

**From:** [Donald M Stewart](#)  
**To:** [Legislative Services email](#)  
**Cc:** [Melinda jackman](#)  
**Subject:** 1545 Fort street - Trees cannabis  
**Date:** October 12, 2020 8:35:26 AM

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CITY OF VICTORIA

1 CENTENNIAL SQUARE

VICTORIA BC

V8W 1P6

Ref: letter received regarding application for cannabis retail store licence located at Civic Address 1545 Fort Street, Victoria BC V8S 1Z7, adjacent to residential properties on Verrinder Ave., by the applicant 'Trees Cannabis'.

Council,

Firstly and most incredulously, I find the timing and context of the letter odd, in that you are asking for our input now, when city bylaw enforcement already allowed this business to operate illegally for over a year, and well after council approved the 'Trees Cannabis' re-zoning application. Allowing a business to get approved for a zoning change while they were operating illegally without approval from the Provincial Government, or the residents of the street, where the business adjoins, does not make me feel comfortable that the Organization operating under the name "Trees Cannabis" has any respect for the law, or our neighbourhood.

I made the point of the business operating illegally during the city council meeting, see attached post-meeting minutes, December 2018, when the matter of zoning was brought forward for its third reading and it was totally avoided because the decision of council was final and only addressed zoning bylaw change. Council thought that a cannabis retail store was absolutely needed, so our plea from our neighbourhood was out voted. There is another 'Trees Cannabis' outlet in Cook Street Village, near a park and playground. You should have closed down the illegal operation first because this allowed a biased decision.

"proof of authority to possess medical cannabis" has the same meaning as in section 1 of the Cannabis Control Regulation - Cannabis Control and Licensing Act. 'Trees Cannabis' did not have this authority and are only seeking it now several years after they opened for business and allowed to operate by the City of Victoria until they approved the bylaw change in zoning.

On a several occasions it was witnessed that an adult walked out of the 'Trees Cannabis' illegal retail store and delivered their purchase to a young adult, perhaps a minor, for money. The store owners acknowledged this fact and installed a camera at the back of the store, on the roof line, located 40 feet up Verrinder Avenue.

I request that you do not consider this license application, and we are given time to investigate the impact to our community and given more time to seek legal advice. Also, we need additional time due to availability of legal resources during this Covid-19 pandemic shutdown. Previously, during the zoning application, we were not given any correspondence prior to the business opening, from either 'Trees Cannabis' or the city. A letter was delivered by 'Trees Cannabis' to the residents of Verrinder Avenue, after the zoning bylaw change was approved but the letter was after the fact and a weak attempt to appease.

Trees Cannabis have already started leasehold improvements at the subject property, and once again prior to getting their license approval.

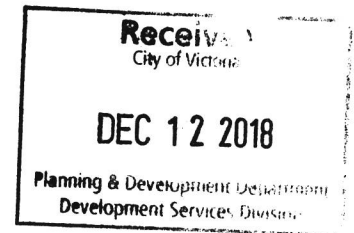
Yours,

Don Stewart, 1028 Verrinder Ave

Victoria, BC, V8S3T7

Regarding proposed changes to 1541-1545 Fort Street  
Rezoning to C1-N2 Zone

From: Steven and Amber Rumpel  
1059 Verrinder Avenue  
Victoria BC V8S 3T8



To Whom It May Concern:

Our family of five, including three young children, have been residents on Verrinder Avenue for the past 9 years. During this time, we have enjoyed a quiet, dead-end street where neighbours convene and are social with one another.

Generally, while we are not unsupportive of having new businesses move into the area, we are challenged by the contributions – or lack thereof – that this business has made to our quiet community and the lack of support from the City of Victoria in addressing our concerns expressed by the residents of Verrinder Avenue over the past number of years.

For many years, residents of Verrinder Avenue have lobbied and pleaded with the City of Victoria to address the illegal turns that are made literally dozens of times an hour throughout the day as vehicles travel down Fort St. and turn on to Oak Bay Avenue. This includes failure to stop when turning on a red light, making turns from the middle lane, etc. Further, residents of Verrinder Avenue have sought support from the City to address the fact that Verrinder Avenue has very little sidewalk space forcing residents to walk on the road down the street. One issue the City has addressed is transitioning the majority of the street to residential only parking.

Since a cannabis shop has moved into the neighbourhood, we have noticed a significant increase to these challenges. To our knowledge, neither the current cannabis store nor the City of Victoria has taken any active steps to address any of these long-standing issues.

The current storefront – for the cannabis store and the plaza generally – lacks adequate parking. Since the cannabis shop has moved in and grown its customer base, there has been a significant increase in traffic on Verrinder Avenue, including a number of vehicles that park illegally throughout the street on a short-term basis as patrons of the store. Compounding this, the extended hours of the store have extended these challenges into the evening creating issues for Verrinder residents.

Over the years, our street has been challenged with the amount of graffiti that is tagged on to the plaza complex. While this is of no fault of the current tenants of the retail complex, it has been our observation that this has increased in magnitude over recent months, as has the accumulation of litter, debris and loitering from consumers of the cannabis shop. Further, we frequently observe individuals connected with the cannabis

shop, either employees or patrons, who are smoking in the vicinity of the store. Generally, this has impacted the quiet, dead-end street nature of Verrinder Avenue. While not necessarily the fault of the storeowners or its employees, we are all neighbours in this community – whether businesses or residents – and we have failed to observe any proactive efforts on the part of the cannabis shop to contribute to the quality of the neighbourhood.

We – and I think, generally, residents of Verrinder Avenue – wish to continue to reside on a dead-end street that is safe for our children, respectful of our neighbours, respectful of traffic laws, and contributes to the quality of life for members in the community. In general, we have not observed similar commitments from either the City of Victoria or the current cannabis retail store in these efforts.

The current storefront has had a lengthy trial period and, generally, our experience with the aspects noted herein (traffic, parking, loitering, debris) has been less than what we would describe as neighbourly. Each of these concerns has the capacity to be addressed. As residents of Verrinder Avenue and joint members of this community, it is unclear to us why neither the City of Victoria nor the current cannabis store appear to take a proactive role in contributing to our collective positive community experience.

Sincerely,

Steven & Amber Rumpel

City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

October 5, 2020

Re: LICENCE APPLICATION FOR CANNABIS RETAIL LICENCE  
AT 1545 FORT STREET, VICTORIA BC - V8S 1Z7  
ADJACENT TO RESIDENTIAL PROPERTIES ON VERRINDER AVE  
*APPLICANT - 'TREES CANNABIS'*

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It surprises me that the city is requesting our input regarding suitability for this licence now, when you allowed 'Trees' to operate illegally for over one year and indeed well after council approved the 'Trees' rezoning application in 2018.

'Trees' applied for a re-zoning application while they were in fact operating illegally without approval from the Provincial Government. The City of Victoria actually approved the rezoning for their application while they were operating illegally. I am not sure what this says about City Council's actions here. 'Trees' also did not seek any input from the adjoining businesses or the residents of Verrinder Ave. - as we share our street with them. 'Trees' customers constantly illegally parked on the street (we are designated as 'residential only' parking with 7 spots on the entire street). Their customers often gathered, smoked their products, and littered at the corner of our street. 'Trees' did nothing to resolve this. They grossly misrepresented themselves during their rezoning presentation to the City of Victoria. They had not sought any input from the residents of Verrinder Ave. as well as allow all of the aforementioned to occur on a daily basis.....I DO NOT FEEL THAT THE 'TREES ORGANIZATION' HAS ANY RESPECT FOR THE PROVINCIAL LAW OR OUR NEIGHBOURHOOD AND DO NOT AGREE WITH APPROVAL OF THIS LICENCE.

As a neighbourhood community we expressed many of the above observations and concerns to council but we were ignored and voted against. Council put forward the bylaw change for rezoning while in fact you should have closed down the illegal operation first as this allowed for a biased and perhaps illegal decision by council.

I request that the 'TREES' licence application is ***not*** approved at this time and that the residents are given additional time to investigate further options and seek legal advice. Previously, we were not given any information from the City of Victoria or 'Trees' prior to the business opening. After the zoning bylaw change 'Trees' sent out a letter which did little to make any of this right. We are hoping as a neighbourhood community for more voice on this matter.

Sincerely

Mel Jackman  
1028 Verrinder Ave  
Victoria, BC  
V8S 3T7





Trees Cannabis  
407 David Street,  
Victoria, BC  
V8T 2C6  
<https://treescannabis.ca/>

October 10, 2010  
Mr. Michael Angrove  
Legislative Services, City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

RE: Public Comment 1545 Fort Street

Dear Mr. Angrove,

This letter is to communicate to you some of the measures that have been taken to address the local concerns regarding the parking and traffic flow issues around 1545 Fort Street. As we heard in the public meetings, which prompted Council to ask staff to look into neighbourhood issues, parking and traffic flow in the area are an issue in the neighbourhood, particularly along Verrinder.

Since that instruction from Council, Transportation Services has remediated the business-adjacent side (west Verrinder) filling in the small ditch, paving it, and separating it with bollards to allow safe pedestrian access and eliminating non-resident traffic and parking. In addition, Transportation Services has installed signs noting Residential Parking Only along Verrinder and clearly placing No-Turn Around signs at the entrance to the street.

Trees has also hired consultants from Purple Camas Consulting to reach out to the neighboring businesses to address concerns they may have about the business - letters of support from neighbouring businesses and individual neighbours accompany this letter.

Finally, Trees commissioned a full-sized mural along the east side of the businesses, facing Verrinder, that has greatly reduced tagging and graffiti in the area. Trees looks forward to working with our

neighbours and the City to renew our thriving business and to be a strong community member. We believe that these changes already made substantially address all of the concerns raised by the local community.

Thank you for taking the time to consider this letter.

Sincerely,

Marc Pinkoski, on behalf of Trees Cannabis



Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am the owner/operator of FREDDIE'S MARKET,  
located at 1537 FORT and a neighbouring business to the  
Trees cannabis store at 1545 Fort St.

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. We know Trees to be good neighbours, and we are excited to have their now-shuttered store back in business and contributing to the vibrancy of the neighbourhood as soon as possible.

Thank you for your time and consideration.

FREDDIE'S MARKET / Nandha A (owner).  
Name

1537 FORT ST  
Address

V8S 1Z7  
Postal Code

OCT 1<sup>st</sup> 2020.  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

JAY FITZGERALD  
Name

1537A FORT STREET  
Address

V8S 1Z7  
Postal Code

OCT 1 2020  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

NIKKI LOWERY

Name

11662 OAK BAY AVE.

Address

V8R 1B4

Postal Code

OCT 3, 2020

Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

PAUL PARROT  
Name

301-1325 HARRISON ST  
Address

V8S-3R9  
Postal Code

OCT 3, 2020  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Erin Cambridge

Name

502-1034 JOHN SW ST.

Address

V8V 3W7.

Postal Code

OCTOBER 9, 2020

Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Reben Saulnier  
Name  
301-1928 Leconte. Victoria  
Address  
V8R 4W8  
Postal Code  
Oct 4 / 2020  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Daniel Evans  
Name

618 St. Patrick St.  
Address

V8S4X3  
Postal Code

Oct 9/20  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Connor Gann

Name

605-838 Broughton Street, Victoria, [

Address

V8W 7E4

Postal Code

Oct. 9th, 2020

Date



Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

MICHAEL GARNETT

Name

1217 ST PATRICK ST

Address

VICTORIA B.C.

Postal Code

V8S4Y3

Date

SEPT 30/20

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Leanne Saulnier  
Name

201-1928 Lee Ave Victoria, BC  
Address

V8R4N8  
Postal Code

October 4<sup>th</sup>, 2020  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Name

Brian Appleton

Address

2230 Cadbro Bay  
Road V8R 2G9

Postal Code

Date

30 / Sept / 20



Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

GRADY COOLICAN

Name

2, 2209 OAK BAY AVE.

Address

V8R 1G4

Postal Code

02 OCT. 2020

Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Trevor Elliot

Name

965 Cowichan St

Address

V8S 4E6

Postal Code

Oct 3 / 20

Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Vincent Girard

Name

2096 Chaucer<sup>st</sup>

Address

Postal Code

Oct. 4, 2020

Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Sam Watson

Name

343 Sylvia Street

Address

V8V 1C5

Postal Code

10/10/20

Date



Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Bella Lindsey  
Name

343 Sylvia Street  
Address

V8V 1C5  
Postal Code

10/10/20  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Megan Hunt  
Name

1412 Walnut St  
Address

V8R 1Y8  
Postal Code

Oct 9/2020  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Brendan Somers

Name

345 Quebec St.

Address

V8V 1W4

Postal Code

October 9th 2020.

Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Chelysia Kamsteeg  
Name

3-1401 Johnson  
Address

V8S 5L7  
Postal Code

October 9 2020  
Date

Michael Angrove, Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria  
mangrove@victoria.ca

Dear Mr. Angrove,

I am writing to express my support for Trees ~ Island Grown to reopen their store at 1545 Fort St. as soon as possible. This location has been convenient for me in the past, and I am excited to support their business in the near future.

Thank you for your time and consideration.

Lexy Stewart

Name

345 Quebec St.

Address

V8V 1W4

Postal Code

Oct 9<sup>th</sup> 2020.

Date

City of Victoria  
1 Centennial SQ.  
Victoria BC  
V8W 1P6

I Richard.W.Graydon  
1518 Pandora Ave Suite 309

Approve of the continuation of Trees Cannabis at 1545 Fort Street

A handwritten signature in blue ink that reads "R.W. Graydon P. Eng. Retired." The signature is written in a cursive style with a large initial 'R' and 'G'.

R.W. Graydon

**From:** [Gavin Haigh](#)  
**To:** [Legislative Services email](#)  
**Subject:** Trees Cannabis - 1545 Fort Street  
**Date:** October 13, 2020 8:41:47 AM

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Hi Council,

Thank you for taking the time to receive feedback on what is sometimes a controversial issue.

My stance on cannabis stores is that they have their place in a city and I view them in a similar vein as liquor stores. That being said I don't take issue with the downtown Trees location, but do not think that it is wise from a city planning perspective as we already have a liquor store across the street. The neighborhood has two convenience stores, and one just finished downsizing, not that these are mutually exclusive store types (liquor and cannabis). I worry about the longevity of the tenancy and its long term impact on the feel of the neighborhood and whether allowing another similar store to Vessel.

I am a believer in free enterprise but do see that a lot of these stores already exist in our community as a whole, small retailers are turning into cannabis stores all over the capital district. Again I worry about the long term sustainability of this tenancy as there is a lot of competition and turnover in this market place. I believe what Trees is doing is trying to get as close to Oak Bay, which to my knowledge does not have a cannabis store and pay lower City of Victoria taxes for access to that market.

My vote would be against the application on the stance of sustainability.

However, if their application is voted in and accepted I think what would be beneficial is if the terms of the lease included leasehold improvements to the exterior of the building. The building in question could use some renovations, whether this is on the landlord or tenants side would be beneficial to the neighborhood. Similar to developer donated assets the tenants should have to develop "green space", as this is not practical in the scale of a store perhaps focusing on the exterior of the building would be good for the neighborhood.

Thank you for your time,

Gavin

## Amanda Ferguson

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**From:** Andrew Murray [REDACTED]  
**Sent:** October 1, 2020 8:41 AM  
**To:** Legislative Services email  
**Subject:** Regarding a cannabis retail store at 1545 Fort Street

I am writing in to let the council know that I would be happy to have a cannabis store open up right down the street from me. I live at 1505 Fort Street, and there's already a liquor store down the street, a new grocery opening up, a consignment shop, a furniture store, and a barbershop. A cannabis stop could just be another part of my local errands.

I would also like to note that, anecdotally, customers of cannabis shops usually don't consume or smoke cannabis right in front of the store, so if people in the neighbourhood are worried about clouds of smoke wafting by they shouldn't be too concerned.

Thanks for letting me have my say,

Andrew Murray

PS

Please keep my email private!



## Amanda Ferguson

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**From:** Alec Lohr <[REDACTED]>  
**Sent:** September 30, 2020 5:23 PM  
**To:** Legislative Services email  
**Subject:** 1545 Fort Street Provincial Licence Application Cannabis Retail

Good afternoon,

My name is Alec and I am emailing who it may concern regarding the provincial licence application for a cannabis retail store at 1545 Fort Street. As a resident of 1518 Pandora Avenue, I see no issue with a retail cannabis store opening up at the given location. From what I've seen downtown the stores appear very proper, professional and secure. I understand there is much scrutiny in giving out these licences, which gives me peace of mind. And I don't anticipate a cannabis store bringing any additional problems to a neighbourhood that having a liquor store just across the street wouldn't already have.

Thank you for considering my input. Please keep my information confidential.

Alec Lohr  
[REDACTED]

**Amanda Ferguson**

---

**From:** Elspeth Thomson [REDACTED]  
**Sent:** October 2, 2020 10:56 AM  
**To:** Legislative Services email  
**Subject:** Cannabis Store Application, 1545 Fort St

To: Legislative Services Dept, Victoria BC

I am strongly **against** having a Cannabis Retail Store at 1545 Fort Street.

Elspeth Thomson  
[REDACTED]

## Amanda Ferguson

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**From:** Buckingham, Trent [REDACTED]  
**Sent:** October 2, 2020 10:11 AM  
**To:** Legislative Services email  
**Subject:** RE: Tree Cannabis application- 1545 Fort St-- Resident Feedback

- Note, please do not share any correspondence details (phone number or email address)

Dear Council:

As a neighbour in this area, I would like to include `thoughts on the application to open a **Trees Cannabis** location at 1545 Fort St. Our family address is **1038 McGregor Avenue** and we have family and friends who live on Verrinder Avenue. We have been at that location for eleven years.

We do not support this application.

A few short years ago, a cannabis location (medicinal in nature) opened on the corner of Fort and McGregor (currently where a conglomeration of medical and dental services operate out of that building). I'm including this for purposes of comparison to the proposed location. The Oak Bay Ave location was always busy, cars came and went, used the street parking on Oak Bay Ave., and while the flow was steady, it was never an issue, save for the odd time it was difficult to pull out onto the Avenue with extra road traffic. We could see this location from our front windows and never saw any issues. The business was well kept, customers were orderly, respectful and had a minimum impact on residential neighbours. The same can be said of Vessel, the liquor store at the corner of Fort and Oka Bay- again all within sight of our home and all within a block on 1545 Fort St.

Then the Oak Bay location closed (likely due to licensing reasons) and we saw Natural Way Dispensary move into the 1545 Fort St. property before being shut down for legal reasons. While in operation, we had very different experiences with that location's business. You see, it's less about the product (which I'm sure some will laud and others will loathe) and it's more about what impact an operation has on the environment.

We witnessed staff members smoking outside the door and pedestrians had to walk through the cigarette and marijuana smoke. I have 4 children of my own and 3 nieces on Verrinder; this made for some unpleasant moments. When the neighbourhood approached the business about it, the clerks moved 5 feet away to the corner of the

building- what they left behind regularly was a litany of cigarette and other butts, spit, etc. These were hardly good neighbours.

Cliental at 1545 Fort were different than the Oak Bay Ave location. More foot traffic littered the sidewalk- there were lineups BEFORE COVID that wound around the corner, in a time without social distancing. We saw an increase in homeless and mentally ill individuals sitting or scavenging in front yards on both Verrinder and McGregor Ave. It's noteworthy that once Natural Way disappeared, so it seems too have the unsavory characters.

Parking is another issue. There is not enough in front of 1545 Fort. Cars pulled up onto Verrinder and sometimes McGregor, stopping IN THE MIDDLE OF THE INTERSECTION, as though these roads were back lots instead of the residential streets they are. I can twice recall seeing a car, engine running, sitting at the stop sign of Verrinder, while its driver was inside Natural Way. We asked the business to remind its customers about parking in a legal and respectful manner, but no real improvements came. Other friends had cars in their driveways (or blocking) and ALWAYS cars took residential spots from residents. This is because there is not enough local parking for this business. Add to this, this Fort/Oak Bay/Verrinder intersection is very tricky and confusing- heavy traffic and insufficient parking poses a threat to vehicle and especially pedestrian traffic. With nearly 20 children and youth on Verrinder and McGregor, pedestrian safety is the utmost of concern for us, and the chaos of that type of business (high frequency, high foot and esp. vehicle traffic) is worrying.

I am sensitive to the challenges of NIMBYism in our society and in the CRD especially. That is not what our objection is based on. That location is just not ideal. And the fact that we witnessed a similar business function with minimal impact is proof. The building is old and decrepit-looking and it seemed to attract concerning characters and habits. Even the staff was part of the problem. Given a better location, with adequate street and lot parking, AWAY from such a volatile intersection where so many children could be negatively impacted, I would be happy to have a cannabis shop try to operate. But our experience with the business at 1545 Fort St. was less than pleasant and, honestly, having a similar business (Trees Cannabis) come to that same location would be very unfortunate. It seems as though either the north or south side of the Stadacona Centre (across the street) would provide parking, remove the human and vehicle elements from that busy corner and our children.

Thanks so much for taking the time to consider our views and for allowing us to voice our very real concerns.

Trent & Elisha Buckingham



Trent Buckingham

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## Amanda Ferguson

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**From:** Sue Leather [REDACTED]  
**Sent:** October 4, 2020 9:10 AM  
**To:** Legislative Services email  
**Subject:** Cannabis Retail - 1545 Fort Street

To whom this concerns,

My husband and I would like to convey our disapproval of the proposed cannabis store at 1545 Fort Street. We have seen the negative behaviour of people using the drug on many occasions when the store was previously occupied by cannabis sellers. We feel this is totally unacceptable.

We do not understand why the Victoria Council seems determined to destroy our neighbourhoods for the sake of keeping the drug taking population happy. Please in this instance think of the general, non drug taking people who live in this area and who are sometimes scared of the effect this drug has on some individuals.

I had an instance when driving by this store when it was previously open, and an individual walked out of the store totally oblivious to his surroundings and walked straight across the road in front of the traffic (not on the crosswalk) swearing and cursing at everyone and everything around him. It was a miracle he wasn't killed.

There must have been other instances like this one I have mentioned, this is a busy intersection.

Sincerely  
Sue and Dave Leather

[REDACTED]  
[REDACTED] BC

### Art Show & Sale

Monterey Centre

November 21st & 22nd, 2020

11:30am - 4:30pm

*Hope to see you there!* 😊 😊

*Sueleatherart.com*

## Amanda Ferguson

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**From:** Mitra Nikoo [REDACTED]  
**Sent:** October 5, 2020 2:57 PM  
**To:** Legislative Services email  
**Subject:** RE: The City of Victoria is seeking your input on a provincial licence application for a cannabis retail store at 1545 Fort Street

Dear City Council,

I am emailing to provide my written comments regarding granting a provincial licence to Trees Cannabis. I am in favour of granting the licence and to their continued presence within this community.

Kind regards,

Mitra Nikoo  
[REDACTED]

Please maintain my email address as confidential.

City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

October 11<sup>th</sup> 2020

Re: "Trees Cannabis" application  
for approval to operate at 1545 Fort St.

To whom it should concern;

My name is Maggie Thompson and I have owned 1039 Verrinder Ave for 21 years. For the past five years the property has been occupied by my tenants, a young couple and their 4 children.

Often going unnoticed, Verrinder Ave. is a short intimate street which accomodates a rich variety of dedicated homeowners. There is a lovely sense of commradre. People discuss their home based plans with each other, they rake leaves together and last year they worked together to control the Gypsy moth which does great damage to our precious Garry Oaks. In a word Verrinder Ave residents are respectful tax payers, respectful



of their environment and of each other.

On the other hand it seems that "Trees" have been far from respectful of the street and its residents. Smoking pot on the job inside and outside the store, ~~not~~ Fort Street where they might give the wrong impression, no our street in the shadows. Come on, I'm sure you can do better than that.

There are two issues to solve. One is staff and customer behaviour in and around the site in question, 1545 Fort Street. The second is the increase in vehicular traffic to the top of Verminder and around the site.

I do not quite understand why the city's (City of Victoria) planning protocols often result in ~~no~~ <sup>zero</sup> solutions, and Yes or No answers. I respectfully, most respectfully submit that The City postpone its final decision until the owner of "Trees" meets with Verminder residents with an aim to hear and address concerns

and that together they develop a workable solution which can be taken into account by decision makers, - when that time comes.

Please call or email me at.

P.

E:

Sincerely,  
Maggie R.F. Thompson

**From:** [Amber McCarthy](#)  
**To:** [Legislative Services email](#)  
**Subject:** Application for a cannabis store Trees Cannabis  
**Date:** October 12, 2020 10:14:53 AM

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To the City of Victoria

Re: the application for a cannabis retail store at 1545 Fort Street

**Note to the City:** please remove my e-mail address from the public record as noted in your letter dated September 28, 2020.

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Dear Council:

Verrinder Avenue is a quiet, dead-end cul-de-sac. The residents – including a mix of older adults and young families – cherish the quiet nature of our small oasis in the city.

We have owned our home and lived on Verrinder Avenue for the past 12 years. As a resident, we have witnessed many changes over the past few years with the illegal operation of the cannabis shop at the end of our quiet street.

In the early days, while the shop operated illegally, the traffic flow and clientele of the business greatly disrupted our neighbourhood. There was often garbage left on the street in and around the commercial complex. On many occasions, we observed customers of the shop loitering in the neighbourhood to consume their purchases while sitting on the retaining walls that front a number of the homes on the street. Clients of the shop would park illegally on our street, sometimes blocking residents' driveways or parking in tenants parking in nearby homes. While the City was somewhat responsive in adding parking regulation signs – the reality is that these notices go unmonitored and unenforced, which is of little impact to the neighbours. None of these attributes contribute to the kind of neighbourhood that we've all grown to cherish.

Since the cannabis store has not been in operation, we've witnessed our neighbourhood return to the quiet cul-de-sac we've known and loved over the years. While the store owners have heard some of the concerns from the neighbours, including investing in a mural along the building to address issues with graffiti, the reality is that this location is not well suited to a commercial enterprise such as this. There is critically inadequate parking for customers, the street that customers use to access the facility (our street) has no sidewalk and is a family-oriented neighbourhood.

We respectfully oppose this application for the reasons cited above.

Steven and Amber Rumpel  
1059 Verrinder Avenue

**From:** [Susan Evans](#)  
**To:** [Legislative Services email](#)  
**Subject:** comment re: Trees application for cannabis store at 1545 Fort St.  
**Date:** October 8, 2020 1:23:34 PM

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We are longtime residents of Verrinder Avenue. We were very disappointed when the city approved a motion to allow a cannabis retailer in the block at the bottom of our street. Trees was operating illegally at that time and continued to do so until closed by the provincial government.

My first point question is why are you rewarding a business that operated illegally for years by granting them this license?

Our issues were, and are still, around traffic, parking and pedestrian safety--unfortunately, our concerns were not heard. We anticipate these issues will continue. This is a "quick-stop" business resulting in many customers over the course of the day who are looking for parking on our little lane - we have very few resident-only parking spaces on one side of the street but because customers think they are only "going in for a minute" they park in the resident-only spaces. It is a narrow dead-end street so people drive to the top of the hill and turn around in our driveway (no other place to do it). There are young children and seniors on this street and we are concerned about pedestrian safety.

While Trees was in operation, there were numerous instances of staff standing outside at the bottom of the hill smoking and leaving debris. We did voice our concerns and things would improve for a day or two and then revert back. Trees told the City of Victoria they had consulted the neighbourhood but none of the residents on this street heard from them before the hearing.

When they were shut down they basically abandoned the storefront, leaving it looking like a derelict building. I drove by it every day and every day I wondered when they were going to come and clean it up.

If we must have a cannabis store at that location, it would be better to have one that has a more professional attitude and has security outside the door to make sure there is no loitering and no mess left behind and to remind customers not to park in the residential parking.

The last year or so since Trees ceased operation has been wonderful - less litter, no loitering and we had our quiet street back. The residents of Verrinder be very disappointed to see a cannabis operation back in that location.

Susan Evans  
1015 Verrinder Avenue  
Victoria BC

Please keep phone number and email address confidential





**From:** [Kelly Coulter](#)  
**To:** [Legislative Services email](#)  
**Subject:** Letter of Support for Trees Cannabis  
**Date:** October 11, 2020 3:37:46 PM

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To whom it may concern,

I am writing a letter of support for the Trees Cannabis/ I received a letter from the city asking for feedback. I am a resident of Cook St. Village and almost directly across the street from their location. They are good neighbours and provide a service to our community that has been missed. I appreciate you taking the time to consider my input. I believe there is strong support in the Village for this business as it creates diversity, opportunity for alternative healing practises and supports small independent business.

Sincerely, Kelly Coulter  
2-251 Cook St.

*Kelly Coulter*

**From:** [Melinda Jackman](#)  
**To:** [Legislative Services email](#)  
**Subject:** LICENCE APPLICATION FOR CANNABIS RETAIL LICENCE AT 1545 FORT STREET, VICTORIA BC - V8S 1Z7  
**Date:** October 12, 2020 8:38:26 AM

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City of Victoria

1 Centennial Square

Victoria, BC

V8W 1P6

October 5, 2020

Re: LICENCE APPLICATION FOR CANNABIS RETAIL LICENCE  
AT 1545 FORT STREET, VICTORIA BC - V8S 1Z7  
ADJACENT TO RESIDENTIAL PROPERTIES ON VERRINDER AVE  
*APPLICANT - 'TREES CANNABIS'*

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It surprises me that the city is requesting our input regarding suitability for this licence now, when you allowed 'Trees' to operate illegally for over one year and indeed well after council approved the 'Trees' rezoning application in 2018.

'Trees' applied for a re-zoning application while they were in fact operating illegally without approval from the Provincial Government. The City of Victoria actually approved the rezoning for their application while they were operating illegally. I am not sure what this says about City Council's actions here. 'Trees' also did not seek any input from the adjoining businesses or the residents of Verrinder Ave. - as we share our street with them. 'Trees' customers constantly illegally parked on the street (we are designated as 'residential only' parking with 7 spots on the entire street). Their customers often gathered, smoked their products, and littered at the corner of our street. 'Trees' did nothing to resolve



this. They grossly miss represented themselves during their rezoning presentation to the City of Victoria. They had not sought any input from the residents of Verrinder Ave. as well as allow all of the aforementioned to occur on a daily basis.....I DO NOT FEEL THAT THE 'TREES ORGANIZATION' HAS ANY RESPECT FOR THE PROVINCIAL LAW OR OUR NEIGHBOURHOOD AND DO NOT AGREE WITH APPROVAL OF THIS LICENCE.

As a neighbourhood community we expressed many of the above observations and concerns to council but we were ignored and voted against. Council put forward the bylaw change for rezoning while in fact you should have closed down the illegal operation first as this allowed for a biased and perhaps illegal decision by council.

I request that the 'TREES' licence application is ***not*** approved at this time and that the residents are given additional time to investigate further options and seek legal advice. Previously, we were not given any information from the City of Victoria or 'Trees' prior to the business opening. After the zoning bylaw change 'Trees' sent out a letter which did little to make any of this right. We are hoping as a neighbourhood community for more voice on this matter.

Sincerely

Sharon Buckingham

1020 Verrinder Ave

Victoria, BC

V8S 3T7

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**From:** [Ruth Van Egmond](#)  
**To:** [Legislative Services email](#)  
**Subject:** Provincial license application for a cannabis retail store at 1545 Fort St.  
**Date:** October 8, 2020 3:53:43 PM

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Dear City council,

We write to you as the owners of the business which operates immediately beside 1543 Fort Street, The Junction Furniture, 1543 Fort Street. We have been in operation for ten years in this location and hope to continue to do so into the foreseeable future.

During the period that Trees was operating illegally beside us, we found that our business was very negatively impacted. A strong cannabis odor frequently filled our shop and was off-putting to many of our customers as well as ourselves. Trees customers constantly used tiny Verrinder Ave. to park, turn around on, and generally hang-out on which was upsetting to our local community of primarily young families and retirees. Patrons and staff alike consistently smoked on the corner of Verrinder Ave.

Along with the fact that there is simply not enough parking in this location for this type of business, Trees has proven that THEY are not a good fit for this location. Initially, when they took the space over from Nature's Way, we had hoped that they would run a tighter ship than their predecessors but that has been PROVEN, while they operated illegally, even after being ordered to close, not to be the case.

We question the need for another cannabis shop, at all, in this area when we already have one in the Fairfield Plaza as well as the Hillside location

This is why we strongly suggest that Trees does not receive a license to operate here. We are confident that you will agree with us on this matter.

Sincerely

Ruth Van Egmond and Bridgette Coss, The Junction Furniture.

**From:** [Aviv Guy](#)  
**To:** [Legislative Services email](#)  
**Subject:** Provincial License Support by Poke Fresh  
**Date:** October 7, 2020 3:02:14 PM

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As your letter requested, please use this email as formal support from Poke Fresh to the Province of BC for Trees Cannabis to receive their licensing.

They bring tons of new comers to cook st village which helps support all the local businesses around (such as mine).

Please let them come back!

--

**Aviv Guy**

**Owner**

**Poke Fresh Inc.**



[www.pokefresh.ca](http://www.pokefresh.ca)



**From:** [Sandi Jensen](#)  
**To:** [Legislative Services email](#)  
**Subject:** Trees cannabis 1545 Fort St  
**Date:** October 10, 2020 6:56:15 PM

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To whom it may concern,

Regarding the application for the cannabis retail store trees at 1545 Fort St. I am in favour granting the license. I have been in the store asking questions about product after my surgery and they were extremely helpful with recommending some creams. They seemed really knowledgable and I certainly hope they get their license.

Alexandra M Jensen  
205B-1419 Stadacona

Sent from my iPhone