



Dear Mayor & Council,

I am submitting this letter for your consideration of my rezoning application under the requirements for Storefront Cannabis Retailers.

High5 Retail, located at 732 Tyee Road, is a provincially licensed cannabis retailer that has been operating under a TUP since January 2019. I am applying to permanently rezone this location.

This location meets all the bylaw requirements for cannabis retail. It is not within 200m of a school, and there are no other storefront cannabis retailers within 400m.

High5 Retail has made it a priority to ensure the operation of the retail store is in compliance with the regulatory frameworks and City of Victoria bylaws. The store is enclosed by floor-to-ceiling walls that are not transparent. Non-medical cannabis and cannabis accessories are not be visible from outside the store. Displays do not permit self-service by patrons and all patrons are assisted by a store employee, as all cannabis and cannabis accessories are displayed in a way that they are not accessible to patrons.

#### *Natural Surveillance*

- Fully illuminated doorway.
- The front door to the unit is visible from the street.
- Appropriate illumination inside the store and at doorway that opens to the outside and parking lot.
- Existing landscaping is limited to allow unobstructed views of vulnerable doors and windows from the street and other properties. This landscaping will not be changed.
- Use of security-focused lighting that enables pedestrians to see clearly and to identify potential threats at night.

#### *Natural Access Control*

- All patrons who appear to be under the age of 25 are required to pass through a "checkpoint" attended by staff who will check ID.
- Check-out counters at the front of the store, clearly visible from the time patrons walk in.
- Clearly marked transitional zone ("Staff only beyond this point") signs that indicate movement from public to private spaces.
- Walkway outside the unit is safe for pedestrians, and is unobstructed.

#### *Territorial Reinforcement*

- Front walkway creates a transitional area between the parking lot and the store.
- Property lines are well defined with, pavement.



### *Maintenance*

- Exterior lighting outside of unit is kept in working order.
- Parking area is well maintained.
- Interaction between neighbors is vital to the awareness of persons and activities in the area. Management creates opportunities for neighbors to get to know one another.
- All employees and other authorized persons are familiar with the security system to avoid false alarms.
- Operating hours are 9:30am to 9:30pm Monday- Wednesday, 9:30am-10pm Thursday-Saturday, and 10am- 8pm on Sunday.
- A minimum of 2 employees are on shift at a time.
- Interior spaces are fully illuminated.

High5 Retails will continue to engage with the local police, City Bylaw and any other stakeholders to provide the safest experience for all customers and surrounding neighbours. I have over 20 years of experience as an Auxiliary Constable with the RCMP. I am well aware of the importance of public and level of security. High5's door will be open to any inspection City Bylaw would like to perform. There is full transparency between local authorities and the operation of the business. Any questions or concerns will be addressed in a timely and appropriate manner.

High5 is located in an area that has a mix of residential, commercial and industrial uses. We have met many of our neighbours and they have been happy to see us take initiative to ensure we are providing customers, neighbours, and the community with an aesthetically pleasing environment. Pressure washing is done regularly, the parking lot is kept clean and tidy daily, new garbage/recycling services have been employed, and the parking is lot is well illuminated until closing. Customers are also pleasantly surprised to see the ample parking spaces available to them when they visit the store.

High5 is also environmentally friendly and therefore only offers paper bags for large customer purchases. We also have a recycling program for any and all containers our products are sold in.

This building was built in 1975/1976 and does not have heritage status. The rezoning application does not include any exterior changes to the building and relates only to the change of use. We will keep the existing landscaping as it creates natural surveillance. High 5 has installed and maintained an air filtration system, and smoke alarms. There has been a recent fire inspection conducted with no issues.

Thank you for your consideration of my rezoning application. If you have any questions, please do not hesitate to contact me.

Sincerely,

Kuldeep Johel