

July 25, 2018

City of Victoria  
Sustainable Planning and Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6  
Attention: Mayor Lisa Helps

**RE: REZONING APPLICATION FOR 475 GORGE RD EAST**

Dear Mayor Helps and Council,

Please find following the rezoning and supporting documentation for the property located at 475 Gorge Rd E for your review and consideration. The property is currently zoned as Limited Service District (S-1) and we are requesting it to be zoned the purpose of a Storefront Cannabis Retailer.

The existing 588.9 m2 two story structure will remain intact, as is, and will not alter the current density and or add any additional dwelling spaces once rezoned.

Our re-zoning request complies with the current Official Community Plan and Neighborhood Plan so no changes are requested to either policy.

We are committed to ensuring that our business benefits and enhances our neighborhood socially, environmentally and economically. We have been proactively revitalizing our property as well cleaning the adjacent public areas. Showing pride in our property has helped to reduce the overall amount of refuse and paraphernalia that had collected from when the property was previously vacant. We have employed ten staff members to date and anticipate the need to increase our staffing levels as we continue to develop our business, allowing us to help support more local families with employment as well as provide residual benefits to our neighboring businesses.

Our business has provided a clothing drive for the benefit of the patrons of Rock Bay Landing. Organized a successful food drive to benefit the Mustard Seed Food Bank. We helped with the donations toward the Ride for Refugee, the participants were members of our Community Association. We have made several donations of our time as well as; food, Christmas hampers, organizing and preparation of "the dinner" that benefits the young families of the Gorge/Burnside Community. This year we had a very successful BBQ in which all the proceeds went to the Victoria Cool-Aid Society. We continue to drop helpful donations to the Community Centre for their summer programs and Christmas needs. ***In the future of our business we would like to give 2 percent of our yearly earnings to the City of Victoria. We would give it in quarterly payments. This could be for the maintenance of roads, bike lanes, building homes; such as the mini homes that would benefit Victoria.***

Our Storefront has been operational for two and half years in which time the need for our product and resources has exceeded our expectation. Our client base has increased to over 5000 patients since our opening and increases daily. Rezoning for a Storefront Cannabis



Retailer is a new classification that has not previously existed in the City of Victoria, therefore rezoning for a change of permitted use is mandatory in our situation.

As you know we have been denied the first attempt to our rezoning. Since this denial we have made changes in the size of our operating floor plan. We were aware of the grand size of the building and not needing all the space we have since started on the permit and the building plans to have a health and Wellness Centre. A separate entrance will be in place in order to progress with the provincial and municipal requirements. We have come to an agreement with the building owner we will not be leasing the lower level of the building.

Allowing the zoning and storefront in the Selkirk and Cecelia Village area of the Burnside Gorge neighborhood will help revitalize the area socially, environmentally and economically as identified previously. The Burnside Gorge Neighborhood Plan identifies the need to encourage and enhance current businesses and industry in the area that alternatively could otherwise continue to be left accent and vulnerable to socioeconomic stagnation or regression.

Our expectation is that our property and business will benefit the local area in a positive way. Our presence in the neighborhood has already aided in the clean-up of refuse and loitering in the area. We anticipate that the additional visitors to the community will also be economically beneficial to the other local business owners. The subject property is currently zoned S-1 and the impact on traffic flow, parking, infrastructure and noise concerns would have been identified and approved at the time of original development. We do not anticipate that traffic and noise levels will increase significantly from the current levels and could potentially decrease when zoned from Industrial to Retail.

The existing building and building envelope will not be altered. The current design complies with the design guidelines for the existing and proposed zoning and no Development Permit is required.

Safety and security is a priority to our patients, employees and the general public. Significant consideration was taken when planning, designing and implementing the use of natural, formal, lighting and territorial crime prevention at our location.

We have incorporated ACMPR regulations in the storage and packaging of our products. The wide-open space provides the opportunity for patrons to be visible inside the building. The low-lying flora around the parking lot of the building provides a wide-open space for natural surveillance and the hedging allows the natural flow of traffic while decreasing the opportunities for crime as outlined by CPTED. Adequate lighting has been installed to properly illuminate points of entry and is constructed of vandal resistant products. Consideration for glare and reduction of shadows and hiding spots were also incorporated into our lighting plan. A formal surveillance system has been installed and incorporated ten security cameras on-site as well four panic buttons strategically positioned for employees use if an eminent threat occurs. The panic buttons alert the RCMP as well our security provider immediately. In order to provide symbolic barriers and define private and public areas we have T&C Landscaping maintain the hedges around our parking area and the staff are required to do basic daily maintenance of the property.

The vehicle and bicycle parking requirements as defined by Schedule C have been met and exceeded. The property has thirteen marked, surface vehicle stall (one marked for handicapped parking) which exceeds the ratio of 1 per 205m<sup>2</sup> as well as one loading parking lot stall. We offer adequate secure, interior and exterior bicycle storage for our patrons. We have installed a wheelchair access ramp, door and have access for plug in for the electric



scooters/wheelchairs. We offer a wheelchair accessible washroom. Our location is located on a shared greenway.

The Selkirk and Cecelia Village area of the Burnside Gorge neighborhood area is serviced by public transit and the closest bus stop is located less than a block from the property allowing for alternative and eco-friendly access for patients to visit from other areas serviced by transit.

The subject property does not have Heritage Status therefore no Conservation Plan is required.

Currently The Green Hart is working toward our new building permit. The long-term plan for this space is to provide medical services with Medical Doctors at hand to the growing Burnside Gorge neighborhood as part of their neighborhood plan. We had at one time a pending approval for the building of the Health and Wellness Centre. Moving forward we will be applying and building. We understand and value the benefits of Green Built and LEED properties and will be applying the theories to increase energy efficiencies, utilize renewable resources and reduce water consumption when renovations begin in the future.

The property is currently and adequately serviced by the City of Victoria infrastructure and no additional requirements and or upgrades would be mandatory of the purpose of rezoning from Light Commercial to a Storefront Cannabis Retailer.

Thank you in advance for your consideration of this rezoning application. Please do not hesitate to contact Erin Drew at [info@thegreenhart.com](mailto:info@thegreenhart.com)

Regards,

Sean Pettifer

Enclosures

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