



Mayor Lisa Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

March 16, 2016

Re: Rezoning Application for the Great Canadian Canna Mall (TGCCM)

Dear Mayor Helps and Council,

Please find within this letter our outline for the Great Canadian Canna Mall. We feel this project will greatly benefit the North Park Neighbourhood, surrounding businesses, and Victoria at large.

1. Description of Proposal

The Great Canadian Canna Mall (TGCCM) is a unique storefront cannabis retailer in Victoria. Composed of many brands all under one storefront, TGCCM is a full service Cannabis dispensary that provides all services related to cannabis. For example, within the retail space we currently have an edibles counter, a full service dispensary, a glass and apparel space.

2. City Policy

TGCCM takes pride in its efforts to comply with the City of Victoria's storefront cannabis policy, and will do anything within its abilities to ensure that all city bylaws are enforced – above and beyond what is required per the cannabis bylaws. For example, this would also mean affixing signage indicating it is not permissible to smoke tobacco within 7m of a window.

3. Project Benefits and Amenities

This project offers concrete, tangible, and demonstrative benefits to the North Park Neighbourhood and the City of Victoria writ large.

3a. Economic Benefits

Currently, TGCCM directly employs almost 30 individuals. Staff include frontline sales, packaging, manufacturing, and management. As TGCCM continues to grow and becomes a tourist and/or resident attraction, it will encourage spending at other businesses located within the neighbourhood. Coffee shops, restaurants, and other local businesses may all benefit from the increased traffic TGCCM is and will bring to the neighbourhood. Further, TGCCM is able to employ certain individuals who may have difficulty in finding gainful employment given certain disabilities. We take pride in being able to assist those in our community who may not have the fortune others have.

3b. Social Benefits

TGCCM is trying to be a positive force for our community. As such, we have successfully held fundraisers to support local individuals and causes. For example, we recently had a "Chilli Cook Off and Sock Giveaway" to support Our Place. TGCCM has also held charity events to raise money for cancer research, and we intend to increase our abilities and the scope through which TGCCM can offer more fundraising support for our neighbours.

Additionally, TGCCM is actively working to help keep our neighbourhood and building clean. In spite of daily break ins with our garbage, we strive to keep the area looking neat and tidy. The North Park

Neighbourhood is struggling with the influx of homelessness and poverty that flows from Pandora. Our presence ensures that the building and surrounding area always maintained and the building is not allowed to become fallow.

4. Neighbourhood

TGCCM compliments the neighbourhood in a variety of ways. The diversity of its patrons creates a unifying vitality and a sense of community. TGCCM is surrounded by two churches, a seniors residence, the Victoria Opera, and a residential condo building. Like its neighbours, TGCCM provides a welcoming place for people to meet and gather.

5. Impacts

There are few if any impacts of this development to the surrounding area. There are no plans to alter or change the outside structure of the building or to undertake any major construction of any kind.

6. Safety and Security

TGCCM takes safety and security seriously, and we strive to incorporate many of the strategies outlined in the Prevention Through Environmental Design guidelines published by the City of Victoria. Particularly as the neighbourhood presents certain challenges with regard to increased crime and vandalism. To that end we have:

- Reduced any landscaping to allow a clear and unobstructed view of the building and surrounding areas;
- Installed cameras both internally and externally in order to ensure complete surveillance of the building;
- Provide staff with an escort to their vehicle at the end of shift;
- Installed glazed windows that cannot be broken into with ease;
- Installed gates and bars on windows and doors;
- Have contracted Prices Alarms for complete monitoring;
- TGCCM also has at least 10-15 people on site during operating hours; in our eyes, this greatly reduces the vulnerability of TGCCM to robbery given the sheer number of people and the size of the building presents a significant deterrent;
- We have installed increased lighting on all sides of the building and are in the process of adding additional motion activated lighting at the rear of the building.

7. Transportation

TGCCM currently has two parking spaces located on the property of the building. In addition, there are six parking spots rented by TGCCM for customer use in the parking lot directly behind the building. Our intention is to provide bicycle parking that is greater than required, given (1) customer demand for bicycle parking and (2) staff demand for bicycle parking. We have sought advice from the City of Victoria as to how to implement/install more bicycle parking (Steve Hutchinson, circa December 2016).

8. Heritage

Our building at TGCCM is not designated a heritage building, and we have no intention of making any exterior changes to the building.