

Our File: 19-0884 BKB

October 27, 2020

Senior Planner  
Sustainable Planning and Community Development  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

**Attention: Michael Angrove**

Dear Mr. Angrove:

**RE: Pacificanna Holdings Ltd. – Rezoning Application for 1881 Fort Street**

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Further to previous correspondence, I confirm I act for Mr. Bock Yip, the owner of the land and buildings at 1885 and 1881 Fort Street, Victoria, BC.

I understand that Mr. Mohamed Aziz, proprietor of the Wrap ‘n’ Roll restaurant, appeared by telephone to speak at the most recent public hearing of the Victoria City Council. That hearing was to consider a rezoning application for 1881 Fort Street to permit Pacificanna Holdings Ltd. to operate a retail cannabis store. During his call, Mr. Aziz commented that he was being “evicted” from 1885 Fort Street and insinuated that such eviction was related to Pacificanna’s proposed cannabis store. Neither is true.

Mr. Aziz assumed a lease for the premises at 1885 Fort Street in October 2013. That lease term expired on March 31, 2015, and became a month-to-month tenancy. Following that, Mr. Aziz and Mr. Yip attempted to negotiate a new lease on several occasions but were never able to agree on term or rent. Nonetheless, Mr. Yip allowed Mr. Aziz to continue on a month-to-month basis, which arrangement lasted for more than five years.

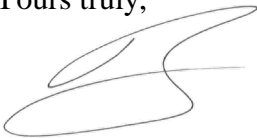
In the summer of this year, it became clear that the parties were not going to be able to agree on terms acceptable to both sides. Meanwhile, Mr. Yip received great interest in the premises at 1885 Fort Street from a local restaurant business. The decision was made not to renew Mr. Aziz’s lease for another month beyond August 31, 2020. Despite this, at Mr. Aziz’s request and to avoid causing Mr. Aziz undue hardship, Mr. Yip agreed to allow Mr. Aziz to continue to occupy 1885 Fort Street for a further three months on a license to occupy. That license expires on November 30, 2020.

The decision not to renew Mr. Aziz's lease of 1885 Fort Street was in no way related to the application before the Council. It is for an entirely different premises and occurred roughly a year after Pacificanna took control of the premises at 1881 Fort Street. At no point has Mr. Yip considered putting a cannabis-related business in the premises at 1885 Fort Street, nor was that ever indicated to Mr. Aziz. It is expected a locally owned restaurant business will operate in that space.

I respectfully submit that the issue of Mr. Aziz's current license of 1885 Fort Street is not proper for consideration in Pacificanna's application. It is unfortunate that it has caused this delay and occupied Council's time.

Should you have any questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'B. Beitz', with a stylized, looping flourish extending from the end.

BRIAN K. BEITZ

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- c. Pacificanna Holdings Ltd.  
Attn: Darren Saunders