



Green Buddha Medicinals
2616 Bridge Street
Victoria B.C., V5N 4L3
greenbuddhavictoria@gmail.com

December 27, 2017

Mayor Lisa Helps and Council of Victoria
City Hall
1 Centennial Square
Victoria, B.C.
V8W 1P6

Dear Mayor Lisa Helps and Council of Victoria;

We are writing to you today in respect of our proposal to open a retail cannabis store at 2616 Bridge Street, Victoria, BC (the “**Proposed Location**”) as an ancillary activity to certain industrial activities detailed below which we hope to pursue at such location. Our goal is to provide local individuals who have prescriptions for medical cannabis use access to medicinal cannabis that is natural, safe and grown from a licensed supplier.

There are currently no retail cannabis stores within a 200m radius of the Proposed Location and we would be appreciative to serve the clients within our area. We have a great reputation for compassionate prices and fostering phenomenal relationships with the surrounding communities including, neighboring businesses with which we communicate on an almost daily basis and utilize for any cleaning supplies, signage, marketing, and food needs. We believe that our Proposed Location conforms to the Storefront Cannabis Retailer Policy and we are prepared to move forward with any steps that may arise in the future to ensure compliance with municipal regulations.

The Proposed Location will provide several positive benefits to the local area, including economic, environmental, and social benefits, which we believe will support the larger downtown Victoria community. Economically, we will provide jobs to local residents. Victoria residents are in need of jobs, and we want to provide as many jobs as we can to do our part for the unemployment issue that is at hand. Environmentally – we care about our environment! We will take initiatives to ensure that we have a low our carbon footprint by decreasing the use of paper and unnecessary energy consumption. Finally, we believe that the Proposed Location will offer certain social benefits. We will include steps to educate current and future customers on

the importance of purchasing their medicine from recognizable, responsible, accountable and knowledgeable retailers and to eliminate potential hazards, such as purchasing medicine with unwanted and dangerous additives.

We are aware of the impacts to our community that may occur; these impacts include odor near the building, and safety to the retail space and surrounding area. We have always adhered to regulations prohibiting the consumption of cannabis inside or near a retail store, and after almost 20 months of operations, we have never encountered a single incident where the public was in any way unsafe. Additionally, in those past 20 months we have not received any complaints regarding odor surrounding retail stores. We truly believe that our store is a positive place to gather and share ideas about our passion for cannabis. Further, our compassionate prices have been a source of enthusiasm from the surrounding community. We know that we have a great track record, however we still ensure that safety is a principal concern. Accordingly, we take every precautionary step to ensure the safety of our customers and staff, such as having more than one staff member working at a time and using security cameras both inside and outside the retail store.

2622 Bridge Street Building

The building located at 2622 Bridge Street will not need any development on the exterior of the building aside from the city's application review which outlines the front door as opening towards the sidewalk as well as the false driveway that was not fixed for years prior to our opening. We are making these changes and working with the city is our top priority so we can address these requirements.

The suite location of Green Buddha Medicinals in 2622 Bridge Street has C-4 Retail zoning, which allows for two (2) parking spaces given the floor area of our suite. This number is met and exceeded by the eleven (11) off-street parking stalls that are provided for the building and there is ample bicycle parking within a close proximity to Green Buddha Medicinals.

Security

Safety and security are of the utmost importance to Green Buddha Medicinals. We use a security system that records key areas of the interior space and have set up multiple external camera angles. The camera system is equipped with motion sensing technology and we are able to extract the footage from our system if ever needed. There is a designated team member who watches the cameras throughout the day to make sure that the store is functioning properly and that public and staff are safe.

Products and funds are stored in a locked and secure area out of sight from the store. Our staff are aware of potential hazards and trained and knowledgeable in handling unfavorable situations. The store has large storefront windows and bright lights to give visual access for safety related measures. Our staff will be trained on our internal regulations and procedures to eliminate the possibility of underage persons and those without proper medical cannabis prescriptions from entering the Proposed Location. We are prepared to take any additional steps to ensure the

safety of our customers and staff are at the highest levels necessary and that the potential for crime is at a minimum.

M-3 Industrial Usage

Green Buddha Medicinals is located at 2616 Bridge Street, currently an M-3: Heavy Industrial zone. Many of Green Buddha's operations satisfy multiple M-3 zoning requirements. Primary components are of industrial nature with retail being the ancillary component. The Proposed Location will comply with current zoning. The activities at the Proposed Location will include light manufacturing, warehousing, distribution and research uses in the following forms:

- Packaging products
- Labeling products
- Warehousing products
- Testing small samples
- Distributing products
- Packaging on-site
- Shipping online orders

We purchase our products in bulk or wholesale which are considered our "house strains" that must be further processed and weighed into containers with identification labels and information/safety labels. This process requires a fairly large space in the back of the unit where all of our products and packaging materials are warehoused.

We have a shipping department located at the rear of our store; we use this space to package and scale products for our online service for the Victoria area. We currently can all products using a canning machine to ensure tamper-proof and child-proof packaging. Our shop space located at the rear of our building has a full time employee working 40 hours per week. This space requires the use of eye protection, hand protection and steel-toe boots.

The products we order are also subjected to a simple strip test that gages the level of cannabinoids in each sample. We consider this to be essential to the business and it is part of our continuing research.

In addition to our industrial employment use, the ground-floor front room of the unit is utilized for ancillary retail and office use. The space is used for not only selling product at the retail level but also answering emails and phone inquiries regarding products and resources, and performing other general office work that is necessary for our primary use.

Furthermore, we use the Proposed Location to fill online shipping orders, which satisfies another variant of the *M-3 Heavy Industrial Uses* as an online business.

Aside from manufacturing and online business components, we are also considered a cannabis compassion club by many customers/members that wish to share research and knowledge about cannabis-related topics. We work closely with patients in the area to be a useful resource in the quest for overall health. Our topics include physical fitness, mental health resources and effective cannabis use tips as part of overall health.

We are a *social club* as defined in *Schedule A - Definitions*, and listed as “clubs” in section 1.(h) under Uses in *Part 7.3: M-3 Heavy Industrial Uses* of the *Zoning Regulation Bylaw*. Our club is a necessary outlet for the purpose of educating and sharing ideas with each other about the safe and effective uses of medical cannabis. We hold meetings for this purpose, which are schedule on a per day basis. Customers/members can also hold meetings with notice to the local manager. Meetings usually occur in the evening after work hours between 5 p.m. and 7 p.m. when we can better utilize the surrounding street parking.

In order to be a member/customer, one must provide proof of identification and be at least 19 years of age. Customers/members must also submit either an MMAR or ACMPR license, or a doctor prescription along with proof of diagnosis. Our employees adhere to all other CAMCD standards.

City Review Items

The City of Victoria has reviewed our application and we intend to meet every single requirement requested by the City and abide by any future requirements or regulations.

Fix Curb

With respect to the request to fix the curb, we are going to work with the City and our landlord to ensure that we get the work completed to level the curb from the old driveway that used to be part of 2616 unit in front of what is now a double door (which is not being used).

Air Filtration System

With respect to air filtration, we note that we will install an air filtration system, which includes a charcoal filter and will make the necessary expenditures to bring our unit in line with City requirements. We do not under any circumstance allow anyone to smoke or use any kind of cannabis inhalation method inside the unit. However, the products in the Proposed Location can have a minor smell and we do believe that an air filtration system will help reduce the scent and pollen within the unit. The fire department also noted that smoke detectors need to be inspected by a third party; the landlord has these inspections done regularly during our work hours.

Logo

The city reviewed our logo and instructed us to remove the cannabis leaf from the logo. We are currently updating all of our signage on the exterior of the building and our neighbors across the street have been doing a wonderful job with all of our signage and printing. Please see the revised logo below.



Before



After

Security Bars

Our windows are currently barred and the City has asked to remove these. We are planning to have the bars professionally removed as soon as possible.

Customer Entry Door

We note that the door swings outwards and understand that the City has requested that the door be changed / fixed so that it open inward / into the unit. This is a very minor fix that we are going to make within the next few weeks along with the other changes that the City has requested.

We appreciate your time in reviewing our application and this letter. We hope that our Storefront Cannabis Retail Application is accepted by you. The Proposed Location will allow us to provide a safe and responsible means for cannabis prescription holders in our community to access their medication.

Sincerely,

Green Buddha Medicinals
Corina Vicol

A handwritten signature in blue ink that reads "Corina Vicol". The signature is written in a cursive, flowing style.