



May 9, 2022

By EMAIL

City of Victoria  
Planning and Community Development  
1 Centennial Square Victoria BC  
V8W 1P6

**Re: Relocation of Clarity Cannabis 1400 Quadra Street, Victoria BC**

Please accept this letter as our written response for the purposes of the relocation of Clarity Cannabis.

Clarity cannabis is currently located at 855 Johnson Street this building has been sold and will be redeveloped. Due to the redevelopment, the applicant applied to move their cannabis store across the street to 1400 Quadra Street. Council first heard this application under Rezoning application No 00738 in June of 2020 and subsequently approved the application at that time. Please find enclosed the letter from Clarity to the City dated April 24, 2020 as part of the rezoning.

As part of the provincial process, the licensee is required to then submit documents to the LCRB showing proof of zoning; however, an additional provincial public consultation is required. Clarity Cannabis submitted their application in early 2022 for this process.

It should be noted that this proposal is to move a currently operating store. It is not for an additional store to be added to the area. The neighbourhood will not change with the movement of this small business. It should also be noted that Clarity Cannabis ownership has passed all fit and proper requirements by the Liquor Cannabis Regulations Branch (LCRB) and will conform to all bylaws as outlined by the City.

Clarity Cannabis is excited to continue its business within this community and is seeking City support to move forward with their relocation.

Warm regards,

*Rebecca Hardin*

Rebecca Hardin



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April 24th, 2020

**City of Victoria**

1 Centennial Square  
Victoria, B.C. V8W 1P6  
Canada

RE: Storefront Cannabis Retailer Rezoning Application, 1400 Quadra Street, Victoria, B.C.

**Attention: Mayor Lisa Helps and Members of Council**

On behalf Clarity Cannabis BC Ltd. I want to thank you for the opportunity to present information about our proposed retail cannabis store. As part of our Storefront Cannabis Retail Rezoning application package, we are submitting this letter detailing the aspects of our proposed relocation of our store for your consideration.

**Description of Proposal/City Policy**

This site, recently rezoned CBD-2 (Central Business District-2 zone) through a separate Rezoning Application by the Owners and Landlord of the proposed location, who supports this application.

Our proposed location of 1400 Quadra Street, approximately 1,014 sq ft on the ground floor commercial space being constructed and completed approximately 2021. Our submission complies with all provisions of the Storefront Cannabis Retailer Rezoning policy, and is located:

- Within a Core Business urban place as identified in the Official Community Plan
- Within a secondary commercial centre area as identified in the Harris Green Neighborhood Plan
- At least 200m from a public or independent elementary, middle or secondary school
- At least 400M from another lot where a storefront cannabis retailer is permitted and licensed with LCRB.
- With proper vehicle and bicycle parking which is applicable to retail stores as outlined in Schedule C of the Zoning Regulation Bylaw and Zoning Bylaw 2018



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The proposed location conforms to the Storefront Cannabis Retailer policy with expectation of its proximity to two other storefronts. As measured in Google Maps, the approximate distances are as follows:

- 150 metres to the Victoria Cannabis Buyers Club, 826 Johnson Street
- 270 metres to the CraftPro, 1321 Blanshard Street, #301

Clarity Cannabis is currently located across the street at 855 Johnson Street, and will be submitting the appropriate relocation application with the LCRB for the proposed new location. As such, in order for the LCRB to consider the application, the local government and/or Indigenous nation for the area in which the store is proposed to be located or is located will, in most cases, be required to provide a recommendation that the licence be issued or amended.

## **Project Benefits/Neighborhood/Impacts**

There are no Public schools in Harris Green district.

As an experienced industry-leading pharmacist and entrepreneur (with over 18 years experience), Clarity Cannabis serves to offer safe and informed access to adult-use cannabis.

The next closest licensed retail cannabis store currently sits over 450m away from the proposed location, with our current store relocating from 855 Johnson Street to the new proposed location and continue to support and serve the Harris Green neighborhood. We expect to employ 10-12 staff and would be operating within the "Alpha Rental Project" of the Harris Green neighborhood, providing a new service in the building that contains a wide mixture of tenants. Being located within the busy centre we expect to compliment/improve conditions on surrounding businesses, and with limited hours of operation do not expect to have any negative impacts on our immediate neighbours.

The principle involved in the proposed relocation of cannabis store has extensive experience in many sectors including retail and pharmaceutical. In particular they have successfully retailed a controlled substance for over 2 years (cannabis) across British Columbia, including here in the City of Victoria.

Environmental benefits include recycling of plastics and tins, scent-free work environment. Our team has joined the green initiative and secured a contract with a recycling company to encourage recycling all cannabis packaging and decrease the environmental impact.

## **Nuisance behaviours**

Nuisance behaviour in and around the proposed site are not permitted. Clarity Cannabis does not support queuing to enter the location or loitering around the vicinity of the store. To mitigate this



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behaviour, there will be surveillance systems in place to monitor both the exterior and interior of the location.

Clarity Cannabis team members are trained to detect intoxicated patrons. As part of the Provincial requirements, any guest who appears to be under the influence of drugs or alcohol must not be permitted to remain within the license area. As part of Clarity Cannabis's best practices, staff have been trained to detect and enforce a zero-tolerance policy with respect to intoxicated patrons.

Guests will be denied services and immediately requested to leave, should this occur. The staff will also document and report any and all issues to the executive team.

### **Design/Safety and Security**

As part of the new construction for proposed location, we are not proposing to make any modifications to the external façade of the building and will stay within the Urban Design Guidelines of the Harris Green neighborhood. The safety and security of our staff, customers, and neighborhood is paramount. Our proposed floor plan was designed with clear sight-lines in mind, and we will also be installing the following security features:

- Video surveillance to monitor all entrances/exits and the interior of the store at all times
- Security and fire alarm system. The alarm control panel will be located in the same location as the camera recorder and will also be in a secure locked cabinet. This system will be a 24/7 monitored system, it can notify the alarm center via cellular and analog phone
- Safe to securely store all inventory and cash

### **Crime Prevention Through Environmental Design (CPTED)**

Clarity Cannabis implements operational measures within its store and has reviewed the site company, to provide a detailed security plan to continuously improve upon their strategies. The security plan is not a provincial requirement; however, Clarity Cannabis takes pride in ensuring best practices are implemented within its business and will take additional steps to become an industry leader with exceptionally high standards focused around safety, security and consumer education.

### **Design Elements of the store based upon CPTED**

The proposed space is located within a shopping complex within the Harris Green neighborhood of Victoria. The applicant and neighboring business communities' work together to ensure public safety standards are optimized.



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The applicant's pharmaceutical background and knowledge has helped them implement and put into place initiatives that design the retail store in such a way that focus on patron control, public safety control, and minor prevention.

As such, the applicant will put further measures in place to ensure the store design incorporates CPTED principals to deter and further mitigate crime issues. These will include Natural Surveillance, Natural access and control, territorial reinforcement, and maintenance.

Specifically, the applicant is proposing:

## **Natural surveillance**

- To install both interior and exterior audible and visual security system that are to be monitored both at store level and remotely for added security.
- There is little to no landscaping in front of the proposed unit. This allows for clear street sight lines and visual surveillance.
- Front doors of all businesses will be well lit and have key lighting placed to highlight the access points both in the rear and front of the retail store.
- Staff on site have been trained to detect and monitor nuisance behavior the company holds a no loitering policy as well as a zero tolerance for onsite consumption policy. Staff will have sight lines to review/ patrol the perimeter of the parking area and building.
- Interior space has been designed to create an open concept for easy shopping. There are low tables with smell jars. The room has been developed to add flow and movement to the consumer so each guest can be engaged with an active team member to mitigate interior theft and deter negative behaviors.
- The layout has been developed to allow staff to engage guests one on one to ensure each person who accesses the business is assisted and ultimately monitored.
- Product is mandated by the province to be locked and secure. Only staff with keys are permitted to access.
- Inventory is brought in on a weekly basis to ensure on site storage amounts are generally low but can still meet consumer demand
- Staff have emergency buttons in place and can access both the executive team and local authorities if required at any time.
- All inventory is kept in a secure locking storage that is monitored.
- Low amounts of cash are kept on hand with deposits being reconciled at shift changes



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### **Territorial reinforcement/Lighting Details**

- Building entrances will be accentuated with lighting and will be well lit into the evening hours and post-closing
- Walkways have pedestrian scale lighting to ensure no night threats
- Interior of the business will be well lit and offer an inviting shopping experience
- Ongoing lighting maintenance will be conducted. Staff are to visually inspect both the exterior including the parking areas. Interior lighting will be kept in working order.

### **Ongoing Maintenance**

- On a quarterly basis the executive team will review the security plan in place. Part of Clarity Cannabis's best practice's guidelines created by the company allow the team to quickly adapt based upon need and any potential issues that have been highlighted.
- Staff are provided with logbooks to detail and comment on any issues. These are continually reviewed by management.

### **Transportation**

Our proposed unit is within a new development and meets the vehicle and bicycle parking standards of Schedule C – Off Street Parking Regulations. Our store can also be accessed via the bus route that runs along Johnson Street and Quadra Street.

### **Heritage**

The proposed location does not have a heritage designation.

Thank you for this opportunity and we look forward to working with you.

Sincerely,

**Clarity Cannabis BC Ltd.**

Per: \_\_\_\_\_