



950 Yates Street, Victoria

City of Victoria
Victoria BC



October 22, 2018

Attn: Mayor and Council

Re: Storefront Cannabis Retailer Rezoning, 950 Yates Street

Leaf Compassion Yates Street is our headquarters and Flagship location. Leaf's flagship location commenced operations on August 11th 2014. 950 Yates Street is a two-part storefront operation. We separated the front of the building into a reception area and the back into a retail sales area. The front is where our staff meets and greets all of our clientele. Valid 19 + government issued photo identification is required to enter any Leaf Compassion location. The sign-up and application process is also completed up front. Leaf staff review the entire application in depth with non-members. The application covers the client's history with cannabis, current use of cannabis, and a list of their ailments requiring cannabis treatment. This application is then reviewed by a director and either approved or referred to a cannabis compassionate doctor for further documentation. If a non-member does not complete or answer all questions with due diligence then their membership will be denied. Furthermore if a non-member is intoxicated, aggressive, or rude their membership will be denied. If a member violates any of our policies then their membership will be revoked after a review. Once membership is granted the member is issued a member card which must be produced with valid government issued photo ID upon every entry.

When Leaf Compassion Yates Street commenced operations in August of 2014 there were no other publicly visible retail locations within two hundred meters of our Flagship location. Since that time two publicly displayed retail locations have commenced operations within that proximity. Those locations are Nature's Botanicals and Medijuana Dispensaries. Our Flagship location is not located within 300 meters of any schools. We also do not have any of our products displayed openly to the public from the front of the store which restricts exposure to minors.

The Leaf Compassion Yates Street location is an established retail lot in the downtown core of Victoria. The flagship contains an independent building on a large lot with off street parking and protected bicycle racks. Our off-street parking is up to code as outlined in Schedule C of the zoning regulation bylaw.

Currently Leaf Compassion across all five locations donates to the SPCA , the Salt Spring Pride Parade , and the Port Alberni children's toy drive.

We take great pride in improving the function and aesthetics of each location Leaf compassion acquires. Leaf Compassion Yates Street has received a full warranted paint job; all walls and signage stands have been sanded and repainted. All of the previously worn out signs and lights have been upgraded and replaced. Leaf Compassion has a "like-new West Coast style" that we strictly follow. This includes full upgrading of our Yates Street location; new paint inside and outside, new hardwood flooring, professional marketing & displays, security system and cameras, new iron fencing, safety and fire code upgrades, and even a new roof skin with appropriate drainage upgrades. Furthermore we do like to match with downtown Victoria's old town style in keeping our building low and storefront accessible. Our improvements like bright new lot lights and infrared cameras help raise the neighborhood's value and safety. Anytime police have asked for assistance or footage from our Yates Street location we have been happy to comply. This helps create a strong neighborhood community relationship. Furthermore if a client is in need (financial or otherwise) then Leaf Compassion will review each case to see how we can assist their situation. Our assistance can come in many forms ranging from compassionate pricing to friendly personal counselling or referrals to professional counselling services. Compassion is in our name.

Crime prevention through environmental design was carefully considered at our Yates Street location. We made sure to upgrade the existing poor lighting immediately which now illuminates our previously dark lot at night. We also added infrared cameras to cover all existing blockage of street sight lines. Our white color scheme greatly improves visibility and reduces hiding places. We also hired Tower fences to install a stylish iron fence and gate around the property. This improves security drastically as a large iron fence is a very effective physical barrier. Exterior lighting is positioned properly to illuminate points of entry. All lighting fixtures are vandal-resistant resistant on the exterior of the building and are positioned in places that light up the street as well. We hope with all these improvements that Leaf Compassion Yates Street contributes to the brightness and safety of the downtown core.

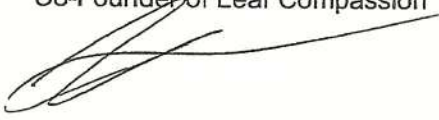
Our Yates Street neighborhood is currently under heavy construction as 2 high rises are being constructed directly beside and behind of our flagship location. There is an existing high-rise beside us where many Leaf Compassion Yates Street members reside. Leaf Compassion has good standing with the established Yates Street business community and neighboring businesses. We really hope to continue to provide safe access to recreational cannabis in Victoria BC.

Sincerely yours,

Kyle Cheyne
Founder of Leaf Compassion



Charles Philp
Co-Founder of Leaf Compassion

A handwritten signature in black ink, appearing to be 'Charles Philp', written over the printed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.