

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the November 8, 2018 COTW Meeting

**I.1.a.c 475 Gorge Road East - Rezoning Application No. 00657
(Burnside)**

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00657 for 475 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (7 to 2)

F.1 475 Gorge Road East - Rezoning Application No. 00657 (Burnside)

Committee received a report dated October 25, 2018 from the Acting Director of Sustainable Planning and Community Development proposing to allow for the retail sale of cannabis in an existing building.

Committee discussed:

- *buildings in the surrounding areas of property*
- *concerns with the policy of distances between the dispensaries*
- *procedural fairness with the application*

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

That Council decline Rezoning Application No. 00657 for the property located at 475 Gorge Road East.

FOR (2): Councillor Thornton-Joe, and Councillor Young

OPPOSED (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

DEFEATED (2 to 7)

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00657 for 475 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (7 to 2)



Committee of the Whole Report For the Meeting of November 8, 2018

To: Committee of the Whole **Date:** October 25, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00657 for 475 Gorge Road East

RECOMMENDATION

That Council decline Rezoning Application No. 00657 for the property located at 475 Gorge Road East.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 475 Gorge Road East. The proposal is to rezone from the current S-1 Zone, Limited Service District, to a site-specific zone in order to allow for the retail sale of cannabis.

The following points were considered in assessing this Application:

- the proposal is consistent with the General Employment designation in the *Official Community Plan* (2012)
- the proposal is consistent with the General Employment designation in the *Burnside Neighbourhood Plan*
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as there is a permitted storefront cannabis retailer within 400m.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. No alterations to the exterior of the building are proposed. The following differences from the

standard zone are being proposed and would be accommodated in the new zone:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to a maximum floor area of 189m².

All other requirements within the S-1 Zone, Limited Service District, remain the same.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The Application proposes a four-stall bicycle rack in front of the main entrance, which supports active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized mainly by office and commercial uses, with some light industrial and transient uses.

Existing Site Development and Development Potential

The site is presently developed as a single-storey commercial building. Under the current S-1 Zone, Limited Service District, the property could be developed for various commercial uses, including automobile uses such as garages, carwashes, and parking.

Relevant History

Council declined a previous application to rezone the property to permit a storefront cannabis retailer with a floor area of 600m² following the December 14, 2017 Public Hearing. As a condition of rezoning for this previous application, a Statutory Right-of-Way was registered on the property for 4.03m on Gorge Road East, 0.85m on Bridge Street, and 1.38m on Garbally Road. This SRW continues to be registered on the property.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) Community meeting is waived unless the application involves construction of a new building; however, the Application was referred to the Burnside Gorge Neighbourhood Association CALUC. Also consistent with the Policy, the Application has been referred to School District No. 61 and the Victoria Police Department. At the time of writing this report no comments had been received.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) identifies this property within the General Employment urban place designation, within which employment-driven uses, including commercial, are envisioned.

Local Area Plans

The *Burnside Gorge Neighbourhood Plan* identifies the property within the General Employment designation, which envisions retail uses on the ground floor along arterial roads.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application. There are no impacts to public trees with this Application.

Storefront Cannabis Retailer Rezoning Policy

The proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there is a permitted retailer at 603 Gorge Road East that is approximately 265m away from the subject property. There are no schools within 200m of the subject property.



CONCLUSIONS

The proposal is consistent with both the OCP and the *Burnside Gorge Neighbourhood Plan* in terms of encouraging retail uses at street level; however, the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there is a permitted storefront cannabis retailer within 400m the subject property. Therefore, staff recommend that Council consider declining this Application.

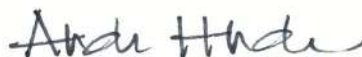
ALTERNATE MOTION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00657 for 475 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 2, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped July 31, 2018
- Attachment D: Letter from applicant to Mayor and Council dated July 25, 2018
- Attachment E: Minutes from the December 14, 2017 Council Meeting
- Attachment F: Correspondence.



ATTACHMENT A

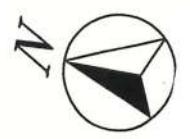
DUNEDIN ST

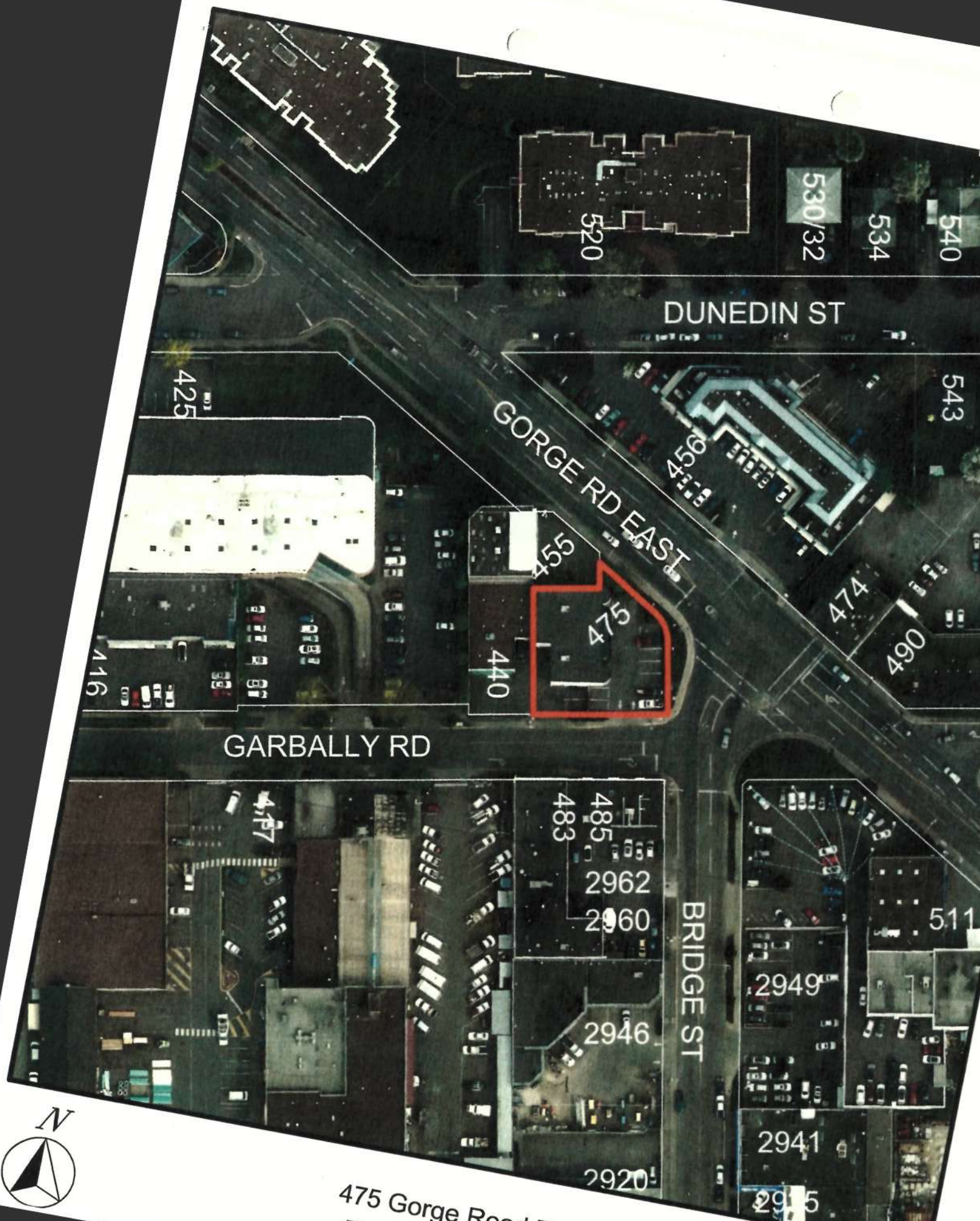
GORGE RD EAST

GARBALLY RD

BRIDGE ST

475 Gorge Road East
Rezoning No.00657













475 Gorge Rd East

Rezoning to

THE GREEN HART, 475 GORGE ROAD

LEGEND

- | | | | |
|--|------------------------|---|-----------|
|  | Regulated Fire Hydrant |  | Bike Rack |
|  | Curb |  | Tree |
|  | Property Lines | | |
|  | Residential Parking | | |
|  | Time Limited Parking | | |
|  | No Stopping | | |

LIST OF DRAWINGS

ARCHITECTURAL

- | | |
|-------|--|
| A-000 | Drawing List, Legend, Code Review, Project Information Table & Site Plan |
| A-001 | Site Plan |
| A-002 | Existing Floor Plan |
| A-003 | Exterior Photos |
| A-004 | 400m Radius Map |

PROJECT INFORMATION TABLE

PROJECT INFORMATION TABLE

Zone (Existing)	5-1
Site Area (sq.m)	886.2 sq.m
Unit Floor Area (sq.m)	188.1 sq.m
Parking Stalls (Number on Site)	1 Loading, 13 On Site
Bicycle Parking Number (Class 1 and 2)	Class 1:4, Class 2:0

Parking Calculation - Schedule C

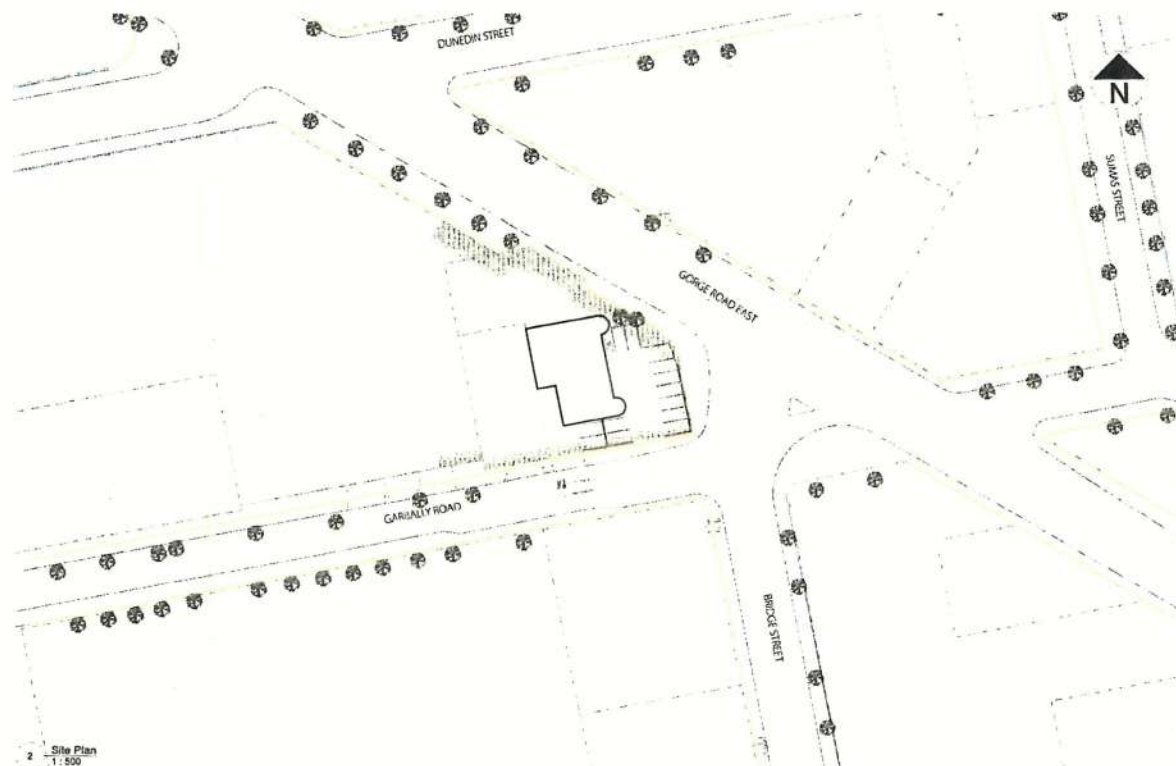
153.3 sq m / 37.5 sq m = 4.1

CS - Other Offices - 1 space per 65 sq m gross floor area
Gross Floor Area (Office) : 17.5 sq m

Required Parking Stalls - 5 Stalls

CODE REVIEW

Item	2012	Bright	Column	Building	Code	Data	Matrix	Page 3	2012 Reference
1	Address					475 N. 1st Ave. #2			
2	Legal Description					127.4 AC. SEC. 15 T20N. R10E. S20E P.O. Box 10000 P.O. Box 10000			
3	Project Description					127.4 AC. SEC. 15 T20N. R10E. S20E P.O. Box 10000 P.O. Box 10000			
4	Classification of Building					Class 4 - Non-Residential			312.103
5	Total Building Area					10,000 sq. ft.			16.1.2.1
6	Floor Area					10,000 sq. ft.			16.1.2.1
7	Estimated Value					10,000 sq. ft.			31.1.1
8	Number of Stories					Two (2) stories			16.1.2.1, 32.1.1
9	Number of Stories Facing					Two (2) stories			32.1.2
10	Estimated					No			32.1.2
11	Location of Site					10,000 sq. ft.			32.1.2
12	Location of Site					10,000 sq. ft.			34.2.2
13	Water Quality					10,000 sq. ft.			37.2.2
14	Assemble					10,000 sq. ft.			37.2.2



1	ISSUED FOR REZONING	2018-07-20
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numberTEN
with numberTENT groups

with: 10th grade senior
restaurant: 10
Evanston, IL 60201
2010-2011
2010-2011

www.numberTENT.org

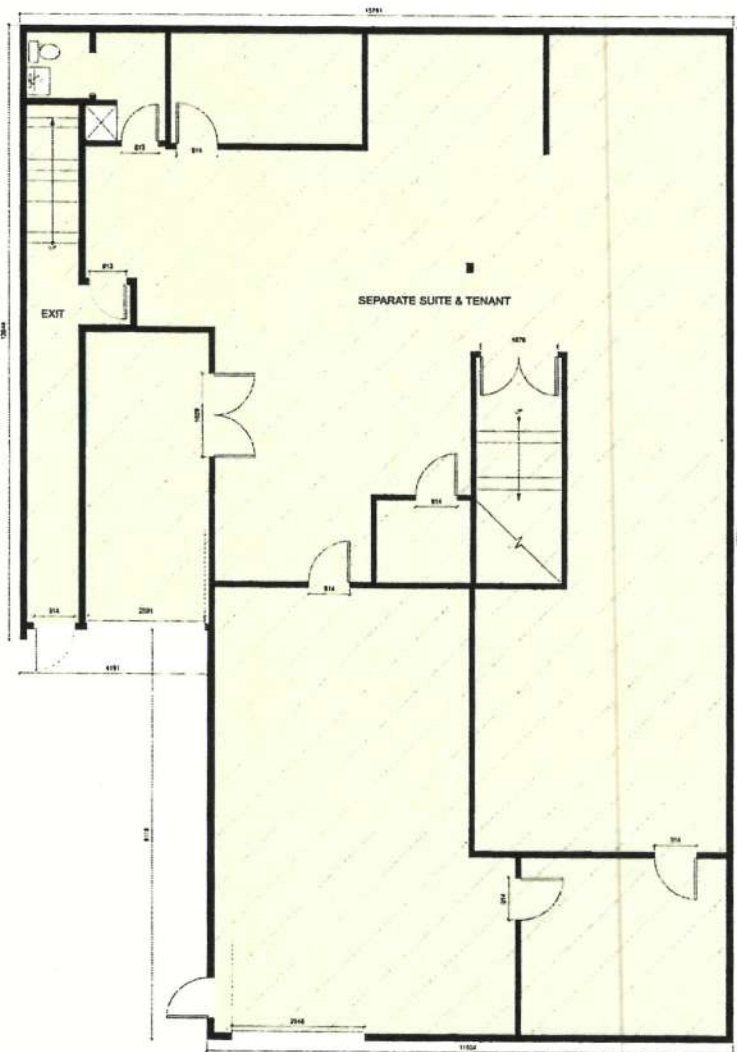
The Green Hart
Storefront Cannabis Retailer Rezoning
475 Gorge Road
Victoria, BC V8T 2L1

Drawing List, Legend.
Code Review, Project Information Table
Overall Site Plan

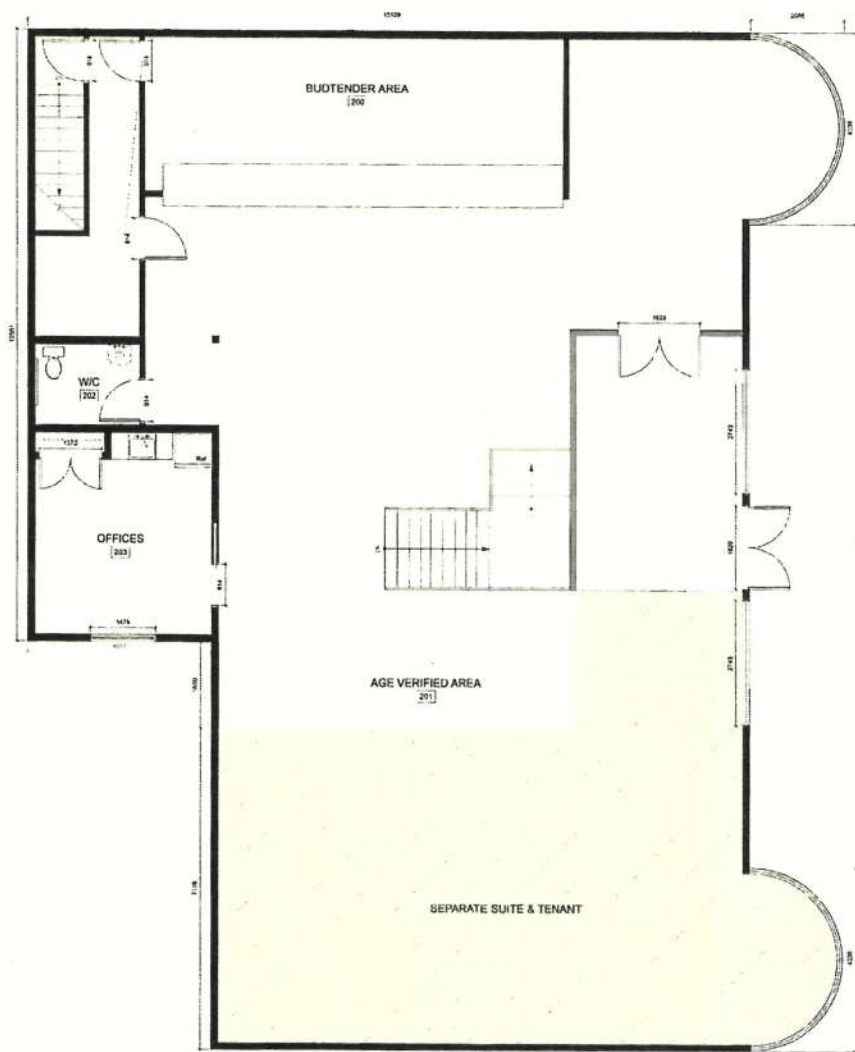
UT	U
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A-000

A-000



1 Lower Level Plan



2 Ground Level Plan

1. ISSUED FOR RETROFITTING		2018-07-20
2. REVIEWED BY		REV
numberTEN number 10 278 PROSPECT ROAD VICTORIA, BC V8T 2L1 250.000.0000		
Scale: 1:50 Date: 2018-07-20		
The Green Hart Storefront Cannabis Retailer Rezoning 475 Gorge Road Victoria, BC V8T 2L1		
Floor Plans		
Author	LT	LM
Checker		
Project No.	A-002	



DONATION BOX HAS BEEN REMOVED
BIKE RACK (4 SPOTS) HAS BEEN INSTALLED



1	ISSUED FOR REZONING	2018-07-20
No.	WICHO READ VETER	
<p>210 North Main Street Victoria, BC V8T 2L1 P: 250-693-1000 www.number10.ca</p>		
REVISIONS		
PROPERTY		
OWNER		
N/A	N/A	
SUBJ	NTS	DATE 2018-07-20
The Green Hart Storefront Cannabis Retailer Rezoning 475 Gorge Road Victoria, BC V8T 2L1 "A-003"		
Exterior Photos		
NOTES		
DRAWN BY	ET	LAM
CHECKED BY		
APPROVED BY		A-003
SCALE		

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 205m² 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

Regards,

Sean Pettifer

Enclosures

3. **Rezoning Application No. 00535 for 475 Gorge Road East and Rezoning Application No. 00533 for 603 Gorge Road East**

1. **Public Hearing**

Rezoning Application No. 00535

To rezone the land known as 475 Gorge Road East from the S-1 Zone, Limited Service District, to the S-11 Zone, Limited Service (Cannabis 2) District, to permit a storefront cannabis retailer.

New Zone: S-11 Zone, Limited Service (Cannabis 2) District

Legal description: Lot A, Section 5, Victoria District, Plan 43288

Existing Zone: S-1 Zone, Limited Service District

Jim Handy (Senior Planner): *Advised that the application is to rezone the property to allow for the retail sale of cannabis.*

2. **Public Hearing**

Rezoning Application No. 00533

To rezone the land known as 603 Gorge Road East from the C1-S Zone, Limited Commercial Service Station District, to the C1-S2 Zone, Limited Commercial Service Station (Cannabis) District, to permit a storefront cannabis retailer.

New Zone: C1-S2 Zone, Limited Commercial Service Station (Cannabis) District

Legal description: Lot 1, Section 4, Victoria District, Plan 5362

Existing Zone: C1-S Zone, Limited Commercial Service Station District

Jim Handy (Senior Planner): *Advised that the application is to rezone the property to allow for the retail sale of cannabis.*

Mayor Helps opened the public hearing at 7:24 p.m.

Lee Shanks (Applicant for 475 Gorge Road East): Provided information regarding the application and how their cannabis storefront is run.

James Whitehead (Applicant for 603 Gorge Road East): Provided information regarding the application and how their cannabis storefront is run.

Patricia Morgan (Gorge Road East): Expressed support for the application at 475 Gorge Road East so they can continue to provide safe access to medical cannabis.

Steven Palmer (Resident): Expressed support for the application at 475 Gorge Road East so they can continue to provide accessible and safe access to medical cannabis.

Mayor Helps closed the public hearing at 7:51 p.m.

3. **Bylaw Approval for 603 Gorge Road East**

Motion:

It was moved by Councillor Isitt, seconded by Mayor Helps, that the following bylaw **be given third reading:**

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1104) No. 17-053*

Council discussed the following:

- *The supportability of the application due to its small footprint and the appropriateness of a cannabis storefront in relation to other medical storefront retailers.*

4. **Bylaw Approval for 475 Gorge Road East**

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the following bylaw be given third reading:

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1105) No. 17-068*

Council discussed the following:

- *Whether having a second cannabis storefront within 200 meters is supportable on the same street.*

Defeated

For: Councillors Alto, Isitt, and Loveday

Opposed: Mayor Helps, Councillors Coleman, Lucas, Madoff, Thornton-Joe, and Young

REQUESTS TO ADDRESS COUNCIL

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following speakers be permitted to address Council.

Carried Unanimously

1. **Aleksandar Milojevic: World Accordion and Tango Festival**

Outlined why Council should provide financial support for Victoria to host the 68th Trophee Mondial (World Accordion Championships), as part of the World Accordion and Tango Festival.

2. **Chris Marks: 3198 Quadra Street**

Outlined why Council should reconsider the defeated motion regarding 3198 Quadra Street.

3. **Dani Cee: Mental Health and Alternatives to Police**

Outlined why Council should consider alternatives to the police in relation to providing compassionate services for addiction, crisis, and mental health.

Mayor Helps withdrew from the meeting at 8:10 p.m. due to a potential non-pecuniary conflict of interest with the following item, due to her relationship with a previous AirBnB operator.

Councillor Loveday assumed the Chair in her absence.

Councillor Lucas withdrew from the meeting at 8:10 p.m. due to a pecuniary conflict of interest with the following item, as she is the general manager of a hotel.

Councillor Madoff withdrew from the meeting at 8:10 p.m. due to a pecuniary conflict of interest with the following item, as she runs a Bed and Breakfast in her home.

4. **Beverly Booth: Short-Term Rental Proposal**

Outlined why Council should recognize Premier Suites Victoria as a corporate housing supplier, and offer an exclusion or grandfather clause from the current Short-Term Rental bylaw.

5. **Rachelle Keeley: Short-Term Rental Proposal**

Outlined why Council should recognize Premier Suites Victoria as a corporate housing supplier, and offer an exclusion or grandfather clause from the current Short-Term Rental bylaw.

Mayor Helps returned to the meeting at 8:21 p.m. and assumed the Chair.

Councillor Lucas returned to the meeting at 8:21 p.m.

Councillor Madoff returned to the meeting at 8:21 p.m.

March 23, 2018

Erin Drew
Greenheart Health & Wellness
475 Gorge Rd E
Victoria, BC V8T 2W1

Dear Erin & team,

I am pleased to share the enclosed Burnside Gorge Community Association (BGCA) Annual Report for the 2016-2017 fiscal year.

We are proud of the work we do across our communities and have experienced success and positive outcomes for those we serve. On behalf of the BGCA Board of Directors and staff, I would like to extend our thanks for your contribution. Your continued support of the work that we do is greatly appreciated by all of us here and those we serve. We look forward to celebrating many future successes with you.

The BGCA provides a wide continuum of services and programs that respond to the needs of residents in the Burnside Gorge area as well as children, youth, families and seniors throughout Greater Victoria. We hope to continue being of service to our community for many years to come.

Sincerely,



Suzanne Cole
Executive Director

DISABLED RIGHTS ALLIANCE

.....
A Non-Government Organization

9-3015 Jutland Rd

Victoria, British Columbia

Canada V8T 2T1-Phone: 590-8721, 778-430-3869 – Email: palmersteven747@yahoo.ca

June 20, 2018

The Disabled Rights Alliance is pleased to write this letter of support for The Green Hart Health and Wellness.

The Disabled Rights Alliance has provided support, intervention and empowerment for people with disabilities in Victoria since 2004. We are committed to providing responsible, informed information and advocacy for our members. This is particularly important for those of us who are older persons with serious disabilities and medical conditions especially those of us with prescribed medical marijuana by our physician.

On an effort to provide this information to our clients and members. We have done a thorough evaluation of many of the dispensaries now in operation and have found few of them that meet the needs of people with disabilities or are wheelchair accessible.

This is not the case with The Green Hart. This being the reason we stand behind them and for our request that you re visit the application for The Green Hart.

The Green Hart is not only wheelchair accessible it is also committed to employing people with disabilities who are grossly underrepresented in most areas of employment in our Province.

The Green hart has also worked closely with us to assure us that they are committed to providing safe and affordable access to these accessory resources.

Thank you for taking the time to hear our request.

Respectfully,



Steven Palmer

President of Disabled Rights Alliance

Business Name: MALIBU AUTOMOTIVE
Business Address: 2905 BRIDGE ST
Manager/Owner Name: JOHN NEELY MANAGER.

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

This cannabis dispensary has been located at 475 Gorge Rd E since the spring of 2016.


In that time, we have not encountered any challenges arising as a direct result of nature of their business. The outlet is outwardly clean and tidy and it appears loitering is discouraged.

The Green Hart Health and Wellness has also kept the public areas surrounding their property clean, initiated food drives and fundraisers on behalf of The Mustard Seed and The Cool Aid Society and worked building relationships with the local Community Association.

Based on the above, we don't hesitate to support The Green Hart Health and Wellness in their bid to seek rezoning at their current location.

Thank you.

Sincerely,



Manager/Owner

Business Name:

Business Address:

Manager/Owner Name:

Tenor Tile Ltd
3-416 Garbally Rd
Victoria BC V8T 2K1

To Whom it May Concern:

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Based on the above, we don't hesitate to support The Green Hart Health and Wellness in their bid to seek rezoning at their current location.

Thank you.

Sincerely,

Manager/Owner



WEI TU

A big support!

Business Name:

Business Address:

Manager/Owner Name:

MOTTO INN
680 GAMBAY RD
Victoria BC

To Whom it May Concern:

VST2K2

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

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The Green Hart Health and Wellness has also kept the public areas surrounding their property clean, initiated food drives and fundraisers on behalf of The Mustard Seed and The Cool Aid Society and worked building relationships with the local Community Association.

Based on the above, we don't hesitate to support The Green Hart Health and Wellness in their bid to seek rezoning at their current location.

Thank you.

Sincerely,

Manager/Owner



Business Name: Winks #16791
Business Address: 290-2950 Douglas St.
Manager/Owner Name:

Yunsheng Hou

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

This cannabis dispensary has been located at 475 Gorge Rd E since the spring of 2016.

In that time, we at have not encountered any challenges arising as a direct result of nature of their business. The outlet is outwardly clean and tidy and it appears loitering is discouraged.

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Based on the above, we don't hesitate to support The Green Hart Health and Wellness in their bid to seek rezoning at their current location.

Thank you.

Sincerely,

Yunsheng Hou
Manager/Owner

Business Name: Dentex Paintless dent Removal
Business Address: #4 625 Hillside Ave
Manager/Owner Name: Colin Vogat

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Business Name: Bows & Arrows Coffee
Business Address: 483 Garbally
Manager/Owner Name: Dave Peltz

To Whom it May Concern:

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Thank you.

Sincerely,

D. Peltz

Manager/Owner

Business Name:
Business Address:
Manager/Owner Name:

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Dave Alex



ECS ELECTRICAL CABLE SUPPLY LTD.

THE INDUSTRY'S MOST TRUSTED CABLE SUPPLY COMPANY

Dave Alex
Branch Manager

404 Barbally Road, Victoria, BC Canada V8T 2K1



Business Name:

Trotac Marine

Business Address:

370 Gorge Rd East

Manager/Owner Name:

Campbell Thomson

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Business Name: Jeannie's Cafe
Business Address: 24150 Jutland Rd.
Manager/Owner Name: Jeannie's Cafe
Jeannie Stubbbs

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Jeannie Stubbbs

Business Name: CAR WASH

Business Address: 628 GORGE ROAD EAST

Manager/Owner Name: J. Haida

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

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Thank you.

Sincerely,

Manager/Owner

Business Name: LIQUIDATION FURNITURE
Business Address: 589-A BAY ST.
Manager/Owner Name: JEFF GORDON

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

This cannabis dispensary has been located at 475 Gorge Rd E since the spring of 2016.

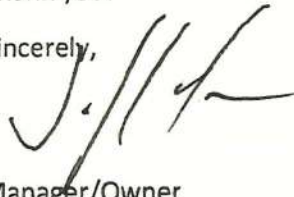
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Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Gordon', written over the word 'Sincerely,'.

Manager/Owner

Business Name: Delhi
Business Address: 105-2504 Government St
Manager/Owner Name: Baljeet Samra

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

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Thank you.

Sincerely,



Manager/Owner

Business Name: *The Scotsman Motel*
Business Address: *490 Gorge Rd. East*
Manager/Owner Name: *Lissa Carwithen - Manager.*

To Whom it May Concern:

We submit this letter today in support of one of our business neighbours, The Green Hart Health and Wellness.

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Thank you.

Sincerely,


Manager/Owner

Business Name:

Columbia Industrial

Business Address:

612 Barclay Road, Victoria.

Manager/Owner Name:

John Houghton

To Whom it May Concern:

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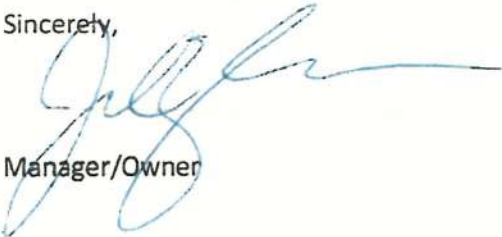
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Thank you.

Sincerely,



Manager/Owner

Business Name: Van Isle Auto Brokers
Business Address: 510 Gorge rd east
Manager/Owner Name: Mark Walk

To Whom it May Concern:

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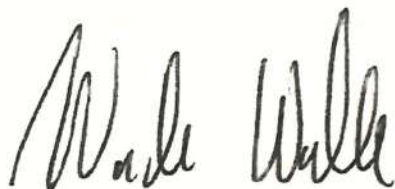
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Thank you.

Sincerely,

Manager/Owner

A handwritten signature in black ink, appearing to read "Mark Walk", written in a cursive style.

Business Name: FASTENER FORCE ONE RESOURCES LTD
Business Address: 625 HILLSIDE AVE #8
Manager/Owner Name: WILLIAM PRATHER



To Whom it May Concern:

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Thank you.

Sincerely,

Manager/Owner

Business Name: CB's Autotech
Business Address: 2804 ROCK BAY AVE VICTORIA, BC. V8T4S1
Manager/Owner Name: MOORE KOWLER

To Whom it May Concern:

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Thank you.

Sincerely,



Manager/Owner

Business Name: PETZ
Business Address: 2740 ROCKBAU
Manager/Owner Name: DUANE WESTLEY



To Whom it May Concern:

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Thank you.

Sincerely,

Manager/Owner

Business Name: *Successful Visions Group Inc*
Business Address: *2550 Rock Bay Ave*
Manager/Owner Name: *MANAN AT*

To Whom it May Concern:

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Thank you.

Sincerely,

Manager/Owner

To Mayor Lisa Helps and fellow council members"

My name is Patricia Morgan I live at 105 Wilson St. here in Victoria. I am a senior and I have multiple sclerosis. I have been buying my medical marijuana from Green Hart for over a year now. I chose to buy my medicine from Green Hart because they have top quality, lab tested medical marijuana at a reasonable price. The staff there are very knowledgeable about their products and they have helped me to build my awareness of cannabis products which has helped to remove my pain, aided in my insomnia and muscle spasms.

I hope they can remain in our community as a medicinal cannabis go-to retail outlet, providing medicinal marijuana and accessories in a safe, clean, bright open environment.

Thank you

Patricia Morgan

Pat Morgan
July 18, 2018



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

We, the undersigned, in support of The Green Hart Health And Wellness Inc. Cannabis Dispensary, respectfully request that that the City Of Victoria reconsider and reassess the application for 475 Gorge Road East to be rezoned to permit a storefront cannabis retailer.

Full Name (Printed)	Address	Signature
Mike West	642 Kenneth street	
PATRICIA MORGAN	252 GORGE RD. EAST	
Gerrit McLean	403 Tenahue Rd.	
Nasra Lavan	411 Scotia St.	
HANA Dalton-Thompson	252 Gorge Rd EAST	
Daniel Myers	312-129 Gorge Rd East	
Chin Cole	105-344 Goldstream Ave	
Charlette Kneale	3-3456 Turnstone Dr.	
Kevin Brctrl	3-3456 Turnstone Dr.	
Cellana Molzan	2480 Setchfield Ave.	
Sara Rutherford	530 Leaside Ave.	
Delchille Hobson	11-400 Cannors Place	
Rose Rikora	939 Scotia St	
Robin Loring	11260 X Road	
PAULEY POLSON	1040 Telmic Ave	
Evon Larmuthel	124 Gorge Road	
Dina Belusic	311-57 Gorge Rd East	
Neal Stephens	2871 Lakeland Rd.	
DEOREEN MCCULLOUGH	2890 Canyon Park Dr.	
Debbie Cole	130 Gorge Rd E	
Debbie Cole	9349 Village Way, Sidney	
Debbie Cole	125-344 Goldstream Ave	
Debbie Cole	2622 Sunderland Rd	
Debbie Cole	2848 Colquhoun Ave	
Debbie Cole	69-405 Gorge Rd West	
Debbie Cole	4174 Glenford Ave	
Debbie Cole	Suit 3 52nd Series Street	
Debbie Cole	1540 Pinner St. Victoria	
Debbie Cole	794 JASMINE AVE	
Debbie Cole	7387 Seabrook Rd.	
Debbie Cole	243 Gorge Rd East	
Debbie Cole	2402 Setchfield	
Debbie Cole	3354 Sewell rd	
Debbie Cole	306 Cambridge Rd. St.	
Debbie Cole	194 Obed Ave	



The Green Hart Health and Wellness Inc.

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Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Sherri Upton	389 Seaspray Dr.	Sherri Upton
ESSIE MARISSETTE	626 Gorge Road East	ESSIE MARISSETTE
Michelle Luge	3411 BR ROAD, VICTORIA	Michelle Luge
Gyrsan Marlole	4138 North Rd	Gyrsan Marlole
LEE STANIKS	1719 Motta Rd Shawnigan Ck.	LEE STANIKS
BRENDA LANE	3272 KENWOOD PL. VICTORIA	BRENDA LANE
LOREANE ROBERTS	2713 SHAVLET PLACE	LOREANE ROBERTS
Michael King	2902 Washington Ave Victor	Michael King
Colin Bell	55 Bay St	Colin Bell
Keith Culley	109 Wilson	Keith Culley
Pamela Guhr	321 Wilson ST	Pamela Guhr
Kerze Rosene	4285 Ponderosa Crescent	Kerze Rosene
PAUL MORRIS	#416-1061 FORT St.	PAUL MORRIS
SIDE HAWKINS	4025 Island Dr Victoria	SIDE HAWKINS
Jander Raappana	2831 Knolly Pine Rd Victoria	Jander Raappana
Tyler J Hamilton	855 Leslie drive Victoria	Tyler J Hamilton
John Miller	123 Superior St. Victoria BC	John Miller
Tommy Cardinal	102 822 Esquimalt RD	Tommy Cardinal
Jayne Russell	302-217 Gorge Rd VIC	Jayne Russell
Brett Carmichael	1166 Roy Road	Brett Carmichael
Shirley Creamer	257 Gorge Rd E	Shirley Creamer
Jill Sauer	740 Tranho Lane Victoria BC.	Jill Sauer
Samuel Tatroff	#413 - Gorge Rd	Samuel Tatroff
Jayna Bateman	10110 FIFTH ST., SIDNEY	Jayna Bateman
Cheryl Tomlin	648 Grandison Rd Langford	Cheryl Tomlin
RORY QUINN	1069 TOLLANCE AVE	RORY QUINN
Michelle Roseblade	534 tariff St Victoria BC	Michelle Roseblade
JUSTIN VOW	1315 Spirit Rd Victoria	JUSTIN VOW
Lisa Senge	3550 Cherrybrook Rd-Victoria	Lisa Senge
Barbara O'Gibson	#308 - 215 Gorge Rd. E. Victoria	Barbara O'Gibson
CRISTINA MASSE	4501 - 736 Haddon Ave - Victoria	CRISTINA MASSE
ELISSA O'BRYEN	2556 Wentworth Rd.	ELISSA O'BRYEN
Johann Sandstrom	4173 Brentwood St Vic V8Z 4L9	Johann Sandstrom
Simon Pettifer	2740 ASQUITH ST	Simon Pettifer
BRYAN VAN OOSTEN	2940 HURRIET RD	BRYAN VAN OOSTEN
Kevin K. Kiehl	3371 LEXINGTON RD.	Kevin K. Kiehl
JIM HARRISON	312-2050 White Birch Rd Sidney	JIM HARRISON
Erika B		Erika B



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Coreen Kardinal	918 Garthland place west	Coreen Kardinal
Christopher Clifford	218 Garthland Pl W	Chris Clifford
Graham Dubois	3053 Westridge Pl	Graham Dubois
DONNA WILSON	40 Kingsway South Inner.	Donna Wilson
Sherry Thompson	157 Gorge Rd East	Sherry Thompson
Nick Lerik	254 Gorge Rd East	Nick Lerik
Lindsay Mervold	711 Dorman Rd	Lindsay Mervold
Tyler Blomgren	Saanich	Tyler Blomgren
Chris M. Mody	Wassanance	Chris M. Mody
SHERI	Saanich	Sheri
Shannon Gregg	3983 Wolf St.	Shannon Gregg
Pat Grayhurst	3983 Wolf St.	Pat Grayhurst
Ben van Schulmamm	2980 #5 Jutland Rd	Ben van Schulmamm
Alexandra Hodson	#103-252 Gorge Rd East	Alexandra Hodson
William Allen	4-558 Sumas St	William Allen
Chris Olson	2715 Cameron Taggart	Chris Olson
Natallia Lobo	1267 Walnut St	Natallia Lobo
Grady Barker	1267 Walnut St	Grady Barker
Paul Holmes	#14-740 Wilson St.	PAUL HOLMES
Jayne Sheavys	41-740 Wilson St	Jayne Sheavys
Corina M. York	2591 Rainville Road	Corina M. York
GREG MCINNIS	7078 E SAANICH RD	GREG MCINNIS
Cherie Nowell	904 Sioux Place	Cherie Nowell
William Bath	8-379 White Rd	William Bath
Matthew Dobbs	1410 East St.	Matthew Dobbs
Greg Brimmer	213 Ganges Ave	Greg Brimmer
John A. McInnes	2890 Inez Dr, Victoria	John A. McInnes
Aura Anderson	888 Adelaide Ave	Aura Anderson
Kevin Kiehl	3351 LEXTON RD.	Kevin Kiehl
Brianna Percy	4150 Craighflower RD	Brianna Percy
Katie Dale	131 Gorge East	Katie Dale
CHRIS ROSS	131 GORGE EAST	CHRIS ROSS
Ivan Creamer	253 Gorge Rd E	Ivan Creamer
Sam	904-250 DOUGLAS ST.	Sam



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Carol G. B. Scott	10202 149 th St Saicel	[Signature]
William Holmbeck	3049 TILLCUM RD -	[Signature]
Sandra Page	3317 LINERICK RD - Duncan	[Signature]
Aran Schmitt	246 Gorge Rd. E	[Signature]
Steve Anst	3456 Turnstone Dr.	[Signature]
MAURICE STEVENOT	1219 JUNO ST. VEC.	[Signature]
Ken Sarauer	990 Loch Glen Place	[Signature]
M.L. GUILMAULT	5912 GEMINI DR.	[Signature]
S. Gilbert	219 Gorge Rd	[Signature]
Rin Robert		[Signature]
Charlie Weststrand	2911 Sacke Lake Rd	[Signature]
Andy Danil	Duncan, BC	[Signature]
Damon Adams	534 Juned. 1 St	[Signature]
Debbie Cole	344 Goldstream	[Signature]
Gregson	3971 Lexington	[Signature]
Michael Bowles	39243 gorge RD E	[Signature]
Adam West	H. 636 Hannah Rd	[Signature]
GUILLIUME LACORTE	3621 quadra ST.	[Signature]
Allan Cheaney	39 Kingham Pl.	[Signature]
Kelin Kruger	129 Gorge Rd East	[Signature]
C. Jacobs	440 Gorge Rd East	[Signature]
Jana Buehl	2733 Cadman Plc.	[Signature]
Mark Stephenson	2733 Cadman Plc	[Signature]
Shauna Taylor	881 Crown Valley	[Signature]
Orly Draves	1040 Tolmie Ave.	[Signature]
Rosanna Desjardins	26 Nivelle Terr. St. Albert, AB	[Signature]
JOSEPH J WHITE	866 CRAIGFLOWER RD	[Signature]
Jim Baynes	3331 Hatley Drive	[Signature]
Elise Kuantes	208-464 Lampson St	[Signature]
Hannah Tromph	2736 Bqrth St.	[Signature]
Ethan Rolfe	4274 Glenford Ave.	[Signature]
Scott Burman	560 Duddon	[Signature]
Justin Peetham	526 Head Street	[Signature]
Grellana Molzan	2480 setchfield ave.	[Signature]

4A per Street.



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Pat Anderson	2893 Ashely Rd	Pat Anderson
Nathan Alexander	2828 Rock Bay Ave	Nathan Alexander
Barbara Eckman	986 Weaver Pl	Barbara Eckman
Mike Gabriel	909 Pembroke	Mike Gabriel
Cara Dorman	1040 Talmie	Cara Dorman
Scott Gold	545 Manchester Rd	Scott Gold
Ashley Penner	525 Sumas Street	Ashley Penner
Nathan Laroque	2922 Donald St	Nathan Laroque
Tyler LeBreton	2923 Donald St	Tyler LeBreton
Stewart MacLean	2832 Gairgowan Road	Stewart MacLean
Lyle Legerton	2922 Donald	Lyle Legerton
Joey Sharkey	#107 831 Ellice St	Joey Sharkey
Sheri	659 Kestrel	Sheri
Kassia DeSouza	2141 Sandown Rd	Kassia DeSouza
Tyler Pettigrew	3772 Tillicum Rd	Tyler Pettigrew
Jeremy Berger	1467 Union Rd	Jeremy Berger
Jason Wixens	950 Edge Pl	Jason Wixens
Ashley Rindell	926 Edge Pl	Ashley Rindell
Paul Gumbley	2811 Parkview Drive	Paul Gumbley
LorAnne Camp	252 Gorge Road East	LorAnne Camp
Ariel Adair	365 Gorge Rd Levee Rd	Ariel Adair
Valma Sampson	680 Gorge Rd	Valma Sampson
Tina Weatherell	627 B Kelly Rd	Tina Weatherell
Darion Miles	2387 122 Dr	Darion Miles
Kaija Klassen	2827 Pickford Rd.	Kaija Klassen
Tony Gilbert	846 122 Dr	Tony Gilbert
Brett Hawthorth	846 Weir Rd	Brett Hawthorth
Stephen Palmer	9-3015 Tutland Rd V8T2T1	Stephen Palmer
Greg McInnis	9898 EAST SAANICH RD-501	Greg McInnis
Kevin Kiehl	3321 Luxton Rd.	Kevin Kiehl
Carlton Aspinwall	3767 Duke Rd	Carlton Aspinwall
Tony Van Wyk	1165 GARDEN CATE DRIVE	Tony Van Wyk
Tirone Babcock	333 112-179 Wilson St V8B1C	Tirone Babcock

**The Green Hart Health and Wellness Inc.**

475 Gorge Road East
Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Mathew Daryl Smith	401 Obed avenue.	Mathew Smith
Frick Skinner	377 Kinslingbury Lane	Frick
Edith DeBorja	11 Foxwood's Pt. Rd	Edith DeBorja
Damon Joe	1630 McRae Ave	Damon Joe
Lex Bronec	2188 Gorman Pl	Lex Bronec
Richard Doyle	1198 Maria Park Dr.	Richard Doyle
Jordan Parranco	541 Langview Drive	Jordan Parranco
Nicholas Cavallaro	603 Phelps	Nicholas Cavallaro
Kristen Malinger	133 Gorge	Kristen Malinger
Anneli Rostek	2887 Austin Av	Anneli Rostek
Clara Curran	3943 Quadra Street	Clara Curran
Bramson Giles	5444 Austin Ave	Bramson Giles
Sheryl Dehaet	37570 Cedarcroft Dr.	Sheryl Dehaet
Sheryl Boyd	250 Gorge Pl. W	Sheryl Boyd
Gibbie Bowel	904 S. Oak Pl	Gibbie Bowel
Cherie Farrow	490 Gorge Rd E	Cherie Farrow
Loa Peterson	4145 Interurban Rd.	Loa Peterson
Nick Peterson	3049 Albion Street	Nick Peterson
Cornel Farrow	17215 113rd E. AB	Cornel Farrow
Roberto Gonzalez	3041 Talisman Rd	Roberto Gonzalez
Monica Jones	412 Craig Court	Monica Jones
ERIN MONTELEONE	493 Thetis Crest Victoria	ERIN MONTELEONE
Doug Baker	40 EAGLE LANE	Doug Baker
Carleen Kardynal	918 Garthland place west	Carleen Kardynal
Christopher Clifford	918 Garthland place west	Christopher Clifford
Chris Lines	2806 Montego DR	Chris Lines
Colt Jorge	3377 Piper rd.	Colt Jorge
Scott Sanderburg	260 Michigan St.	Scott Sanderburg
Deborah Lake	105 344 Gold Street Ave	Deborah Lake
Op Hardy	#150 Gorge Rd #360	Op Hardy
Gellana Melzan	2480 setchfield ave	Gellana Melzan
Paul Fuller	157 Gorge Road East	Paul Fuller
Gordon R. Portice	306-246 Gorge Rd East	Gordon R. Portice



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

We, the undersigned, in support of The Green Hart Health And Wellness Inc. Cannabis Dispensary, respectfully request that the City Of Victoria reconsider and reassess the application for 475 Gorge Road East to be rezoned to permit a storefront cannabis retailer.

Full Name (Printed)	Address	Signature
Christina Nordstrom	3170 Anders Rd	[Signature]
Michelle Westlake	408 Michigan St	[Signature]
Jim Baynes	3331 Matley Drive	[Signature]
Bill Brooks	9906 - RESTHAVEN DR, SIONEN	[Signature]
Shea Morgan	3023 Metchoss Rd	[Signature]
Ben King-Eagles	984 McKenzie Ave	[Signature]
Melanie Winter	740 Travino Ln	[Signature]
Jenn Baker	2891 Craigowan Rd	[Signature]
Ila Meens	2831 KMA St. Victoria BC	[Signature]
Karima Essa	197 O'Bad Ave. Victoria BC	[Signature]
Georgie Hewitt	Gorge Rd Victoria BC	[Signature]
Jane Crosswell	Gorge Rd Victoria BC	[Signature]
William Viorre	3621 Quadra St	[Signature]
Sara Lynn Miles	3378 Radiant Way	[Signature]
Vanessa Conliffe	251 Chestalview Dr. Victoria	[Signature]
Jolie Carter	105 Atkins Rd.	[Signature]
Cherie Nowell	904 Sioux Pl	[Signature]
Ken Sarau	990 Loch Glen Langford	[Signature]
Andrew Greenly	880 Vernon Ave	[Signature]
PETER FOSTER	507 - 365 WATERFRONT CRESCENT	[Signature]
Justin Hall	2318 Selwyn Rd	[Signature]
Breanna Fairlie	#40 1506 ADMIRALS RD	[Signature]
Mike Cook	1170 Greenwood Ave	[Signature]
Chanelle Kneak	3-3456 turnstone Dr	[Signature]
GARRY YEOMANS	1234 - BASIN AVE	[Signature]
Richard Hehl	157 Gorge Rd E	[Signature]
Dan Gent	356 Old Island Hwy	[Signature]
315TH	21 YAMATE STATION	[Signature]
W. Leong	2438 Jackson Rd.	[Signature]
J. Buddel-7	1075 - Linden Ave	[Signature]
Gellana Moran	2480 setchfield ave.	[Signature]
NICK RED	2559 JUANINE DRIVE	[Signature]
Rae Whitesell	663 Goldstream Langford	[Signature]
Ingrid Stelmack	507 - 370 WATERFRONT CRES VICTORIA	[Signature]
Adam Trimm	219 Gorge Rd	[Signature]



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Full Name (Printed)	Address	Signature
Raymond Tessier	534 Dunedin St. Victoria	[Signature]
Rachel Brichnell	3109 Anthebus Crescent	[Signature]
Adam Mickelson	10501 Prevost Rd.	[Signature]
Sam Chikara	663 Esplanade Rd.	[Signature]
RELIGIOUS ART	809 GLADDA AVE.	[Signature]
Wendy Hewitt	658 Pine St Vic BC	[Signature]
ROGER VANDERMEYER	467 WALTER AVE	[Signature]
Leith Bechermaise	2717 Peatt Rd	[Signature]
Jaysaw Quisley	7048 West Coast Rd	[Signature]
John Campbell	548 Northcott Ave	[Signature]
William Allen	4-558 Sumas	[Signature]
Gary Bowman	4678 Elk Lake Rd.	[Signature]
Phil Ridgeman	999 Premier	[Signature]
Steve Hill	3456 Turnstone dr	[Signature]
Ferhen Stone	4425 Forbidden Plateau, Courtenay, BC	[Signature]
DELGREN	914 PANDORA	[Signature]
Shane Routhier	1044 Tillicum Rd, Victoria BC	[Signature]
Melinda DeGroot	1046 Tillicum Rd	[Signature]
Lindsay Banyanga	3641 Bridgeport Pl Victoria	[Signature]
Hana Barton-Thompson	252 Gorge Rd East	[Signature]
Kelly Healey	824 WALKER	[Signature]
Don Brister	1242 Woodway	[Signature]
POD PATINGABER	4116-258 GORGE RD EAST	[Signature]
Eric Caudle	827 Selkirk Ave Victoria, BC	[Signature]
KEANAN HADJARI	700 ILMONSON AVE	[Signature]
Jonathan Fuller	24020 West Secord.	[Signature]
Mike Givert	575 Sumas St. vic. bc	[Signature]
Tia Frank	2941 Albina St	[Signature]
Kevin Price	1516 Belmont ave	[Signature]
MIKE CAMPION	221 SPAR ST SURREY	[Signature]
Carleigh Baker	2891 Craigowan Rd Victoria BC	[Signature]
MARTIN STARR	7400 GLENVIEW AVE VIC BC	[Signature]
Eric	3444 Goldstream	[Signature]
TERESA MIDBO	110 MADDOCK AVE.	[Signature]



The Green Hart Health and Wellness Inc.

475 Gorge Road East
Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
AELYN TISLEY	207-215 Gorge Rd E.	Aelyn Tisley
DEBBIE CROOKES	3334 KEATS RD	Debbie Crookes
SARAH DICK	300 C Quadra St	Sarah Dick
Heather Curle	1-109 9818 54th ave	Heather Curle
Diana Brathwaite	535 Sumas St.	Diana Brathwaite
ROD ROTHMAN	2834 CROSSING CROS	Rod Rothman
Lain Taylor	593 Fulton Terrace	Lain Taylor
RIK O'BRIEN	1559 SAWYER RD	Rik O'Brien
SASH MASTERS	1359 GEORGE RD	Sash Masters
LAJ JONES	735 Inissie Drive	Laj Jones
Correen Kardynal	918 Barthland place west	Correen Kardynal
CHRISTOPHER CARR	918 Barthland place west	Christopher Carr
DAVE CARRER	4116 SCOKE RD	Dave Carrer
Sue Hugel	2779 Stanta Rd.	Sue Hugel
Robert Beutnard	801 2779 Stewart Rd.	Robert Beutnard
Shari	659 Kestrel ridge	Shari
Russ Hughes	1051 Colville	Russ Hughes
JOE STRICKLAND	277 METAFORD AV.	Joe Strickland
M.A. KING	3147 WHAPPELLE	M.A. King
Steve Mills	545 Donovan Ave	Steve Mills
Nicole Cadioux	127 Rockcliffe Pl	Nicole Cadioux
BRIAN TUCKER	898 SEVEN OAKS Rd - VICTORIA	Brian Tucker
Correen Kardynal	918 Barthland place west	Correen Kardynal
CHRISTOPHER CARR	918 Barthland place west	Christopher Carr
Joan Daphnee	407-1445 Fort St Victoria, BC	Joan Daphnee
Julia Barge	3576 Columel Ave Victoria, BC	Julia Barge
Deniss Leonovich	3576 Columel Ave Victoria BC	Deniss Leonovich
Barbara Russell	2055A White Birch Rd.	Barbara Russell
Shirley Marshall	2055A WHITE BIRCH RD.	Shirley Marshall
Shirley Marshall	632 Gorge east	Shirley Marshall
MAJORS	4060 Gorge Pl.	MAJORS



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475 Gorge Road East
Victoria, BC V8T 2W1

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Full Name (Printed)	Address	Signature
Cathy Van Wyk	1165 Gordon Gate Drive	Cathy Van Wyk
Anneli Raskski	2887 Austin Av.	Anneli Raskski
J. Hayes	6839 Quartz Dr.	J. Hayes
UNA RAFEIRO	3447 Ambrosia Cr Vic	UNA RAFEIRO
Scott Tucker	3447 Ambrosia Vic	Scott Tucker
Candice MacIntyre	1171 Natures Gate Vic BC	Candice MacIntyre
Cherie Dorell	904 Sioux Pl	Cherie Dorell
BLAIR MERRIMAN	440 G ORGE RD EST APT 48	BLAIR MERRIMAN
OWEN DRAIN	1190 KESAP SUM CR.	OWEN DRAIN
RACHEL F WILSON	3413 MARY ANNE CR.	RACHEL F WILSON
MARWYNNE EDWARDS	3413 MARY ANNE CR.	MARWYNNE EDWARDS
Christopher Clifton	918 Garthland place west	Christopher Clifton
Mike & Chris Malone	918 Garthland place west	Mike & Chris Malone
Ben Burnett-Forest	856 Sunridge Valley Dr.	Ben Burnett-Forest
Jack Britford	611 Mary St.	Jack Britford
Rea Pertris	1445 Craigflower	Rea Pertris
MAIA GARLAND	1703-2365 LAM CIR V8N 6K9	MAIA GARLAND
Donna Thompson	102-3210 Jackson Rd V8B 0S5	Donna Thompson
Donella Thompson	6017 LANTANA DR V8A 0S4	Donella Thompson
Pearl Caddell	#1 park ave. N.Y.N.Y	Pearl Caddell
Wayne Lewis	2188 Strathmore Rd.	Wayne Lewis
Kevin Kiehl	403-565 Manchester Rd. Victoria	Kevin Kiehl
Ed Schastka	3313 Luxton Rd.	Ed Schastka
KELLY HEFFART	922 Walken St	KELLY HEFFART
Rob Coleman	C-2002 Chamber St. Victoria	Rob Coleman
Rob Coleman	276 SKAAT, in type 15L	Rob Coleman
Steven Hall	226 SKAAT, in type 15L	Steven Hall
Marcus Leleski	835 Esquimalt Rd	Marcus Leleski
SHARON LEBRON	835 Esquimalt Rd	SHARON LEBRON
BLAIR KEMP	VICTORIA ELDER	BLAIR KEMP
D. Cade	VICTORIA BC	D. Cade
Don Carson	Victoria B.C	Don Carson
	866 Gayflower. Victoria	

September 20, 2018

Dear Mayor and Council,

Re: Rezoning Application REZ00657 for 475 Gorge Road East

Committee
of the Whole

SEP 27 2018

Late Item# 6.4

I am writing this letter in support of the Rezoning Application of 475 Gorge Road East for The Green Hart cannabis dispensary which is being presented before the Committee of the Whole on September 27, 2018.

I am a resident of Burnside Gorge and reside within 2 blocks of this business. The site of The Green Hart dispensary is always kept to high standards of appearance, with a clean lot, well maintained landscaping, and a graffiti free well kept building exterior. The staff's commitment to professionalism is evident throughout the business operation.

While I am not a supporter of the large number of cannabis dispensaries in Burnside Gorge, I am a strong supporter of this facility's application. Unlike many of the other businesses in my community the proprietor, Erin Drew, and the staff of The Green Hart are model community citizens. Their volunteer time commitments and financial contributions are much needed and appreciated by the Burnside Gorge community. Their actions in supporting their neighbourhood are what make a community a better place to live.

My interactions with The Green Hart staff has not been as a patron but through their ongoing community actions which have always been positive.

I appreciate the opportunity to comment.

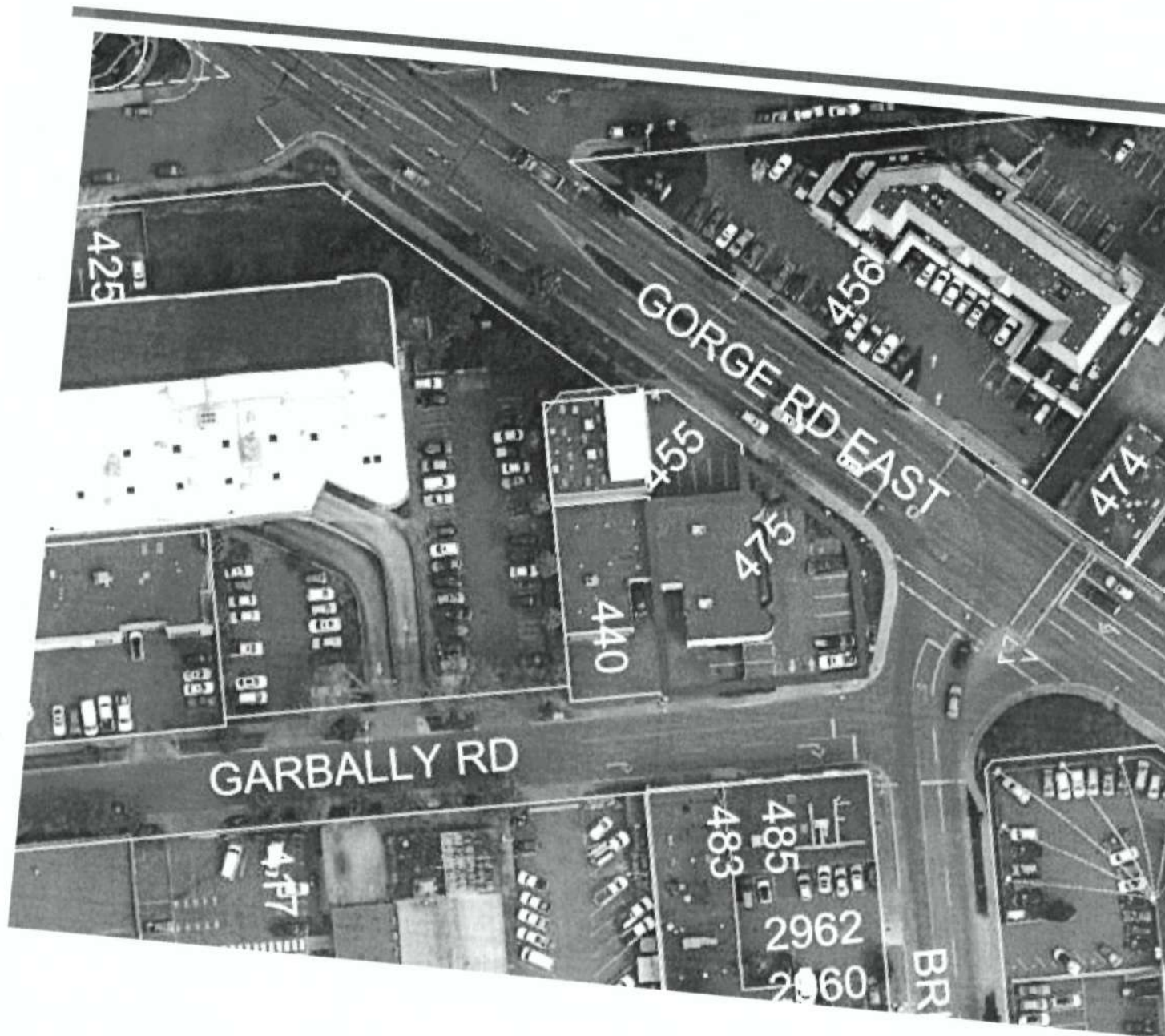
Respectfully,

A handwritten signature in black ink, appearing to read 'Avery Stetski', written over a horizontal line.

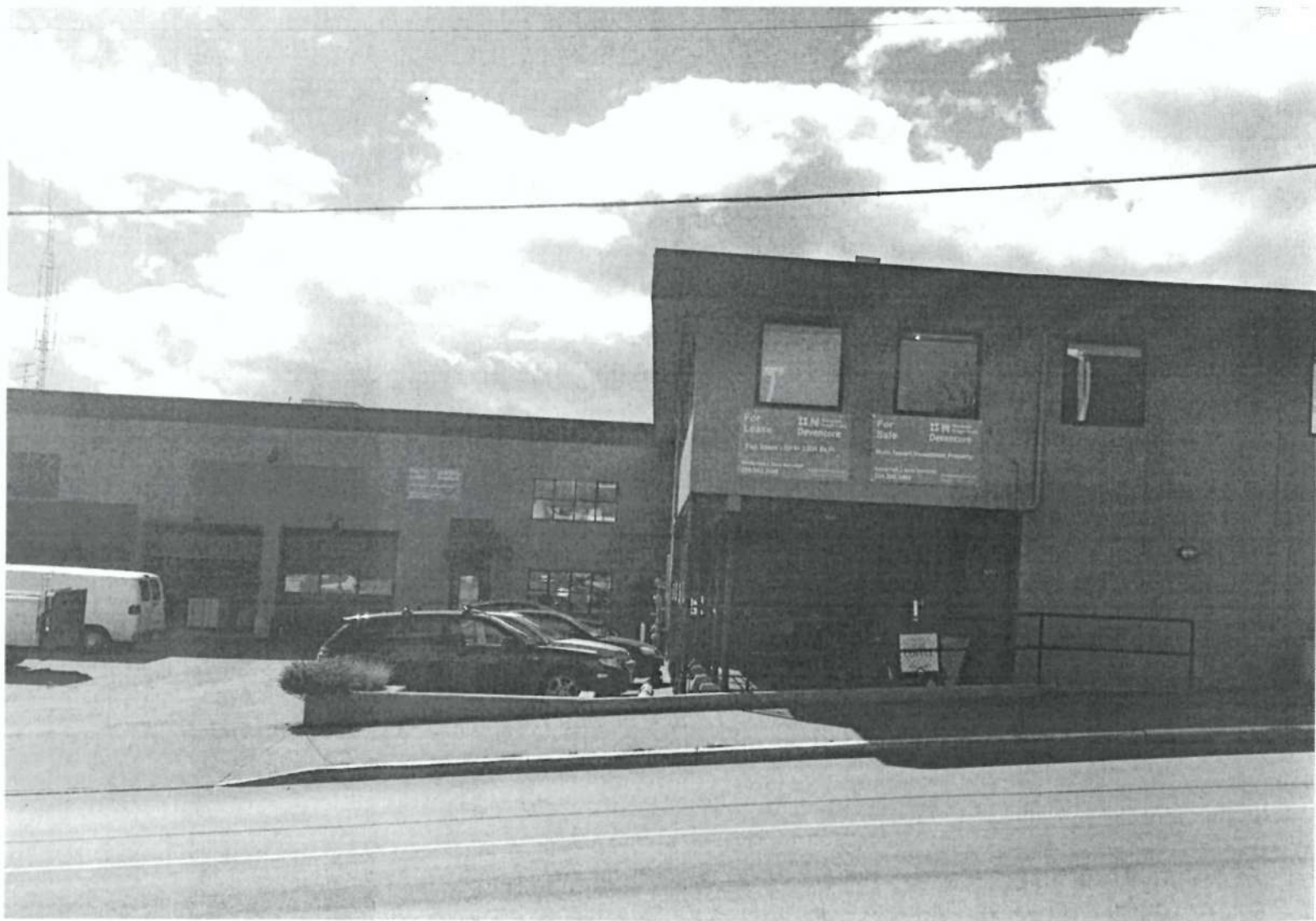
Avery Stetski

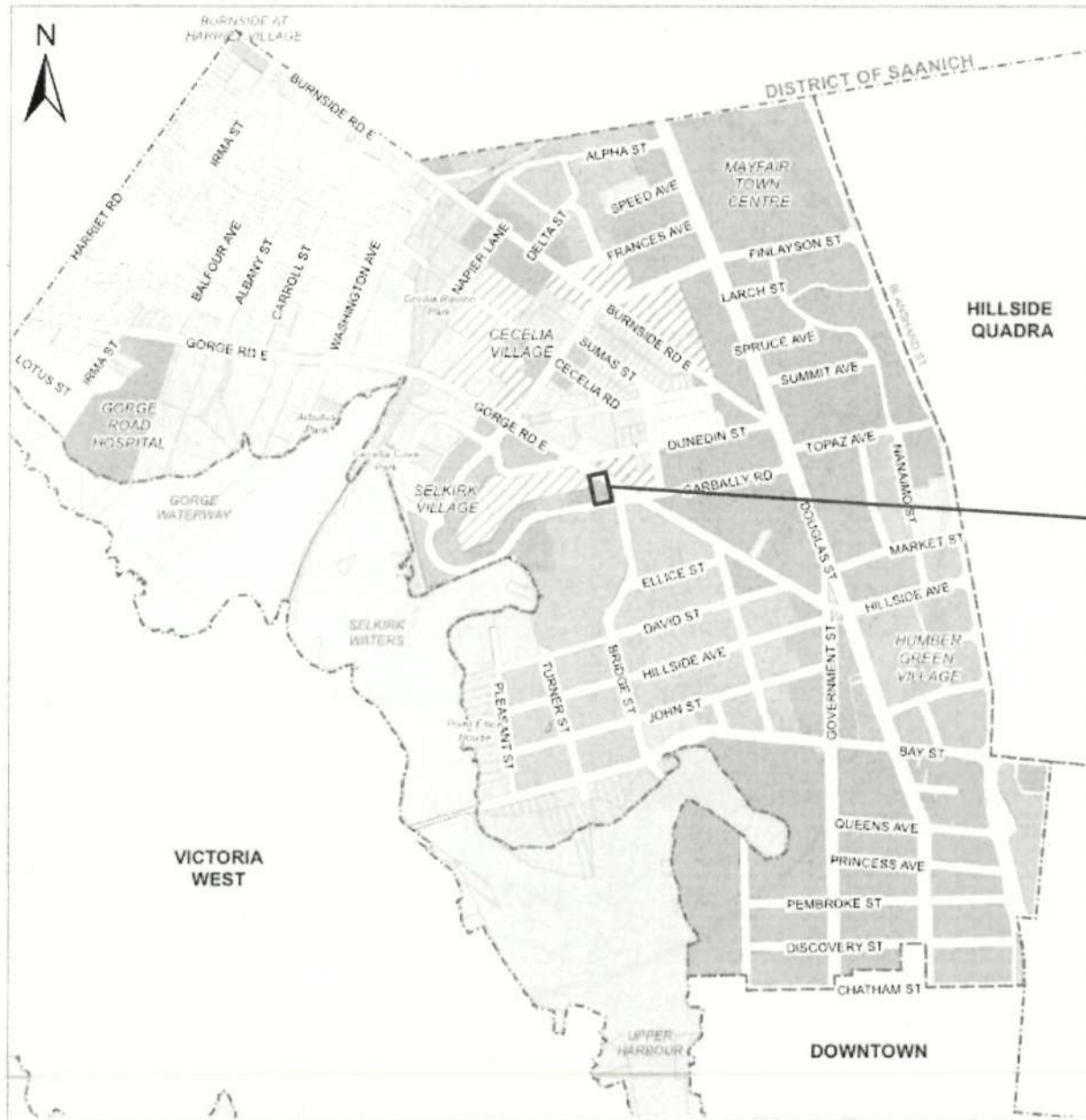
Cc: Erin Drew, The Green Hart

Rezoning Application
for
475 Gorge Road East









MAP 19 Burnside Neighbourhood

Urban Place Design.

- Core Employment
- Industrial Employr
- Employment-Resi
- Industrial Employment-Resi
- Marine Industrial
- General Employm
- Town Centre
- Large Urban Villag
- Small Urban Villag
- Urban Residential
- Traditional Reside
- Public Facilities, Ir Parks and Open S
- Working Harbour
- Marine

*Urban Place Designations are provi
purposes only. Please refer to Map 2
for designation information.





Committee
of the Whole

NOV 08 2018

Late Item# F.1

Committee of the Whole Report
For the Meeting of November 8, 2018

To: Committee of the Whole **Date:** November 7, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: **Cover Report for Correspondence Received for Rezoning Application**
No. 00657 for 475 Gorge Road East

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

On November 7, 2018, staff received late correspondence from the lawyer of the applicant for Rezoning Application No. 00567 at 475 Gorge Road East. The letter is provided to Council as an attachment for Council's information.

This letter outlines the process of a previous storefront cannabis retailer rezoning application from the point of view of the Applicant. It should be noted that the prior rezoning process is not a relevant consideration for the current application before Committee of the Whole on November 8, 2018. In addition, staff have noted a number of factual inaccuracies in the attached letter. However, given both the lateness by which the correspondence was received and that it contains information that is not relevant to Council's consideration of the current rezoning, staff have not prepared a detailed response. Should Council require a more detailed response to the letter, staff can provide a written response at Council's request.

Respectfully submitted,

Michael Angrove
Planner
Development Services

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:

Nov 7, 2018

List of Attachments:

- Attachment A: Letter from Applicant's lawyer received November 7, 2018.

7 November 2018

File #15161



Barristers & Solicitors

TELEPHONE

250 381 4040

604 569 0654

888 381 8555

FACSIMILE

250 388 9406

604 687 8996

EMAIL

LAWYERS@SLL.CA

Reply to: Albert Berns
Westshore Office
Phone ext. 2533
berns@SLL.ca

Legal Assistant: Leah Seal
Phone ext. 2535
leah@SLL.ca

City of Victoria
Architecture and Planning Department
1 Centennial Square
Victoria, BC V8W 1P6

Via email: mangrove@victoria.ca

Attention: Michael Angrove

Dear Sir:

RE: *Green Hart Health & Wellness – Application Set for Committee of the Whole:
November 8, 2018 475 Gorge Road*

VICTORIA

SUITE 300

736 BROUGHTON STREET

VICTORIA

BRITISH COLUMBIA

CANADA V8W 1E1

VANCOUVER

SUITE 510

938 HOWE STREET

VANCOUVER

BRITISH COLUMBIA

CANADA V6Z 1N9

WESTSHORE

SUITE 103

2849 PEATT ROAD

LANGFORD

BRITISH COLUMBIA

CANADA V9B 3V5

SOOKE

6689 SOOKE ROAD

(DIRECT CORRESPONDENCE
TO VICTORIA OFFICE)

Thank you for the opportunity to meet with yourself, Ms. Moffatt, and our client on October 11, 2018 at the City of Victoria offices. At that time, we were invited to forward a letter for consideration by the Committee of the Whole for the upcoming hearing of the Application. There are a number of factors we draw to the Committee's attention for their consideration.

1. Our clients business is a medical marijuana dispensary serving patients for years without any incidences requiring police action. When the City of Victoria first enacted the Storefront Cannabis Retailer Rezoning policy in 2016 our client's storefront cannabis business was at a distance more than 200 metres from another storefront retailer; a requirement of the policy. Our client made application for rezoning and was scheduled for a first public hearing in August, 2017, however, the City of Victoria on its own accord removed the application from the hearing list indicating that it would go forward on a subsequent date. We note that had the hearing proceeded on the August 10th, 2017 date, it would have been only several weeks after the City of Victoria had changed its policy regarding the distance between cannabis retailers and long after the rezoning application had been deposited with the City of Victoria.
2. Our client has paid business license fees and after its initial rezoning application was voted against, was then fined by the City of Victoria for operating in violation of the cannabis storefront policy and has paid all of those fines. Our client has also delivered numerous documents of support from the neighbourhood indicating that it is a good corporate citizen revealing that its operation in its present location is supported by the community.
3. As a condition of the rezoning application and only three weeks prior to the initially scheduled meeting of the Committee of the Whole on August 10th 2017,

city staff indicated it required the SRW prior to the meeting. This requirement appeared to be caused by the difficulties the City was having on an unrelated application. To further complicate matters City staff provided our client with the improper template for the registration of an SRW.


4. City Staff advised the next date for hearing was tentatively scheduled for November 9th, 2017.
5. The improper template for SRW registration caused undue delay in bringing the matter on for hearing. On July 25th, the City solicitor identified that staff had sent the wrong template SRW and indicated a new template would be sent in the next couple of weeks. Previous counsel for our client communicated with Mr. Angrove and Ms. Moffat extensively to obtain the right template for execution and approval. This took months to resolve as City staff was on holidays and unavailable to respond as well further condition of the SRW being identified, including need for a survey. Well into November City were still reviewing the SRW.
6. The November hearing date was subsequently withdrawn for the reason that there were too many applications; it was subsequently scheduled for December 7th, however it was not heard until December 14th, where it was defeated and didn't reach third reading.
7. We also note that the SRW was registered on title on December 5th, 2017, prior to the rezoning application being heard. This remains on title despite the fact that the rezoning application was denied.
8. There are a number of storefront cannabis operations within the City of Victoria that are operating in proximity less than 400 metres to one another and that a number of these applications were approved even though they were contrary to City about distances between operations. There are at least nine that have been approved. Ultimately, and for reasons unknown to the writer, the rezoning application was heard in December, 2017, and was narrowly defeated in a vote. We do note that a neighbouring storefront cannabis operation was granted rezoning its location at 603 Gorge Road.

We thank you for the opportunity to consider this historical narrative in your considerations.

Yours truly,

**STEVENSON LUCHIES
& LEGH**

Per:


Albert Berns (Law Corporation)

AB/gh