

Community Impact Statement

“Cannabis on Clyde is committed to community and public safety, environmental stewardship while promoting commerce and economic growth.”

Economic, Social and Environmental Impacts

Introducing any type of business into a community produces positive and negative impacts on various levels. With the past controversy both locally and nationally on the legalization and sale of cannabis as well as being a pioneer store in the West Vancouver market, we are well aware of our need to diligently assess and address negative economic, social and environmental impacts our store and products may have on our community.

Economic Impacts:

On a regional level, the legalization of cannabis has provided increased utilization of previously dormant farmlands. This is the case with zoned farmland with ideal soil and drainage conditions.

for crops for outdoor growing, but also agricultural zoned land within the ALR with conditions deemed unfarmable. The value of the crop has allowed for use of these lands for greenhouse growing, stimulating construction and job creation for the farming of the crop.

The legalization of the crop combined with the large-scale production has provided other means of economic stimulus through packaging, distribution, and sales. The processing of the crop into other forms of consumption including oils, edibles etc. creates further product lines and job creation/economic growth.

The sale of cannabis provides an economic boost to the region. With the BCLBD as the sole legal supplier and with taxation at point of final sale the Provincial Government receives considerable revenue for the growing and distribution of the product.

Though incorporating new retail products and stores into a market generally yields positive economic impacts, introduction of new businesses into a market can result in reduced commerce at other local businesses as shopping trends can shift and consumer budgets re-prioritized.

Social Impacts:

The increased Provincial revenue discussed in the economic impacts section will assist the government with public funding. This funding could go to schools, hospitals, infrastructure, and other public areas helping the residents of BC on multiple levels.

Legalization of any substances could be interpreted public acceptance and that the product is safe for all to use. Though legal, cannabis is still a drug and should be consumed responsibly. Some youth and may not see it this way. Cannabis should be responsibly sold to the adult consumer while ensuring it is not used by minors or overused by anyone.

Consuming cannabis affects every individual differently. Overuse or non-responsible use can lead to poor judgement and impedance of controlled motor functions, both of which could lead to injury and/or unintended consequences.

The sale of any product may attract criminal activity such as burglary or theft or more serious crimes resulting from those. Cannabis, being a system altering drug when consumed and easily resold after theft may provide higher incentive for theft of the product.

Environmental Impacts:

Planting and farming of any crop has adverse effects on the surrounding environment. The use of pesticides in any form can get into surface water and into ground water and through drainage channels into fish and wildlife habitat. If not controlled properly the soil movement associated with cultivation also produces sediment laden stormwater runoff that can affect fish channel water turbidity.

Packaging of products creates an adverse effect on the environment including production of greenhouse gasses from the production of plastics and other forms of product packaging. Greenhouse gasses are also produced from the shipment of the product from farms to packaging/processing facilities and to the retail locations.

Growth of a crop on land, though disturbing an existing natural ecosystem generally leads to more biodiversity and habitat creation for insects and animals.

Strategies for Mitigating Negative Impacts

Further to the discussion above we have identified below the noted negative impacts along with our mitigation strategies. We are happy to elaborate further on these and we welcome any additions Staff and Council additions.

If selected, we look forward to hosting the public information review session to communicate to the public our vision and receive critical feedback to help better implement our business in the community. In no way can all foreseen or unforeseen negative impacts be fully addressed; however, Cannabis on Clyde believes that together we can position our business to provide a net positive impact on the community.

Economic – Negative Impact	Proposed Mitigation Measure
Consumer shift from other retail products	Through organizations such as the West Vancouver Chamber of Commerce work with surrounding businesses to promote community commerce as a whole
Social – Negative Impact	Proposed Mitigation Measure
Potential of increased use by minors	Zero tolerance for sale to minors
Community members feeling uncomfortable with the sale of the product	Establish Information Opportunities by hosting monthly drop in and virtual sessions for community members identifying the medical and other benefits of responsible cannabis consumption.
Potential crime such as theft and burglary	Development and implementation of a top-notch security and monitoring plan (described further in this proposal)
Environmental – Negative Impact	Proposed Mitigation Measure
Greenhouse gas emissions from delivery of product	Thinking local – dedicating retail space for local growers
Pesticide introduction due to growing practice	Prioritize purchase of organic products

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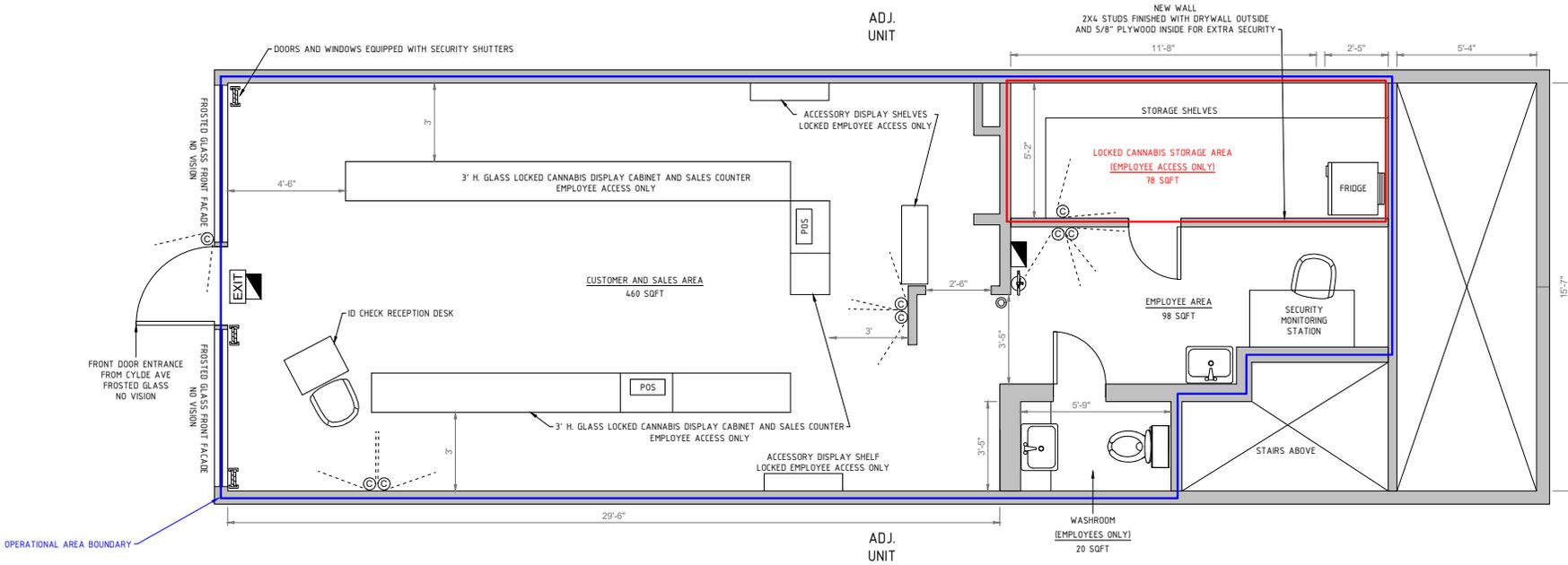
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PROPOSED FLOOR PLAN
656 SQFT



OPERATIONAL AREA BOUNDARY

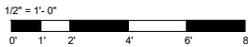
PLAN SHOWING THE LOCATION OF
Strata Lot 2 Plan VAS1262
District Lot 237 Land District 1 Land District 36

PID: 006-477-780

CIVIC ADDRESS
1443 CLYDE AVE
WEST VANCOUVER, BC V7T 1E9

ZONING: AC-1 (AMBLESIDE CENTRE ZONE 1)

- LEGEND**
- [POS] POINT OF SALE CASH REGISTER
 - [EXIT] EXIT SIGN
 - [CC] SECURITY CAMERA
 - [E] FIRE EXTINGUISHER
 - [EL] EMERGENCY LIGHT
 - [SD] SMOKE DETECTOR



Drawing Name PROPOSED FLOOR PLAN	Drawing Number A100	Project 1443 CLYDE AVE
QUANTUM 1 CANNABIS CORPORATION	Scale 1/2" = 1'	Date Modified 2021-06-09
	Drawn By KBL	Checked By -

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REVISIONS:
#0 29 JUN 2021 START

SCALE: As Noted

DRAWN BY: KB

DRAWING NAME:

EXISTING & PROPOSED FLOOR PLAN FOR NON-MEDICAL CANNABIS RETAIL STORE

ISSUED FOR:

- CLIENT REVIEW
- CLIENT APPROVAL
- PROJECT TENDER
- BUILDING PERMIT
- CONSTRUCTION

PROJECT NAME & ADDRESS:
INSPIRED CANNABIS CO.
1480 MARINE DRIVE
WEST VANCOUVER, BC
V7T 1B7

1B

ZONING SUMMARY

TENANT ADDRESS:
1480 MARINE DRIVE
WEST VANCOUVER, BC
V7T 1B7

LEGAL DESCRIPTION: LOT 3 BLOCK 23
DISTRICT LOT 237 PLAN 3459

PARCEL IDENTIFIER: 012-861-944

GROSS LEASABLE AREA: 914 SQ.FT

PARKING:

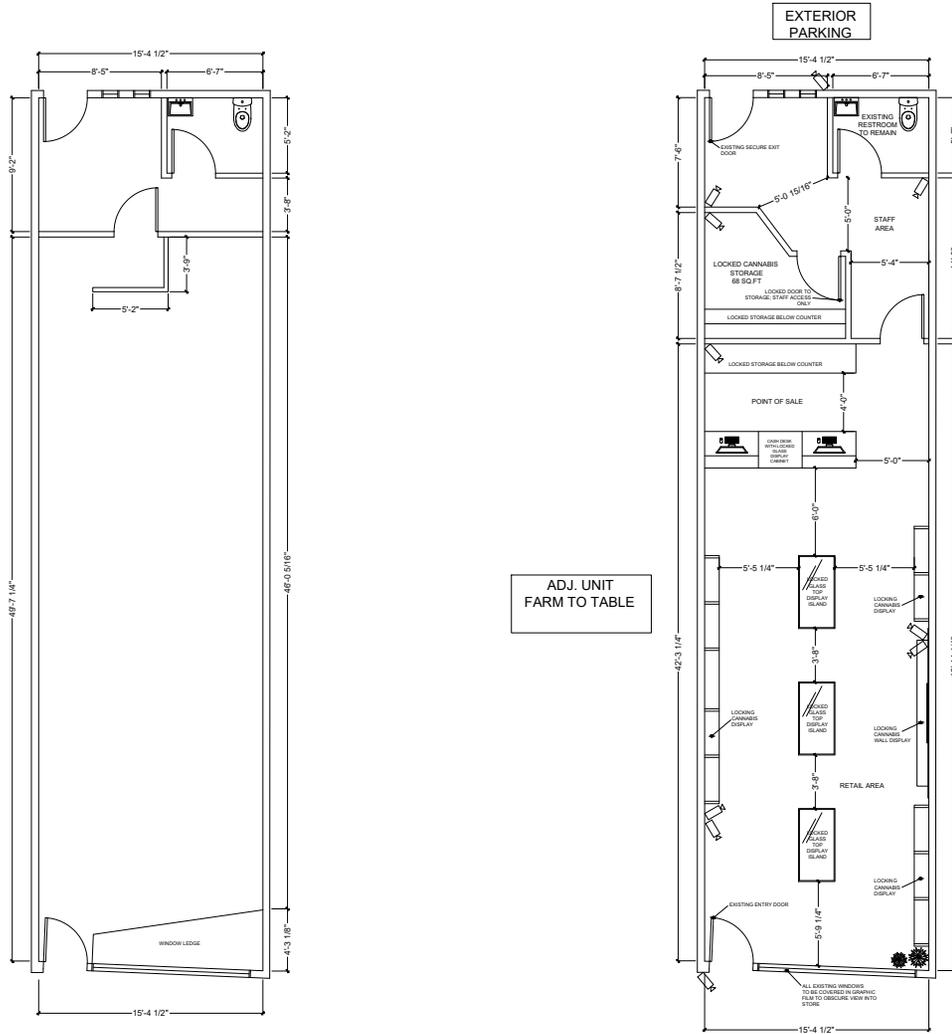
EXISTING PARKING TO REMAIN

PROVIDED PARKING SPACES TO BE SITE
VERIFIED

CANNABIS RETAIL STORE REQUIREMENTS

- AUDIBLE INTRUDER ALARM
Monitored by a third party
- AUDIBLE FIRE ALARM SYSTEM
Monitored by a third party
- LOCKED RETAIL DISPLAY CASES
- LOCKED STORAGE ROOM
- SECURE PERIMETER DOOR LOCKS
- SECURITY CAMERAS WITH FULL UNOBSTRUCTED VIEWS OF:
 - The retail sales area
 - Any product storage area
 - Both the interior & exterior of all store entrances & exits

NOTE:
MEASUREMENTS ARE APPROXIMATE AND SHOULD BE CONFIRMED WITH AN ON-SITE MEASURE BEFORE CONSTRUCTION AND MANUFACTURING.

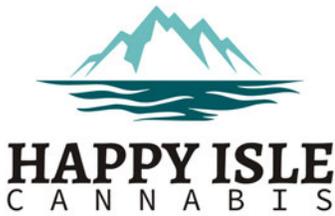


1 EXISTING FLOOR PLAN
1B SCALE: 1/4" = 1'-0"

2 PROPOSED CANNABIS RETAIL FLOOR PLAN
1B SCALE: 1/4" = 1'-0"

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6609 Royal Ave
 Horseshoe Bay
 West Vancouver, BC
 info@happyislecannabis.com
 www.happyislecannabis.com

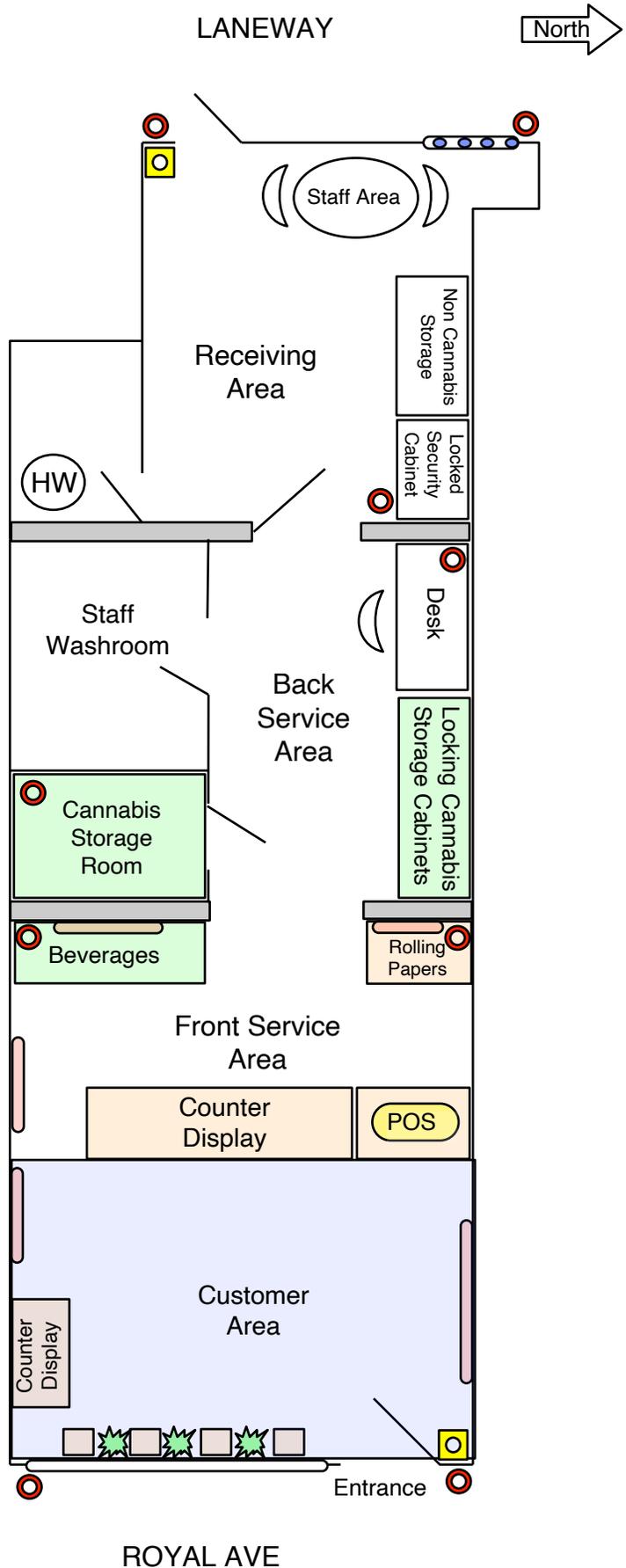
620 sq/ft

Measurements

Customer Area	9ft x 14ft
Front Service Area	6ft x 14ft
Back Service Area	8ft x 11ft
Cannabis Storage	4ft x 6ft
Hot Water Tank Room	4ft x 6ft
Staff Washroom	6ft x 7ft
Staff / Receiving Area	10ft x 12ft

SECURITY SYSTEM

-  - Video Cameras (9 cameras)
-  - Monitored Intruder Alarm System
-  - Bars installed on laneway window

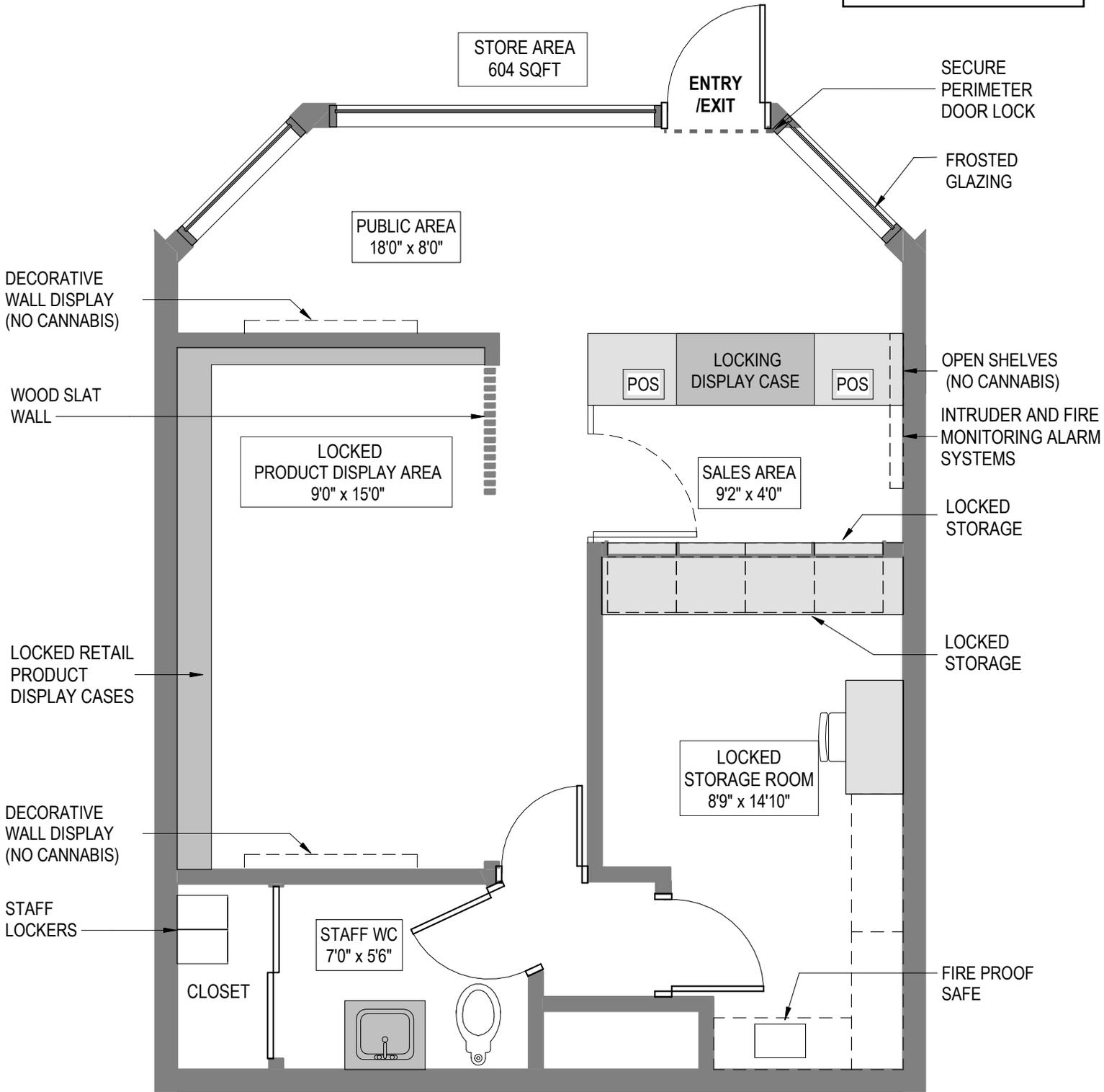


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1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"

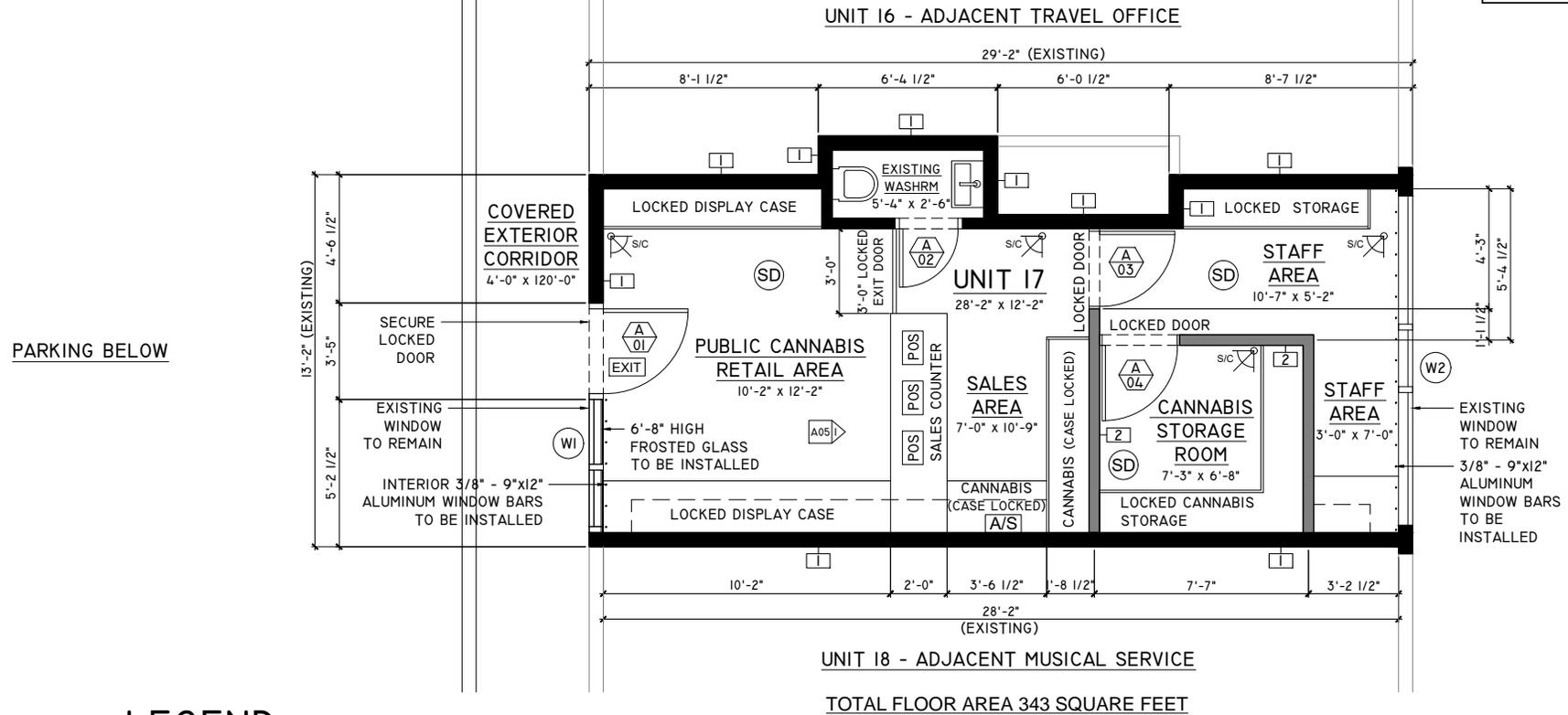
Project Title
 ENVY
 UNIT #103 2433 BELLEVUE
 Sheet Title
 FLOOR PLAN

Reference Sheet
 Reference Document
 Date
 09/26/21

Project Number
 .
 Scale
 1/4" = 1'-0"
 Sketch Number
 A-100

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LEGEND

- EXISTING WALL - SEE WALL DESCRIPTION
- EXISTING WALL - SEE WALL DESCRIPTION
- WI EXISTING WINDOW TO REMAIN
- W2 EXISTING WINDOW TO REMAIN
- A 01 NEW SECURE ENTRY DOOR
- A 02 EXISTING DOOR TO REMAIN
- A 03 NEW SECURE DOOR
- A 04 NEW SECURE DOOR
- 1 EXISTING DEMISING WALL (1 HR FRR)
2X6 WOOD STUD @ 16" O.C.
5/8" GYPSUM BOARD BOTH SIDES
- 2 PROPOSED PARTITION WALL
2X4 WOOD STUD @ 16" O.C.
1/2" GYPSUM BOARD BOTH SIDES
- A/S ALARM SYSTEM
- SD SMOKE DETECTOR / MONITORED FIRE ALARM
- s/c SECURITY CAMERA

FLOOR + STORE SECURITY PLAN for CANNABIS ON CLYDE: UNIT 17 - 636 CLYDE AVE, WEST VANCOUVER, B.C.

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<p><small>DRAWING:</small> TENANT IMPROVEMENT + SECURITY PLAN</p> <p><small>PROJECT:</small> CANNABIS ON CLYDE</p>	<p><small>CLIENT:</small> CANNABIS ON CLYDE CORP.</p> <p><small>LOCATION:</small> WEST VANCOUVER, BC CANADA</p>	<p><small>ISSUED:</small> IFR</p>	<p><small>DATE:</small> 2021-06-26</p> <p><small>SCALE:</small> 1/4"=1'0"</p>	<p><small>DWG. NO.:</small> A04</p>
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July 13, 2021

District of West Vancouver
750 17th Street
West Vancouver BC V7V 3T3

Re: Public Information Meeting Summary Avenue Cannabis, 1455 Bellevue Ave

Avenue Cannabis is proposed to be located at 1455 Bellevue Ave, West Vancouver, BC with a PID address of 011-406-941. In October 2020, Avenue Cannabis applied to the LCRB, received the provincial referral and commenced a municipal application to the District of West Vancouver for a non-medical cannabis retail store in November of 2020. Since the submission, Avenue Cannabis has received their provincial approval for their fit and proper.

As part of the municipal Temporary Use Application Avenue Cannabis was directed to hold a Public Information Meeting to gather the views of the surrounding community.

A virtual public information meeting was held on Tuesday, July 13th from 6:00 pm – 8:00 pm online via Zoom. A PDF of the presentation has been attached. To view the recording of Avenue Cannabis's Public Information Meeting, please follow the link below and use the passcode provided:

Link: <https://www.avenuecannabis.ca/>

Passcode: 2L01\$sq*

Meeting details were circulated two weeks prior via direct mailout to addresses within a 50m radius of the proposed site. The mailouts arrived the week of June 21st to June 25th for those in the 50-meter radius from the proposed address of Avenue Cannabis.

21 individuals were in attendance via Zoom for the meeting. All comments received during the meeting were positive and in support of Avenue Cannabis. In addition to the comments, there were meeting attendees who participated in the discussion by asking questions and providing positive comments of support. As of the date of this letter, no negative comments and/or concerted with respect to the proposed site have been received by the applicant.

The comments received via written and oral messages during the presentation are recorded below:

00:33:31 | [REDACTED]: *I live in West Vancouver and operate a catering business called [REDACTED]. I just wanted to reiterate how committed [REDACTED] are to the West Vancouver community. As a West Van landlord, I can really vouch for their long-term commitment. It is really important to me that a store is run and owned by a trusted local owner. I believe Avenue Cannabis is a great fit for our demographic. Its upscale and beautiful. I hope it's open and operating by Christmas to create a buzz in the community and drive business back from COVID to all the business owners in the community.*

00:47:00 – 01:03:49 | [REDACTED]: *We need to get the economics for Ambleside and Dunderave. We need to get the retail moving so its vibrant. The city lives off taxes, we need a vibrant city hall. Supporting local West Vancouver families and groups {from here} to get that tax base is critical. I've had a lot of dealings with the city, and they've been really, really good there. Reliable and very trustworthy. Building out the Beach House, was really a tough situation for both us and the city. They gave good direction and were very considered. They seem to take good care of locals. I think {Avenue} is in good hands. It's very very positive that you are in the heart of Ambleside.*

1:05:36 | [REDACTED]: *I live at the West Key buildings and its right next door to Sailor Hagar's cannabis store in North Vancouver. As someone who has lived by a cannabis store, this proposal has surpassed what others have done. You guys have gone above and beyond. I am just here to support this application. I hope you get approved.*

00:39:54 [REDACTED]: *I am a West Van resident. Thank you for a very professional and in-depth in-depth presentation. Very thoughtful on proposal. AS a "baby boomer" I am Encouraged it will be professional and discrete. Excited to see it within the community. Walker group has 35 years plus is meaningful.*

01:16:21 | [REDACTED]: *I don't have time to join the meeting, but I want to give my support of this applicant. As a long-standing West Vancouver resident, I strong feel we should support applicants who are from and live in our community. Regards [REDACTED]*

01:17:10 | [REDACTED]: *I really like the appearance of the interior and entrance. This flavour and tone, spa-like and elegant, is very much what I feel is great for the location and the populace. I am also in another meeting at the same time here right now and at least wanted to voice my 'opinion' / approval whilst your meeting is running.*

01:24:03 | [REDACTED]: *I love the welcoming look and feel of the shop, and I think it's exactly what the neighbourhood needs. Thank you for such a professional presentation. You guys have clearly thought through everything very thoroughly.*

01:38:03 | [REDACTED] fully supports avenue. Great presentation.

01:40:03 | [REDACTED] Fantastic presentation. Well done, [REDACTED]
Here's to Avenue opening soon!

01:41:32 | [REDACTED] Good luck with your application. Great community-driven focus!
Anything for happier baby boomers 😊.

In addition to the above comments, Avenue Cannabis has also received 104 letters of support from the surrounding community and retailers. Additionally, a further 16 support letters were received within the 50m radius of Avenue Cannabis, and an additional 11 letters were from tenants within the building. All letters of support are attached for your review.

Thank you for your consideration, we look forward to our continued work with the District of West Vancouver and receiving direction on next steps.

Yours truly,

[REDACTED]

[REDACTED]

Liquor and Cannabis Advisor

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Retail Cannabis in District of West Vancouver


west vancouver

La Canapa
CANNABIS RETAIL

September 2021

Summary of Virtual Informational Meeting

Location: <https://lacanapa.ca/ambleside/>

Number of attendees: 9

NOTICE OF TEMPORARY USE PERMIT APPLICATION
Applicant's Public Information Meeting

1528 Marine Drive
PID: 011-464-437

June 29, 2021

Wednesday, June 29, 2021, 4:30 - 7:30pm

<https://lacanapa.ca/ambleside>

YOU ARE HERE

SCAN ME

Questions from the Audience:

1. How many other locations are there? [REDACTED]
 - a. Two in operation with a third underway; one is in Dunbar and one is on Main Street in Mt. Pleasant
2. Are you able to define who is your most populated part of the demographic clientele? [REDACTED]
 - a. Varies strongly from neighbourhood to neighbourhood, part of the strategy of La Canapa is to have an approach that is tailored to each neighbourhood separately, for example with Dunbar, we see more older customers and retirees and so we see a market that focuses more on CBD and low THC products whereas Main Street is a more younger and more hip neighbourhood, you will see a different selection of products
3. How many people are involved? [REDACTED]
 - a. [REDACTED] – Founder and Sole Owner

b. [REDACTED] – Operations Manager

4. What kind of research have you done regards to the demographics of West Vancouver and who will you be targeting and how / in what kinds of areas will you be advertising your store? [REDACTED]

a. We researched the Census for the District of West Vancouver to gather the dominant age groups for this area, in addition, for the past few weeks, we held open house sessions at our proposed location, welcoming anyone in, same as we had done for Dunbar. We had asked the public the types of products that they would like to see in the proposed store, explained the uses of different types of cannabis products, and answered whatever questions they may have

5. What kind of marketing were you planning to do? [REDACTED]

a. Its mostly based on word of mouth; some marketing is done on social media but overall it's very restricted by regulations

6. Did you do any consultation with your neighbouring stores, to find out what they think about you taking on this lease? [REDACTED]

a. Yes, we had several business owners walk into our proposed store, delighted that we might be opening here, they were very welcoming and the asked question was "when are you going to open?" We also personally delivered the Public Information Session postcard and spoke to every available business, every single one of them was excited about having a cannabis store in Ambleside. They were all supportive.

b. In terms of marketing, marketing is heavily restricted, you will never see anything on the face of the store; no advertising, no menu, no sandwich board, etc. If you see anything displayed in the public, the two requirements of the Cannabis Act state that:

- i. they must age-gated publication, presuming that the youth will not have access to it
- ii. all the information that is provided is simple "tombstone information" which includes logo, hours of operation and address of the store. That's all you will ever expect to see in West Vancouver, in terms of public-facing material
- iii. in terms of the site selection, there's a lot of research based on choosing these locations, it is incredibly difficult to get a license approved, takes years in prep work, and so nobody is choosing a location where there isn't a population that is associated to the significant demand for cannabis products. In the case of Dunbar, it was an older demographic looking for low THC products or CBD products to help with sleep. In the case for Main Street, it was to targeting a neighbourhood with a lot of unregulated retailers, so the pitch to the City of Vancouver was to allow La Canapa into the area to help clean up the

neighbourhood by ensuring that there is only safe and tested cannabis available for sale. Mt. Pleasant has a much more experienced cannabis-using population thus a much different selection of cannabis products is made available. The same approach will be applied for Ambleside; the appropriate products will be made available to the demographics of the area

- iv. marketing on the storefront is limited to the La Canapa logo, which is simply LC; the window will be frosted with an OPEN sign and business hours displayed

7. What will your hours of operations be? [REDACTED]

Hours of operations is determined by LCRB. Typically, from 9am - 11pm; That's the maximum threshold for hours. However, La Canapa will adjust our hours according to the neighbourhood's environment; whatever West Vancouver deems appropriate for Ambleside, that is what we will end up with, it's really about fit, really about being appropriate

8. When will a decision be made regarding the approval of the store? [REDACTED]

- a. It is currently going through the District of West Vancouver's approval process, they will make that decision

9. Do you have any images of your products? [REDACTED]

- a. Displayed and explained in detail on shared screen

10. How does the packaging look like? What type of products can we expect?

- a. All products will be sealed, labelled and packaged legally. If you smell cannabis in store, chances are it's an illegal store

11. Have you ever hosted an information session at a retirement home? [REDACTED]

- a. Not specifically at a retirement home but we did on a conference call with an audience of elderly people. We have held similar information session at our Dunbar location; education and product knowledge is a priority at La Canapa

12. Is it your intention to have a minimalistic LC logo design for your windows?

- a. Absolutely. It is the aesthetics and brand we chose for La Canapa and secondly the Cannabis Act doesn't make much else viable. You are very limited in how you publicly advertise what you do and any pot leaf or iconography is mostly regulated so rather than do what most other stores are trying to do (seeing how much they can get away with), we decided to keep it minimalistic and boutique-looking and that way our branding fits in no matter what neighbourhood we are in.

13. When do you expect to hear from Council? Is it Council or staff that makes that decision? When will that be? [REDACTED]

- a. No council date set yet, we will be bringing forward all TUP applications in a batch for Council consideration. First step is to work through all the rest of the incoming applications; applicants will then need to complete their Public Information Meeting, followed by a summary of input from their respective Public Information Meeting. Staff will begin drafting the Council report for sometime in the Fall

Comments:

"It would be great to have a cannabis store that would stay open a little later, given that it is quite a busy thoroughfare during the day and harder to park, West Vancouver would be enhanced if things would stay open later"

"Very informative"

Timeline for the Store:

Tenant improvements – approximately 8 to 10 weeks

LCRB license issuance – approximately 7 to 8 weeks (running in parallel alongside renovations.

NOTE - La Canapa currently holds provincial **Fit & Proper** status (verified Sept 20, 2021 with LCRB)

Proposed store opening timeline – 10 weeks upon issuance of Building Permit

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Written report of Quantum 1 Cannabis public information meeting for 1443 Clyde Ave

Held on July 29th – 6:00 PM to 7:05 PM

Number of Participants

16 participants in total took part in this meeting. 4 participants were from Quantum 1 Cannabis: [REDACTED] (CEO), [REDACTED] (meeting moderator), [REDACTED] (lead manager), and [REDACTED] (compliance and licensing). One participant, [REDACTED], was present from the District of West Vancouver. The remaining 11 participants were members of the public.

5:50 PM – Meeting was opened to public to join

6:05 PM – Start of Meeting

Greetings were exchanged. [REDACTED] introduced the Quantum 1 team members in attendance then started his presentation by playing a short video clip. The video clip introduced Quantum 1 Cannabis and described a short history of Quantum 1 Cannabis and its parent company, Quizam Media (the video clip is attached). After the video clip ended, [REDACTED] began his Power Point presentation.

[REDACTED] spoke while Power Point slides were displayed. Below is a summary of [REDACTED] commentary over the Power Point Slides

Slide 1 – Title Page

Slide 2 – Our Locations

Quantum 1 Cannabis was one of the first out of the gate after legalization in Canada. Our first store opened in Keremeos, BC in Nov 2018. Since then, Q1C opened 4 more stores: in North Vancouver, Grand Forks, Vernon, and Creston. All BC Locations. Q1C is working right now to open a store in Vancouver, Langley, and we are hopeful to open in West Vancouver at 1443 Clyde Ave. We have over 30 employees now and have learned a lot about cannabis retail. There were some growing pains to be sure, but we have streamlined our processes through experience.

Slide 3 & 4 – Our Mission/How do we accomplish our mission

Our mission is to cultivate great energy throughout our community through great retail experience. We achieve our mission through 3 mantras: Integrity and safety in our stores and our conduct, Accessibility for all customers in the community, and being involved with the community through community initiatives.

Slide 5 & 6 – Cannabis for the economy

The cannabis industry is projected to contribute 4.1 billion to the GDP by end of 2021 and will contribute \$780 million to taxes. The industry is growing at 27% annually and is projected to employ 320,000 Canadians by the end of 2021.

It is good that Canada is leading the world in taking an industry that was in the black market before, totally unaccounted for, and regulating it to make it safe, taking out the stigma, and bringing it to the forefront. This allows Canadians to enjoy additional tax revenue. Such tax revenues can be used to fund public health programs, law enforcement, and educational campaigns.

Slide 7 – Storefront Rendering

We have 3 goals when it comes to our storefronts: Clean, Elegant, and Not attractive to the youths. The windows are blocked so the inside of the store can't be seen from the outside.

Slide 8 – Interior Rendering

We keep the interior clean, elegant, and bright. The layout concept is that of a jewelry store, using locked glass cases. It is easy to see what products are available once you are inside of the store. We are all about good customer experience and good customer service.

Slide 9 – Site View

This is the location we would like to be. It is a small store nested between other stores on Clyde Ave between 14th and 15th St, one block north of Marine Drive. We would like to see ourselves in harmony with the community, and think this is a good location to do that.

Slide 10 – Community Harmony

To achieve community harmony, we focus on “zero tolerance for Smoking, Loitering, and Littering.” We have not had any violations of these at any of our other stores. We will have cameras inside and outside the store. Front and back. To keep an eye out for negative activities. The store itself is highly secure, equipped with alarms and motion detectors. Finally, we keep the place clean, inside and outside.

Slide 11 – Security Plan

We will have all security measures in place, we will be secure similar to a jewelry store or a bank. The security measures will be visible to act as a deterrent. Being highly secured and showing that we are highly secured has worked very well to deter incidents in our currently open stores, as we have not yet had any incidents at all. Security systems will be monitored 24/7 and we will have full view of everything going on inside and around the store.

Slide 12 – Environmental & Diversity Goals

Cannabis products use a lot of packaging. They are packaged in many layers as mandated by the province in order to keep packaging child-proof and smell-proof. So, we introduced a recycling program, encouraging customers to recycle their containers or to bring back their containers for us to recycle.

Our hiring focuses on diversity and inclusivity. We offer opportunity to marginalize and minority groups. We are also a proud supporter of the LGBTQ community. We invite you to visit our stores to see for yourselves and meet the staff.

Slide 13 – CBD (Non-THC)

I want to point out that cannabis has 2 components; 2 active ingredients. They are called THC and CBD. THC is the compound that creates the psychoactive effect of cannabis, which is the recreational effect that people traditionally associate with cannabis use. CBD is the compound that helps with pain management, sleep, and anxiety. CBD is highly effective, while being very safe to use. With regular cannabis, you get both THC and CBD mixed into the product, but our stores carry oils and edibles that contain only the isolated CBD. This has helped many seniors who require pain management. In some of our stores, over 65% of the customers come to shop for CBD only products.

Slide 14 – Education

We, Quantum 1 Cannabis, come from a background of education. We actually got involved with cannabis by providing cannabis education in the early days of legalization, demystifying cannabis for regular Canadians, and educating companies about what cannabis legalization means for them. We have very active, enthusiastic, and knowledgeable employees at our store who are excellently trained and are happy to answer questions and help customers make informed decisions.

Slide 15 – West Vancouver community members’ support

Over the past month we were able to collect over 100 signatures supporting our proposed store from West Vancouver residents. Some of the signatures were collected at our North Vancouver store, as many customers actually come from West Vancouver to shop. They have been asking for a long time, “when are you going to open one in West Van?” More signatures were collected by speaking to people near our proposed store site in West Vancouver. (The signatures are attached, West Vancouver residents are highlighted)

6:20 PM – [REDACTED] concluded his Power Point presentation and asked participants to ask questions or make comments

[REDACTED] (meeting moderator) gave instruction to participants to either raise their hands on the screen or the use the Zoom reaction button to indicate when they want to speak.

[REDACTED] (public participant) – What is your strategy or procedure for preventing smoking and loitering?

[REDACTED] (Q1C lead manager) – We strictly enforce a policy of no consuming of cannabis in and around the store. This is a mandate also enforced by the Liquor and Cannabis Regulation Branch (LCRB). As mandated by the LCRB, our customers are not even allowed to open any packaging within the vicinity of the store. On this matter, we have a perfect track record with no violations or complaints received by any municipalities or the LCRB. We achieve this is through education; by letting people know the rules around cannabis. Also, we have security cameras that look out into the areas immediately surrounding our stores. I think there is a misconception about the kind of people that visit cannabis stores. Nearly all people that visit our stores are respected members of their communities, established professionals, people with high integrity. And the idea that people who come to cannabis stores will cause nuisance is simply a myth. We have cameras on the front and back of the store that keep recordings for a minimum of 30 days, yet we have not seen a case of violation of our no smoking, no loitering, and no littering rule.

█████ (public participant) – Your proposed storefront picture for 1443 Clyde Ave looks a lot better than the storefront for your North Vancouver store. Is there any guarantee we are going to get what is presented in the picture?

████████████████████ – Absolutely. The North Vancouver building itself is a lot older. We are very well capitalized. We are a public company with roots in education, software, and technology. We used to provide cannabis training, and we decided it would be great to enter the sector with our expertise. We have the resources to put together proper store. Yes, we are looking to build the storefront and the interior to look exactly like the renderings.

████████████████████ – The provincial policy for what’s allowed on the storefront also changed a lot from when the stores were first legalized until now, so our storefronts do not all look the same from when we first started opening our stores. Since we now have more creative control from the province to give our stores more than just a blank exterior, we hired top architects to come up with the look at feel of our proposed store. We will most likely even change our other older stores the same way. Clean, elegant, but discreet and not attractive to kids.

█████ (public participant) – Why was this location chosen?

████████████████████) – We were attracted to this area because of the storefronts of the other businesses that we would synergize well with. The demographics of the visitors to neighbouring businesses coincide with the demographics of our clients.

█████ (public participant) – There is a pub across the street, so I get why the location would work but, there are also a lot of residents here. The loitering and the activity that is caused by the pub across the street is already a concern. I want to state for the record that I am also a cannabis user, so I understand your premise, but as a resident, the noise and foot traffic is concerning, especially for my family.

████████████████████ – That is actually an excellent point. In terms of the pub in that location, I would like to dispel the notion that a cannabis store will have the same effect as a pub. A cannabis store, from our experience, is completely different from a pub where people consume alcohol inside the venue. We really see our atmosphere nearer to a Starbucks. A pub is completely different. Drinking at a pub can cause alcohol related police incidents, and a lot of noise. Absolutely none of that occurs with a cannabis store. I have to say, with utmost respect to yourself and your family, ██████, and families within the community, that the notion that a cannabis store will create disturbances like a pub is a myth. We can’t express that enough. We have not had a single incident, a police call, or a complaint to any of our existing 5 locations since day one.

█████ (public participant) – Where specifically is the North Vancouver location?

████████████████████ – It is located at 820 Marine Drive, between Midas and the Salvation Army.

█████ (public participant) – So my point is that your North Vancouver location is not corresponding with the type of things [building use] at your proposed West Van location. That is my argument.

██████████ (Q1C lead manager) – We have zero tolerance for the type of behavior you are worried about. We have to keep incident logs by law which are regularly checked by the LCRB and we have a perfect track record on that front. In fact, the Salvation Army next door to us generates a huge amount of traffic compared to us.

██████████ (public participant) – **Because we are in a tight area I am asking, how are you going to guarantee the smell?**

██████████████████████ – There will be no smell. There is no smell whatsoever near our stores because there is no usage around our stores and the packaging is mandated by the province by law to ensure there is no smell. The packaging is air tight and isolates the smell. That applies to every legal cannabis store. Any legal cannabis store will have no smell of cannabis.

██████████ (public participant) – **I have been to your North Vancouver location and many other stores. I have come across no building with residential up top, so why here?**

██████████████████████ I would like for you to please judge us by our track record. We have a perfect track record when it comes to any kind of infractions. In North Vancouver, we share the block with residents. In Vancouver there are several cannabis stores in mixed use commercial and residential buildings: Richards Street, Olympic Village, Kitsilano. We can understand where you are coming from. We have families, we have kids. You are all welcome to visit us and communicate with us at any time. Visit us at our head office, and if there is an issue, we can have an open discussion on how to address the issue. An open invitation. We want to work with you!

██████████████████████ – How was your experience visiting our store in North Vancouver ██████████?

██████████ (public participant) – I have no issues with your North Vancouver store. My point is that there are no cannabis stores associated with a residential environment, not attached to a complex like this one. It feels like there should have been more effort to locate it where there is actually more foot traffic like on Marine Drive because the other area has more alcohol and more things available. So I find that putting it in this complex, even though a lot of the residents in this building are not here to demonstrate their opinions, it's just concerning because, even though we understand your points, we are still just uncomfortable with it.

██████████████████████ – ██████████, we totally understand your discomfort. I wanted to say that in some of the smaller communities we are located in, Keremeos, Grand Forks, and Creston, the people there also had similar concerns as you are bringing up. After we opened though, we actually ended up re-vitalizing those communities. In Keremeos specifically, we ended up going into a building on their Main Street that was becoming dilapidated and was attracting nuisance. We cleaned up the building and that area. I can tell you about the story of ██████████ in Keremeos. He has to drive into Keremeos from 1.5 hours out of town for our CBD products which works phenomenally for his pain and improves the quality of his life. We chose this location thinking about residents who have mobility issues who are more likely to visit our store. The communities we moved into are very proud of us. After we have been there for a little while, people realized that a lot of these preconceived notions were myths. People used to think that a cannabis store will cause people misbehaving, being loud and disruptive. But it's actually the opposite. If you sit in one of our stores, you will see a lot of community interaction, people meeting,

discussing. That is the culture of this business. Having said that, I absolutely understand your concern, so I will post my personal contact so you can contact me anytime about any issues that come up.

██████████ (public participant) – Speaking as someone who lives above the potential store, we realize we live in a mixed use building, and during the day it’s pretty busy, cars and trucks and so on, but our evenings are quite peaceful and quiet. So I was wondering what the hours of your store will be potentially?

██████████ (Q1C lead manager) – We haven’t decided that as of yet. That is something that we are here to field from you guys. We want to be good neighbors and good participants within the community, so our hours are going to be in line with the other store hours adjacent to us. That is typically the way we operate. So the hours decision will be a collaboration, and we are willing to decide on this based on your inputs. We got an email asking about the same issue you brought up, about the trucks and deliveries. This is an excellent point. As a cannabis store, our deliveries come only once a week and the size of the delivery is very small because of the nature of the products. Most of the times its only 1-2 boxes delivered by a parcel van like UPS and not a freight truck like for a grocery store. There are no large trucks that come to drop things off to our store.

██████████ – We go by what the neighbouring businesses do. In Keremoes we close at 7, in Vernon we close at 9, in North Vancouver we stay open until 11 as it is not an issue there. Grand forks, all the stores on our block close on Sundays, so we do too. We like to stay in harmony with what the neighbours have going. We don’t have an internally set operating hours.

██████████ – I just want to reiterate that we want to be good members of the community and we do truly and genuinely care about your inputs. So, please contact me anytime, or visit our office anytime. We are open to your suggestions and inputs. We know there are black market stores that don’t care at all. They go into a community and destroy the community. That is the wrong way to go. What we bring to you is that we listen, we are people who genuinely care and abide by all laws and really want to contribute to improving the entire area.

██████████ (public participant) – Hi I’m ██████████. Great presentation. I am very excited to have a cannabis store in Ambleside, eventually. I wanted to bring up a concern that is always an issue, which is parking. I know on Clyde, it is an issue in terms of there always being deliveries, and there is always a truck there dropping stuff off. I don’t think there is wheel chair accessible parking. What is the situation with parking? Are you going to have designated parking?

██████████ – There are is no handy-cap only spots specifically, but there are many parking spots in front of the store on the street, and there is a large parking lot half a block to the east of the store that has about 30 parking spots. Also, one of the reasons we have chosen this location is because we thought we can encourage walking if we are located close to the residential side of Ambleside, as opposed to being close to the beach or being on the busy commercial avenue of Marine Drive where walkability is not as great.

██████████ – I want to also point out that the City and the Province takes into consideration the parking in the area during their review process. Parking is a prescribed condition

which we also have to address. And because you brought up the concern about there being delivery trucks, I want to re-iterate that there will be no trucks idling around unloading because of our store. Our deliveries are small in size and a truck stops for about 5 minutes once a week to drop off a box or two by hand. Finally, we can co-ordinate with our neighboring businesses to make sure we are not taking up space. I know parking is an issue, definitely everywhere you go nowadays, so we will be conscious about that and make sure we are not adding to any issues with parking.

██████ (public participant) – **Have you already been approved by the government?**

██████ (Q1C lead manager) – We are pending approval from the government. We are in the application process along with several other stores for this area. We have not yet received an approval for this particular location from the city specifically, but we have been approved as a cannabis store operator at the province level. When we started, it was a one and a half year process that vetted everybody. None of us have any history with criminality. We were all software guys before this opportunity. I like to say that we were “geek before it was chic”.

██████ ████████ – I want to clarify that we are waiting for the city to give us an approval, but we do already have everything in line in terms of the province.

██████ (public participant) – **Hi. I’m ████████ a resident of West Van, have been in business on Clyde for 35 years. I am quite concerned that, within the vicinity of my building on the corner of Clyde and 14th, there are 9 schools. I don’t think the mandate allows you to be close to a school. There is Kumon, Sylvan Learning Center, Mad Math learning facility, and there are 5 Asian schools, can you tell me what the protocol for this is?**

██████ (Q1C lead manager) – Children are the main concern when it comes to the provincial mandate. Things like not having colorful packaging. You’ll notice that our storefront is also nearly colorless and is geared towards adults. You also you cannot see inside the store whatsoever, and the packaging must be opaque. There is no branding, anonymous bags. There are ID requirements for the store. People will be ID’d at the door. We can get into significant trouble if a minor even enters our facility. It’s called a red flag write up in our compliance report.

██████ (public participant) – Yes, I heard all that. But what I am saying is that one store over, there is a children’s learning center. And 2 stores away from you there is the Kuman learning center where children from the age of 4 to university go to learn, and I don’t think it’s a good location. You spoke of the pub, and I have been here for 35 years and the pub has been here 44 years, it’s grandfathered.

██████████████ (District of West Vancouver, planning) – I wanted to clarify ██████████, you were mentioning schools that were for tutoring and private learning centers. I want to clarify that the policy for the district of West Vancouver is to not locate any cannabis stores within 100 meters away from public high schools and elementary schools. In this instance that rule would apply to Hollyburn elementary and not to the Sylvan Learning Center and the smaller private learning centers.

██████ (public participant) – We have a 13 year old and it makes me very concerned because it’s not good for them, especially boys, so I don’t want something so close to my business. I am nervous.

██████████ (Q1C lead manager) – Absolutely, that is a legitimate concern. We have a core philosophy to make sure that this stays out of the hands of children. I know that some other communities like in Vancouver where some gray market cannabis stores exist, they do not have that same philosophy. If we are selected, you will have someone who truly cares because we also fear other illegal cannabis vendors coming into our communities. I have actually talked to the CSU, which is the community safety unit that investigates and enforces cannabis violations that say some communities have illegal vendors that don't care about any of the rules, which can be catastrophic. If we are selected you will have someone that genuinely cares, we are open to any solutions you guys have. We care about children deeply.

██████████ (public participant) – It doesn't matter if the children go to private teaching or public teaching. It is still a child, and as a parent I want to be sure that my child is not inculcated to something like a medical marijuana shop. This is a very [keepy] street and very contained. I am the only one left open until 9 or 10. I am pro medical cannabis, but I am concerned about your location.

██████████ (Q1C lead manager) – We definitely appreciate your input. We had to talk about this in other communities. One thing we can say to you if you take a look at some of our other locations, none of those concerns were ever materialized because we run a really tight ship. We totally understand your concerns. We, under no circumstances, will ever sell to a child. We do not market towards children whatsoever.

██████████ (public participant) – I am shocked that the city would comment that the rules apply only to public schools. Lots of people here are not from Canada and the parents don't speak English and their children do a lot of private programs.

██████████ (District of West Vancouver, planning) – ██████████, I just double checked our policy and actually the distancing requirement does apply to private schools as well, but its only for elementary and secondary schools.

██████████ (public participant) – Yes ██████████. I know the law. I'm with [Od] Squad, I know the law. I am very familiar. Thank you for your remarks. I just want to say good luck. Thank you.

7:00 PM

██████████ (meeting moderator) – It is now close to 7 o' clock, we don't want to cut anybody off, if someone would still like to ask a question or make a comment, please go ahead.

██████████ (pubic participation) – **Thank you for your presentation. One thing, because this is potentially the first store to be integrated, risk of property values for us for re-selling. I just asked a question to my wife. "Would you ever potentially look at a townhome that is attached to a cannabis store?" Her answer is a straight "no." With all the tenants that have made a financial investment, that is a concern.**

██████████ (Q1C lead manager) – Of course, we are on the same boat as well. We do not want any property values to depreciate. I can tell you that, in terms of the spaces we took over in other areas, we actually created a great community center that had a positive impact on the property values, as I understand. The perfect example is in Keremeos, where we took a dilapidated building on their main street and cleaned it up to remove the homeless presence.

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Nimbus Cannabis Ambleside

Public Information Meeting for Temporary Use Permit of Retail Cannabis in Ambleside

Date: September 8th, 2021

Time: 6:00 pm – 7:00 pm

Location: 1519 Clyde Ave, West Vancouver, BC, V7V 1P4

PID: 010-768-017

Number of People in Attendance: 11

Summary of your meeting in a written report

Team

- [REDACTED]
 - North Shore Resident.
 - Founder of Nimbus Cannabis, a Provincially licensed Cannabis Retailer with its first retail operation in Oliver, BC.
 - Board of Directors of the BC Craft Farmers Co-Op, representing BC Retailers.
 - Has been involved in the cannabis industry from seed to sale, having founded an agrichemical company, served on the board of directors of an international producer, and founded a cultivator of industrial hemp with over 1000 acres planted.
- [REDACTED]
 - North Shore Resident.
 - Since 2004, she has worked for Squamish Nation, first as an addiction counselor and now as the Manager of Community Health and Wellness, where she oversees mental health, addiction, and alternative services.
 - Serves on a number of committees, including the North Shore Standing Committee on Substance Abuse, the National Native Alcohol and Drug Abuse Advisory Committee, and the Aboriginal Primary Care Network.
- [REDACTED]
 - [REDACTED] has spent the last twelve years developing and operating grocery, food, and beverage businesses. [REDACTED] is perhaps best known for successfully operating Lina's Italian Market, a premier retail grocery store in Alberta. He has been instrumental in expanding and reviving multiple grocery market chains, and he brings leasing experience and a track record of securing key locations. He is a critical member of our group's team responsible for developing operational processes and procedures.
- **Mission**
 - Our goal is to strive to provide a safe, informative, and responsible environment for new and experienced cannabis users by emphasizing a community-first approach.

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- **Our Experience**
 - Nimbus Cannabis was founded shortly after recreational cannabis was legalized in late 2018
 - We opened Nimbus Cannabis Oliver in Summer of 2020
 - Underwent an approximately 18-month application process
 - We have happily been serving the community there

Our Values and standards

- **Safety**
 - Safety of our staff, our patrons, and the community. Ensuring that youth do not have access to cannabis. We are happy to report that we have not had a single incidence of youth cannabis purchase at our Oliver location
- **Environment**
 - As a young industry, there are still numerous issues with excessive packaging and a dearth of recyclable products.
 - Nimbus was one of the first companies to offer a cash-back recycling program. Additionally, wherever possible, we seek products with recyclable packaging.
 - As an industry member, Nimbus works to encourage suppliers with whom we do business to pay more attention to environmental impact. On the craft producer side of things, our BC Craft Farmer Co-Op colleagues are paying close attention to this.
- **Innovation**
 - Because the industry is constantly evolving, our team is constantly considering how we can adapt to regulatory changes and new ways to serve our customers. As an example, we immediately implemented "Click & Collect" once it was permitted during the pandemic. A system that allows customers to place orders online and pick them up at the store. Managing interactions between staff and patrons to a minimum.
- **Integrity**
 - We sell only products that have passed stringent quality control and compliance with provincial and federal regulations. Cannabis product is purchased from the LDB and accessories are ethically sourced from manufacturers that we trust.
- **Community**
 - We are dedicated to giving back to the communities in which we live. This is evident in the local art displayed in our stores. In Oliver, there is a mural painted by an Okanagan artist. To community-based social programs - more on this later.
 - Recruiting local talent for full-time and contract/trade positions is also important to us. We want to give back to the community in which we operate as a living wage employer.
 - In keeping with our commitment to community support, our designer and website developer for this application were both local.
- **Education**
 - We believe in the safe and responsible consumption of cannabis. Consumers who are knowledgeable are the key to success. Through our experienced staff, digital signage, and take-away educational materials, we empower our customers to safely handle and use our products.

Benefit Company

- **When setting up Nimbus Cannabis Ambleside we decided to incorporate the company as a Benefit Company**
 - A benefit company:
 - Has key elements that are not present in traditional corporations
 - Specifically, it commits to conducting business responsibly and sustainably, as well as to promoting certain social causes.
- **Nimbus Cannabis Ambleside is committed to the following social causes:**
 - Committed to engage with Squamish First Nation in support of reconciliation efforts.
 - Support Squamish youth in developing skills to reduce substance abuse in their community.
 - Give the plan the means and the opportunity to be implemented.
 - Squamish cultural experts will oversee the cultural pieces.
 - Committed to lowering the prevalence and impact of substance abuse in high-risk communities.
 - On-site educational display with materials relevant to the West Vancouver population
 - Updated information about support services and substance abuse on the premise
 - Cannabis information that highlight:
 - substance use vs substance misuse
 - a location where individuals can seek assistance if they have concerns about their cannabis use
- Whereas traditional corporations owe a fiduciary duty (legal obligation) to their shareholders, Benefit Companies and their Directors owe a dual fiduciary duty to both shareholders and the social causes they support. At Nimbus, we strive to be unique. Furthermore, this additional layer of accountability goes beyond traditional corporate social responsibility statements by legally tying the Company to the causes it supports. The causes are incorporated into the Articles of Incorporation of the business. In essence, it is ingrained in the organization's DNA.

Our Application

- **Location is discrete but accessible**
 - Off 15th street
 - Caters to a “grab-and-go” crowd
 - Near bus and bike routes
- **Ample parking**
 - There is onsite parking, street parking, and nearby paid covered parking
- **Value Add**
 - A critical component of our application. On Clyde, we are converting a former service industrial space to commercial use. West Vancouver's OCP has stated that this is a goal for Clyde.
- **Removed from Elementary and secondary school**
 - >900m from West Vancouver Secondary
 - >700m from Inglewood Secondary

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- Nearly 400m from Hollyburn Elementary
- Further we went above and beyond the requirements and implemented feedback from the community
 - We are not near any parks or playgrounds. Closest one is 200m away
 - We are not near any tutoring facilities, closest one is 150m away

The Store (Characteristics)

- The ambiance of the store will be similar to the photos shared about our retail location in Oliver
- Our patrons who walk into Oliver say they feel like they're at a spa when they arrive. After a hectic day at work, they feel calmer when they walk in.
- We will be replicating and building on our experience for the west Vancouver location
- We will work with local designers and trades
- Our design success can be attributed to flow, colours, and scents
 - The flow ensures that customers can easily find the product they are looking for. Similar to how we know where to line up in a Starbucks even when there isn't a designated line. Furthermore, the location is accessible to people with disabilities, including those using walkers and wheelchairs; turning radius and shelf heights are all considered.
 - The color palette is comprised of earthy tones that are inviting and warm. These are a tribute to our outdoor-loving community.
 - Scents of fresh sage throughout the store - due to the airtight packaging, there will be no odors of cannabis inside or outside the store. You will only smell fresh pine. As if you were strolling through Lighthouse Park on a rainy day.

Community Feedback

- Prior to submitting an application, we solicited feedback from the community, here is what some people shared
 - **Concerns about stores being close or sharing building with residential units**
 - Our location was specifically chosen because the entire block and surrounding buildings were commercial
 - **Consumption worries with stores being too close to parks or playgrounds**
 - Location is over 200m away from the closest park
 - **Parents expressed that the Elementary and Highschool limit by the District not strict enough, concerned that tutoring services should have been included as well**
 - Location is over 150m away from the closest tutoring facility -Kumon and Sylvan on Clyde
 - **Given high traffic nature of the business, comments on location not having ample parking or taking away parking for other businesses**
 - Ample on-site, street, and adjacent parking
 - **Accessibility – Wheelchair accessible**
 - Store designed with accessibility in mind. Including shelf heights, turning radius and automatic doors

Why Nimbus

- **Experience**
 - Retail, cannabis, and controlled substance experience
- **Location**
 - Accessible but discrete
- **Headquarter Commitment**
 - We are committed to opening our new headquarters in West Vancouver in support of the Economic Development Plan that will allow more start-ups, expand the non-resident tax base, and attract a younger demographic
- **Benefit Company**
 - Fiduciary responsibility to serve the social causes in our Articles of Incorporation
- **Guided by the West Vancouver OCP and Community Feedback**
 - Application implements guidance from OCP and community feedback that goes above and beyond standard requirements
- **Minority and Indigenous Owned Business**
 - Proud to be one of the industry's few minority and female indigenous-owned and operated businesses.

The number of people who joined/attended the virtual meeting

11

The following are the questions, comments, or concerns that were raised and the responses that were provided.

1. **Participant Comment:** Has kids that go to Kumon, somewhat concerned about other applicants that are very close to other applicants. Happy that Nimbus Cannabis' application is somewhat of a distance away from the Kumon. Additionally, the participant noted the social responsibility resonated with him as he had not heard of a benefit company before.
2. **Question:** Why would the municipality consider a private store over a provincial store?
Answer: We are adamant that community feedback, in addition to the District's criteria, be considered. We note that while the BC Cannabis application is directly across the street from a tutoring center, ours is not. We are a small business run by residents and graduates of the neighborhood, and we intend to hire locally. Additionally, as a benefit company, we have stated how we will give back directly to the same community and how our annual benefit statement will demonstrate our transparency.
Comment from District Planner, [REDACTED]: Applicants for private and provincial store locations are currently being accepted by the District. Both will be evaluated on an equal footing and ultimately approved by Council. No distinction is made by the District between the two. We will ensure that all applicants who expressed an interest are treated equally.

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3. Question: How will you ensure that people don't smoke outside?

Answer: There are a few possible solutions to this problem. Outside of our Oliver location, we have cameras that we actively monitor; if we notice any activity, our staff is trained to immediately go outside and address it. Until now, no significant conflict has occurred. Additionally, there is signage indicating a no-smoking zone on both the inside and outside of the building.

We believe that natural barriers also play a significant role. We see no potential smoking areas at this proposed location because it shares a street with a gas station. Perhaps it would be more difficult to enforce if we were adjacent to a park, but our location in a more controlled area that discourages consumption makes it easier to manage. In summary, it is about choosing a location that discourages consumption and actively managing it, including training staff on deescalating potential conflict situations. We recognize that this is a contentious issue that affects community members and potential neighbors.

4. Question: You mentioned there are 5 applicants, how will the council decide and why should it be Nimbus.

Answer: We are members of the community; our location was chosen based on community feedback; and we are a Benefit Corporation. As a Benefit Company, we are legally required to give back and to disclose our social impact in a transparent manner. Additionally, when converting an industrial services use to a commercial use, we considered the District's official community plan. Additionally, by locating our headquarters in the District, we are able to create more jobs than a single store in West Vancouver.

Comment from District Planner, [REDACTED]: In their report to Council, the planners will demonstrate how each applicant compares to the policy criteria. Additionally, a summary of the Public Information Meeting will be provided, including questions, concerns, and community support. The report will be posted on the District's website in October.

5. Question: How long to build a store, is zoning an issue?

Answer: The current zoning for the site meets the criteria for the Temporary Use Permit. To bring the location up to code for our use, we will need to obtain a building permit. As far as we know, every applicant would require a building permit.

Comment from District Planner, [REDACTED]: As for zoning, I'd have to look it up, but I believe it's AC1, which allows for retail. The entire purpose of the Temporary Use Permit is currently cannabis retail is prohibited throughout the District, which is the purpose of the Temporary Use Permit. Which will allow something that is not permitted on a specific site on a temporary basis. If things go well, the District will consider rezoning a site to allow for permanent use. The ten applicants at this time are for a Temporary Use Permit.

6. Question: When will the city approve and grant the licenses?

Answer: The Planning Department, we believe, will complete a report by the end of September and present it to Council in October. We do not know when Council will review and provide feedback, but we hope to learn who will be granted a permit in October or November.

Comment from District Planner, [REDACTED] In October or November, we intend to submit the initial report and establish a date for consideration of the Temporary Use Permit. If Council approves notice, it will be set for several weeks following the initial report, with an opportunity for residents within 50 meters of each site to provide feedback during that time. Hopefully, the final decision will be made in November or December. Additional permit requirements, such as approval from the Liquor and Cannabis Regulations Branch, must be met before applicants can apply for their business license. There are still a few steps to go, but we anticipate that stores will be able to open sometime in the new year.

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**LIQUOR
DISTRIBUTION
BRANCH**

BC CANNABIS STORES

September 23rd, 2021

District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3

Dear District of West Vancouver Staff,

Re: Non-medical cannabis retail store TUP application at 1437 Clyde Ave

In accordance with The District of West Vancouver's retail cannabis policy, on September 2nd, 2021 at 6pm, the BC Liquor Distribution Branch (LDB) hosted a one hour long Public Information Meeting to give local residents, business owners and neighbors of the proposed location an opportunity to discuss our Temporary Use Permit Application to approve a retail cannabis store at 1437 Clyde Ave, West Vancouver.

The meeting was hosted over WebEx, with a format where attendees could type in their questions or concerns which would then be read out by a moderator and answered by the presenter, in this case LDB Director of Retail Sales Operations for BC Cannabis Stores, [REDACTED].

In total there were 13 (non LDB) attendees present, we have transcribed the questions posed by members of the public below and included the answers given at the meeting. I have also attached a draft of our introductory script as well as the presentation that took place prior to the Q&A and an FAQ for commonly answered questions. There were one or two comments missed during the session which the FAQ can speak to.

We also received some email correspondence; 17 in total were in opposition, 15 of which used the same letter template, citing concerns over proximity to early learning centers. We also received two emails of support, citing positive experiences in Colorado and Washington with cannabis operations and welcoming the opportunity for revenue from stores contributing to essential services.

Please let me know if this report is sufficient to meet the requirement or if any further information is needed.

Sincerely,
[REDACTED]

Senior Business Analyst
BC Liquor Distribution Branch

Q&A Session for BC Cannabis Stores' Temporary Use Permit Application in West Vancouver
Public Info Session

Session number: 1453845540

Date: September 2, 2021

Starting time: 6:00pm

█ - 6:13 PM

Q: Was there a specific reason for picking the Clyde avenue location?

A: Government-run cannabis stores undergo the same municipal approval process as all private retailers and must adhere to the specific by-laws and zoning requirements set by each municipality.

This location met the requirements and is in a pre-existing retail area that has sufficient parking and access.

█ - 6:16 PM

Q: Do you guys know there are 10 more learning center around this location? All the students are around 10 years or younger.

A: We adhere to the specific by-laws and zoning requirements set by each municipality. Keeping cannabis away from youth is BCCS' top priority. We have developed comprehensive social responsibility material to educate customers on the importance of ensuring young people do not have access to cannabis.

Our store design incorporates this social responsibility messaging around cannabis consumption to educate our customers around the dos and don'ts.

In addition to this, our strict two-ID check policy for people who look under 30 ensures only those over the age of 19 are able to enter the store

█ - 6:16 PM

Q: There is over 15 schools on the street how is this in the best interest of our children who educate above your location

- [REDACTED] - 6:19 PM

Q: Given BC Cannabis is a government organization and the LDB does not breakout cannabis store financials in their annual report. Can you please share with us how much you expect this location will cost, how much revenue and profits you expect to generate?

We're dealing with a housing crisis, a pandemic, and inflation, I just find it hard to justify allocated government resources to building out cannabis stores. Especially when there is so much private sector interest and willingness to absorb risk.

A: Each store undergoes a performance analysis before we agree to move forward with our application and this store location and store size and cost to build out met our criteria to move it forward.

- [REDACTED] - 6:19 PM

Q: Why did you skip the words 10 more learning center? Why you skip the age of the students?

- [REDACTED] - 6:20 PM

Q: We have over 300 parents with (children) who have signed a letter of objection to have any retail cannabis on Clyde. How can you place a cannabis store near education centres?

- [REDACTED] - 6:20 PM

Q: Do BCCS have a loyalty program?

A: No we do not have loyalty program as that does not conform with the Cannabis act. we do have the ability for customers to visit our bccannabisstores.com website and sign up for information and regular updates

- [REDACTED] - 6:21 PM

Q: please see question above.

- [REDACTED] - 6:21 PM

Q: Q: Can I smell the product before I buy it?

A. High grade filtration systems are installed on air intake and ventilation systems within all BC Cannabis Stores to prevent odor both inside and outside of the store.

- Note: we do have bud jars, allowing customers to smell the product before purchasing. May have been some confusion with this question.
-

- [REDACTED] - 6:23 PM

Q: Is Park Royal North currently under consideration for a BC Cannabis Store?

A: We are viewing all markets that have to the appropriate zoning, by-laws and space available. At this time i cannot say if Park Royal meets that criteria

- [REDACTED] - 6:23 PM

Q: Parking is always an issue on Clyde with the other retailers and businesses. Do you have designated parking or accessible parking for customers?

A: Each commercial unit is assigned a number of spots based on its size to meet municipal approvals. We take this into consideration for each location to avoid congestion. We also have seen in other locations that customers typically spend less than 15 minutes shopping in our stores

- [REDACTED] - 6:23 PM

Q: Has BC Cannabis seeked community feedback on the location?

A: Government-run cannabis stores undergo the same municipal approval process as all private retailers and must adhere to the specific by-laws and zoning requirements set by each municipality. Part of that process involves public sessions such as this to collect feedback and each municipality has different requirements for feedback and how they are collected.

- [REDACTED] - 6:24 PM

Q: Some residence myself included are concerned about proximity to tutoring facilities. Even though not a municipal requirement we wish cannabis stores had taken community considerations more seriously

A: Keeping cannabis away from youth is BCCS' top priority. We have developed comprehensive social responsibility material to educate customers on the importance of ensuring young people do not have access to cannabis.

- [REDACTED] - 6:25 PM

Q: Do you have specific way to educate the teenagers to resist the temptation of the cannabis?

A: We do not have a specific way to educate youth as they cannot access our stores, however we do provide Social Responsibility messages in the store to educate customers about keeping cannabis out of the hands or youth and storing cannabis in a safe manner.-

- [REDACTED] - 6:25 PM

Q: There are no cannabis applications at Park Royal

█ - 6:27 PM

Q: District staff have heard from applicants that Park Royal is not allowing any cannabis stores at this time

█ - 6:29 PM

Q: Why should the District vote allow BC Cannabis application over competing private retailers?

A: Government-run cannabis stores undergo the same municipal approval process as all private retailers and must adhere to the specific by-laws and zoning requirements set by each municipality.

Revenue generated through the LDB's wholesale and retail operations is remitted to the provincial government and contributes to supporting vital public services such as health care and education.

Our network of public cannabis stores generates several employment opportunities in the province.

█

- No more questions were asked after this point and the session was terminated shortly thereafter.

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INSPIRED CANNABIS CO

PUBLIC INFORMATION MEETING

Application for Temporary Use Permit at 1480 Marine Drive

Date: September 7, 2021 between 6:00pm to 7:00pm

Number of Attendees: 11 people

6:05pm – Meeting Commenced. [REDACTED] did a PowerPoint presentation of who Inspired Cannabis Co is and our application at 1480 Marine Drive.

6:20pm – Presentation ended and the Company opened it up for questions. There were no questions on our presentation. The Company stayed on the call for approximately 30 minutes to see if others would join or if there would be any questions. No questions were asked.

6:50pm – Meeting Adjourned

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HAPPY ISLE

C A N N A B I S

Summary of Public Presentation

Regarding:
TEMPORARY USE PERMIT
Cannabis Retail Store

Happy Isle Cannabis Corp.
6609 Royal Ave, Horseshoe Bay
West Vancouver, BC
www.happyislecannabis.com

Submitted By:



Notice Summary:

- Public Presentation was held Thursday July 8th from 6:00 – 8:00pm
- Notice of public meeting was advertised as follows.
 - Listed on website at www.happyislecannabis.com/horseshoebay
 - Posters posted on proposed storefront window 14 days in advance of meeting
 - Posted on District of West Vancouver website
 - Direct mailout to neighbours as directed by WV Planning Department 10 days in advance of meeting.



Happy Isle Cannabis Company is a boutique cannabis retail store that services the adult use recreational market.

With its maiden store located on beautiful **BOWEN ISLAND**...the Happy Isle Cannabis Company is seeking to expand to a second location in **HORSESHOE BAY**

APPLICANT'S PUBLIC INFORMATION MEETING

PURPOSE: The Happy Isle Cannabis Company has applied for a **Temporary Use Permit** to open a recreational cannabis retail store in Horseshoe Bay.

LOCATION: The proposed store is to be located at:
6609 Royal Avenue, Horseshoe Bay, West Vancouver
Legal Description: Lot A Block 34 District Lot 430 Plan 11998
P.I.D. 008-975-078

APPLICANTS: Glenn Cormier / 604-377-4909 / glenn@happyislecannabis.com
 David Bellringer / 604-349-4330 / david@happyislecannabis.com

Virtual Information Session

When: Thursday July 8, 2021
Time: 6:00 - 8:00pm (via Zoom)

To attend the virtual public meeting please visit...

<https://zoom.us/join>

Enter Meeting ID: **993 0062 4594**
 Passcode: **473046**

Can't attend? Visit our website to learn more...

www.happyislecannabis.com/horseshoebay

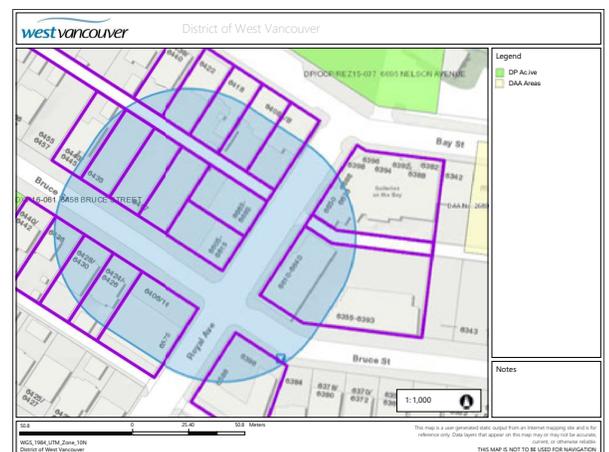
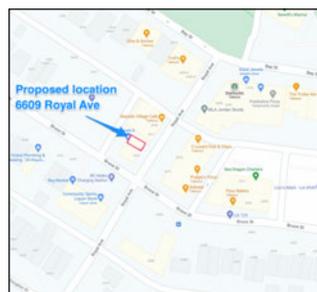
Your comments can be sent directly to us...

Mail: PO Box 193, Bowen Island V0N 1G0
Email: glenn@happyislecannabis.com

This is not a West Vancouver District function, it is an applicant led public information meeting. West Vancouver District Council may receive a report from staff on the issues raised at this meeting and may formally consider the proposal at a later date.

- Meet the Owners/Operators
- Ask questions and express any concerns
- Better understand the new cannabis industry
- Provide your feedback
- Show your support

We look forward to meeting you!



Summary of Presentation:

IN ATTENDANCE:

- 11 members of the public
- 1 District of West Vancouver staff member [REDACTED]
- 1 District of West Vancouver Councillor [REDACTED]

QUESTIONS RAISED:

1. **Question** *“Please explain if your store will be handicap accessible?”*

Answer Yes. We are fully accessible both with dedicated customer parking and having our entrance at street level with brand new, wide sidewalks.

2. **Question** *“How will Council be able to receive this information and presentation?”*

Answer [REDACTED] *responded – “staff will attend all public meetings and report back to Council”*

3. **Question** *“Could a video of the entire presentation be posted to your website?”*

Answer Yes. (...the video was posted the day after the presentation)

4. **Question** *“Please describe your experience and knowledge of cannabis”*

Answer [REDACTED] has a received formal education in cannabis through program offered through Capilano College.
[REDACTED] has also worked extensively in both pharmaceutical sales and naturopathic medicine. All employees and owners have undergone training and hold *Selling It Right* certification through Province of BC.
[REDACTED] has worked in liquor regulation all his career.

COMMENTS:

- 3 individuals expressed their support of the application / none voiced concerns or objections.
- “great presentation”
- “mature and level headed applicants”
- “happy to see that two empty storefronts in Horseshoe Bay will be filled”
- “excited that Lali Loves It will be able to expand her business”
- Owners are...“investing in Horseshoe Bay, having bought the building”

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Weather Cannabis

ART - CANNABIS - COMMUNITY

Summary of Applicant Information Meeting 2021

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*Fostering an evolution for change with
gratitude for art, cannabis and community.*

Applicant: Weather Cannabis
Date: Wednesday, July 28th, 2021
Time: 6:00 – 8:00pm

Number of people joined/attended virtual meeting: 27

(Please note that we had a technical issue with our recording on the original date. For convenience, we have re-recorded the presentation and posted it on our webpage in order to allow the opportunity for anyone who wishes to see it. Most of the dialogue during the post presentation Q&A was quite positive and supportive, however, we have summarized as many of the comments and concerns here below.)

We are honoured and privileged to live, work and play on the unceded territory of the Coast Salish people, including those of the x^wməθkwə́yəm (Musqueam), Səlílwətaʔ (Tseil-Waututh) and Skwxwú7mesh (Squamish) Nations.

██████████ – “Excellent presentation – fully support Weather Cannabis team for our community.”

██████████ – “Great presentation! Thank you! Very informative.”

██████████ - “I am not supportive of the use but understand that its legal now and that I can’t do anything about it. Also commented that an existing business will be leaving. But likes that if there has to be a store in Horseshoe Bay that the concept of the art is a good one and also good that it is owned and managed by local residents.” ██████████ also commented on proximity to the park and youth access.

A: ██████████ “ Legal cannabis prevents youth access. The second floor location means that there is limited exposure to children. We heard the community and their concerns about the concerns about the aesthetics of the location. We believe the location represents the best possible option for Horseshoe Bay. The team is here to work with the community to ensure that there are no issues surrounding the shop and the service it provides”

[REDACTED] – Support Letter

[REDACTED] was unable to attend but wanted me to read her letter of support for these ladies.”

My name is [REDACTED]. I have also owned a local restaurant for 9 years now. I am in full support of the application for a non-medical cannabis store in Horseshoe Bay at 6412 Bay Street. First of all, as a mom (highschool and elementary) resident and business owner in the community, I think it’s important to focus on what’s best for this amazing community. We are a close knit group of residents that need, want and prefer to support local. Having a local resident owned store, means that someone is taking responsibility for their role in the community, and will put this community first. As active members in support of the community, the owners have demonstrated greatly that giving back is a part of who they are and how they will continue to show up and provide value to other businesses and more importantly the safety of the people and pets who live in the area. I think this should be highly noted in your decision making.

Thank you for your time and consideration,

[REDACTED]

Questions & Answers

Q: I am a mom and want to know what will you be doing for proper disposal awareness and safety for dogs and kids?

A: [REDACTED] We offer recycling bins in store, education and awareness via staff, social media, store signage, retail bags, website etc. Some things that you can do at home include marking out information on the products with a sharpie pen before recycling to limit exposure to kids (and other tips like this.) THC is toxic for dogs and animals. It's good to know that cannabis in the raw form, before being smoked will not produce effects. It is only after the joint has been lit and inhaled that the flower becomes toxic. We are not here to shame anyone, we are here to educate and inform. We work with other retailers and licensed producer representatives to spread awareness.

[REDACTED] - "Great presentation, I am supportive."

Q: Please comment on the accessibility and parking available?

A: There is dedicated parking available in the rear of the building. Also, there is the ability to do curbside pick-up and delivery. We will work with each guest to accommodate their needs on an individual basis.

Resident - Q: How will you staff the store? Will men be working at the store?

A: [REDACTED] We will be working together to provide a diverse and inclusive hiring program for career minded local staff. The retail operation will revolve around [REDACTED] as full-time operating managing partners. Weather Cannabis will start with a number of full-time staff and four part time staff members. The staff will be made up of hand selected, certified and security cleared, service professionals.

██████ – “Very good presentation – great concept and very professional. I am supportive. thank you”

Q: What is the process /next steps?

A: ██████████ As required by staff at the District of West Vancouver (DWV), we will provide a summary of this presentation, as is required by all applicants by a certain date in September. Staff will then write a report based on the summaries received and will present to Mayor and Council in the fall. At that time, there will be a determination of next steps for applicants. Answer confirmed by DWV staff on the call, ██████████

Q: Will medical patients have access to medical marijuana?

A: ██████████ Medical marijuana is available through direct ordering from the Licenced Producer.

██████ - **Q: What will you do when it gets redeveloped?**

A: ██████████ There is much redevelopment around West Vancouver. At this point there is only a proposed application for a Temporary Use at the location and we cannot speak to the future intentions of the property owner. Time and community consideration is always needed.

Thank you

Friday August 27th, 2021

ENVY Cannabis

Unit 103, 2433 Bellevue Ave



REPORT: PUBLIC INFORMATION MEETING, WEDNESDAY AUGUST 25TH, 2021

The following report is presented for the benefit of the District of West Vancouver Staff, as well as the Mayor and Council who may not have been able to attend this PIM.

On the evening of Wednesday August 25th, ENVY Cannabis (The Applicant) held a successful Public Information Meeting (PIM) as the first step in our public consultation period as we make progress towards a Temporary Use Permit for the purpose of opening a Cannabis Retail Store in the Dundarave Village area.

Due to ongoing public health measures that are currently in-place to protect our communities, this meeting was conducted in a "virtual" online setting using the widely available and free service Microsoft Teams.

A bespoke website (www.envycanna.ca) was procured and launched in order to inform members of the public of the date and time of the PIM, as well as provide clear instructions on how to join and participate.

The meeting commenced promptly at 6:00pm with many members of the public joining. [REDACTED] of ENVY Cannabis acted as the moderator for the meeting and noted that we had the pleasure of [REDACTED] joining us for the meeting, representing District Planning Staff. [REDACTED] was given full access to microphone control during the entire meeting should any comment or correction be required from Staff. Fortunately, there was no such need during this PIM.

The PIM followed the structure of a presentation by the ENVY team, followed by an open 'town-hall' style question and answer period.

After waiting for a few minutes for any late-attendees, ENVY Cannabis began our presentation portion of the Meeting. The four founders of the Company ([REDACTED]) were joined by [REDACTED] of Rising Tide Consulting, and [REDACTED] who is a former West Vancouver Teacher and former owner/operator of Sailor Hagar's Pub and Liquor Store as well as "1st Cannabis", The North Shore's first legal and licensed Cannabis Retail Store.

Attendance was noted at 18 members of the public (18 unique attendees, although many attendees represented computers/screens being watched by multiple individuals).

The question and answer portion of the meeting followed with multiple speakers, some asking clarification questions and others conveying their concerns or support. It should be noted that all speakers from the public indicated that they were in favour of retail cannabis for the Dundarave community in principle. Even an individual whose private residence was in close proximity to the proposed commercial unit and who had indicated that they would oppose it simply due to proximity, was in fact supportive of the business type.

The speakers joining from the public were as follows:

- [REDACTED] - In support.
- [REDACTED] in support of cannabis in Dundarave but not in close proximity to her building). In support.
- [REDACTED] Question regarding the presentation.

The feedback received from the public who spoke was overwhelmingly positive. The ENVY team were delighted to hear such kind words of support and did our best to convey the type of operation we have in-mind, along with our local roots and genuine care for the community.

The meeting was recorded and this MP4 file accompanies the Report.

Should the District of West Vancouver Staff, Mayor or any Councillors require any further clarification of events that transpired during this PIM, please reach-out to a member of the ENVY cannabis team.

This completes the report on the PIM held on August 25th as part of our TUP Application.

Sincerely,

Envy Cannabis INC.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The logo for ENVY Cannabis INC. features the word "ENVY" in a bold, sans-serif font. The letters are a light grey color. The 'E' and 'V' are connected at the top, and the 'Y' has a distinctive shape with a vertical stem and a horizontal bar.



CANNABIS ON CLYDE - SUMMARY OF VIRTUAL PUBLIC INFORMATION MEETING

PIM Date: Thursday August 26, 2021, at 6pm

Attendance: 10 - Interested parties (8 Virtual Address 2 of which had 2 people)

3 - Owners of Cannabis on Clyde

1 - District of West Vancouver Staff

GENERAL QUESTIONS (Q), COMMENTS (C) AND ANSWERS (A) FOLLOWING PRESENTATION

C: Concern was raised over the increase in traffic the store could lead to.

A: We are anticipating between 20 – 30 customers a day over a wide range of times. This will have limited impact on the local traffic. As the location is currently used for business purposes this volume of traffic is similar to what has been historically generated by the proposed space.

C: Concern was raised over the type of retail consumer that would frequent the location.

A: This proposed store location is one of 4 proposed for the District of West Vancouver. The store will serve the local West Vancouver residents. There is limited chance people outside the community would frequent the store, especially less desirable individuals, as there are many retail locations throughout the lower mainland that serve those communities and those consumers.

Q: Question was raised on the demographic for the store, and it was noted the majority of people around the proposed store location are seniors who may or do not want the product or the store to be located there.

A: Experience from the Kitsilano location shows that there is a diverse range of clientele for the store including seniors. They may not utilise smoked products but do consume CBD product in some form and mild THC products. Our market research has shown increase in age groups between 30 and 50 in the area, with the development of densified residential areas. We note this store will serve a wide catchment of residents as the nearest West Vancouver location will be in the Ambleside community. 4 out of the 10 people on the virtual meeting were within the 30 to 50 year age demographic.

C: Concern was raised over the proposed hours of operation:

Monday to Friday 9:00am to 8:00pm

Saturday 9am to 10:00pm

Sunday 9am to 8:00pm

A: We proposed our store hours to allow for consumers to make their purchases throughout the day and also after their workday. It was noted operating times will be subject to District of West Vancouver Regulations and are within permitted hours of Provincial operations.

CONSIDERATION AND PROPOSED APPLICATION AMENDMENT:

Based on the feedback at the PIM Cannabis on Clyde is proposing to amend the proposed hours of operation to:

Monday to Friday 9:00am to 7:00pm

Saturday 9:00am to 7:00pm

Sunday 9:00am to 6:00pm

Q: Question was raised as to what a TUP is and for how long does it last.

A: TUP may be applied for when a form of business does not conform to the current zoning bylaw for that property. A TUP can be granted for 3 years and extended for an additional 3 years. More details on a TUP can be seen on the District of West Vancouver website.

Q: Question was raised as how to provide additional feedback on the application.

A: Online form on website, our corporate email, our corporate mailing address or by phone. In addition, questions and comments can be directed to District of West Vancouver Mayor and Council and Staff.

VIRTUAL CHAT QUESTIONS (Q), ANSWERS (A) AND COMMENTS (C) DURING THE PRESENTATION

Q: [REDACTED]: 06:14 PM - What will be the hours of operation

A: Monday to Friday 9am to 8pm

Saturday 9am to 10pm

Sunday 9am to 8pm

Times will be subject to District of West Vancouver Regulations and are within permitted hours of Provincial operations.

Q: [REDACTED]: 06:14 PM - How far is it from the nearest school? I missed what you said.

A: 396m from the nearest school.

Q: [REDACTED]: 06:15 PM - What are the hours of deliveries for restocking

A: Most deliveries are around 12pm on Fridays, sometimes on Mondays

Q: [REDACTED]: 06:16 PM - What is the demographic of clientele you expect?

A: The expected demographic is recreational users and older CBD users.

Q: [REDACTED]: 06:20 PM - Have you considered traffic from Whistler and Squamish clients?

A: We believe Squamish has at least 4 stores, traffic from those areas should be minimal.

Q: [REDACTED]: 06:25 PM - How much traffic (visitors) to the store do you expect on a daily basis?

A: We would expect 20-30 clients per day.

Q: [REDACTED]: 06:25 PM - What other locations in Park Royal area have you considered or is it because one of the founders owns this building?

A: There are limited store locations withing the Taylor Way/Marine Drive License Area and being owners of the building we had the opportunity to secure this location.

C: [REDACTED]: 06:25 PM - I doubt the majority of this neighbourhood is really interested in your products.

Q: [REDACTED]: 06:25 PM - What is the average price point for items sold in the store?

A: Average price point for products would be \$7-\$30 depending on the type of product

Q: [REDACTED]: 06:27 PM - What is the reason you select this location?

A: The store location was within the Taylor Way/Marine Drive Licence area and is currently providing space for small businesses and had an opportunity to utilise the space for the application as owner is an owner of the building.

C: [REDACTED]: 06:29 PM - Remember this is closed area and most people living here are seniors.

C: [REDACTED]: 06:32 PM - There are multiple cannabis stores in North Vancouver and over fifty open in Vancouver - nobody will be travelling to this store from outside of West Van

Q: [REDACTED]: 06:36 PM - What other locations have you looked at?

C: [REDACTED]: 06:36 PM - This is a very bad Location for this kind of retails

C: [REDACTED]: 06:36 PM - Just putting my hand up to say I am in support of the store and location

C: [REDACTED]: 06:38 PM – Supportive of the store we have a BC liquor store in the area

C: [REDACTED]: 06:38 PM -This not a good location for this type of business. I am totally against it as a long time residence of 568 waters edge.

C: [REDACTED] 06:39 PM - I am strongly opposed to your plan.

NOTE: We provided alternative methods to provide feedback on Cannabis on Clyde's TUP application through our comment form on our website, through our corporate email, through our corporate mailing address and by telephone. We have not received any additional feedback from the public as of Sept 13, 2021. We will provide comments as we receive them.