

Weeds Social Club  
1601 Douglas Street  
Victoria, BC  
V8W 2G5  
(250) 888-3765

October 25, 2016

Hello Mayor Helps and Victoria Council Members:

I am happy being provided the opportunity to address the mayor and council regarding the Sustainable Planning and Community Development Plan as it relates to Storefront Cannabis Retailers . I commend the City of Victoria on taking a pro-active approach in exploring all options relating to medical marijuana businesses. This shows Victoria has an interest in ensuring medicinal users have access to alternative medication to that of the pharmaceutical companies while mitigating any community impacts. I would like to share my views and address the topics noted within the application package

As owner and general manager of Weeds Social Club, I take pride in the fact Victoria is joining the forefront of an industry which I know will have a positive community impact. This impact does not limit itself to Victoria but coupled with Vancouver, will set a precedence on how Canada will view this industry in its entirety.

Regarding the requested information as outlined in the rezoning PDF, I will address as best I can regarding Weeds Social Club:

### **DESCRIPTION OF PROPOSAL**

Weeds Social Club opened December, 2014 at 1601 Douglas Street in Victoria, BC. There were few dispensaries prior to this date but myself and staff were the first to heavily promote the positive benefits of medicinal cannabis. Since opening, we have membership of over 10,000 patients, employ over 20 staff members and have a multitude of educational material and advice to assist patients with making an alternative decision to that of pharmaceuticals. We hear the positive impact from our patients on a daily basis and have received positive reviews from all factions within the City of Victoria. We are an integral part of the community providing great services for those needing our medicine. We receive feedback on a daily basis praising us for the service we provide; even with some patients stating without us, they would be at a loss struggling with the simple task of getting through the day.

We offer an array of cannabis related products to our patients ensuring there is something which will be suitable for their needs and tested ensuring no: chemicals, mould, mildew, pesticides or bugs. We are in compliance with City Bylaw operations which dictate business hours as 7:00am to 8:00pm – 7 days per week.

We have an in-depth training program for our staff, provide an employee handbook and have testing/quality control standards our employees must exceed prior to engaging with store patients. An excerpt of our employee handbook will show the requirements our staff must explain to a customer and in-turn, what the customer requires prior to being eligible for membership at our establishment. It is also imperative for customers to sign our code of conduct ensuring a positive impact within our

community.

## **CONSENT FOR MEMBERSHIP**

### ***SECTION 1 – Identification***

#### ***Paragraph (a)***

- Membership is authorized for patients 19 years of age and older.

#### ***Paragraph (b)***

- We do not condone the sale of medicinal cannabis to those under the age of majority.
- Age of majority in British Columbia is 19 years of age and older which is the protocol we follow.
- We do not accept “legal consent” from a parent/guardian if under the Provincial age of majority. Should this be encountered, you must refuse service.

#### ***Paragraph (c)***

- Verification of age must be obtained using a piece of Government issued ID which must be valid and display their picture and date of birth. Acceptable forms of ID would be:
  - British Columbia – Identification Card
  - British Columbia – Drivers License
  - British Columbia – Service Card (newly issued care card)
  - Canadian Passport
  - Status Card (Native Bands)
  - Federal Firearms Licence

#### ***Paragraph (d)***

- For patients out of Province or Country, they must present the equivalent as to what's listed above in ***Paragraph (c)*** for their designated Province or Country. **NOTE:** You must ensure you validate the ID through online methods and “fraud detection” to ensure identification is valid. If there are **any** concerns, you have the right to refuse membership and request the patient leave our establishment.

## **RECOMMENDATION FOR USE**

### ***SECTION 2 - Diagnosis***

#### ***Paragraph (a)***

- Weeds Social Club is a medicinal dispensary which accepts patients who are seeking an alternative means to that of their pharmaceutical prescriptions. Under **no circumstances** will we condone membership creation or the sale of cannabis for recreational use.

#### ***Paragraph (b)***

- A patient must provide proof of medicinal use by means of:

- Confirmation of Diagnosis
- Doctors recommendation
- Prescription medication
- Federal MMAR license or MMPR card

Here is a list of some, but not all of the examples which would qualify a patient:

- |                            |   |
|----------------------------|---|
| ■ ADD/ADHD                 | ■ Anxiety/Stress Disorder               |
| ■ Asthma                   | ■ Brain/Head Injury                     |
| ■ Cerebral Palsy           | ■ Chronic Pain                          |
| ■ Diabetes                 | ■ Emphysema                             |
| ■ Eating Disorder          | ■ Chronic Migraines                     |
| ■ Multiple Sclerosis       | ■ Paraplegia/Quadriplegia               |
| ■ Radiation Therapy        | ■ Sleep Disorders                       |
| ■ Psoriasis                | ■ Arthritis                             |
| ■ Lyme Disease             | ■ Cancer                                |
| ■ Glaucoma                 | ■ Depression                            |
| ■ AIDS/HIV                 | ■ Epilepsy                              |
| ■ Hepatitis C              | ■ Lyme Disease                          |
| ■ Colitis                  | ■ PTSD – Post Traumatic Stress Disorder |
| ■ Eczema                   | ■ Spinal Cord Injury                    |
| ■ Irritable Bowel Syndrome | ■ Substance Addiction/Withdrawal        |
| ■ Neuralgia                | ■ Sleep Disorders                       |
| ■ Seizure Disorders        | ■ Chemotherapy Treatment                |
| ■ Parkinson's Disease      | ■ Nausea – Chronic and Debilitating     |
| ■ Radiation Therapy        | ■ End of Life/Palliative Care           |
| ■ Muscular Dystrophy       | ■ Crohn's Disease                       |

***Paragraph (c)***

- You must follow all protocol as indicated in ***Section 1 & Section 2*** for a patient to qualify for membership. Under **no circumstances** must you deviate from these procedures. Should you have questions or concerns, you are to contact management and/or ownership immediately.

**PRACTITIONER REQUIREMENTS**

***SECTION 3 – Acceptable Medical Documentation***

***Paragraph (a)***

- As indicated in ***Section 2 – Paragraph (b)***, a patient must provide proof of medicinal use. To qualify, we have a strict process of documentation we require in order to proceed with membership process. We only accept documentation from the following practitioners:

- Family Doctor
- Walk-In Clinic Doctor
- Registered Nurse

- Health Canada MMAR or MMPR documentation (Government of Canada)
- Naturopathic Practitioner

***Paragraph (b)***

- We do not accept documentation from Registered Massage Therapists (RMTs), ICBC or Chiropractors. Should a patient have issues with muscular skeletal pain, we require a valid practitioners note (as indicated in ***Section 3 – Paragraph (a)***) and this must be provided before commencing the membership process.

***Paragraph (c)***

- We must ensure all documentation is cited in order to complete a patients membership. Practitioner details must be entered into the membership notes and verified by means of an “online search” and/or calling to ensure the practitioner details are valid. Under **no circumstances** can any of the above steps be omitted. Failure to do so is **grounds for termination**.

**VALIDITY OF DOCUMENTATION**

***SECTION 4 – Validity of Documentation***

***Paragraph (a)***

- All medical documentation and medication must be valid and no more than 6 months old. We must ensure that documentation, medication and identification all match the patients name and that there is a prescribing practitioner listed. We must also have membership sign the following ensuring adherence to our membership code of conduct: **(see page 6)**

## MEMBERS CODE OF CONDUCT

- **NO LOITERING** along the **1600 block of Douglas Street.**
- Aggressive or rude behaviour will not be tolerated.
- Do not consume any medications within a **TWO BLOCK RADIUS** after leaving the store. All medications should be consumed in a private residence.
- Weeds Social Club is a medical dispensary and does not condone the use of recreational cannabis.
- Any resale of any cannabis product will result in immediate termination of membership.
- All cannabis purchases are to be made by and for the sole use of the membership holder.
- All cannabis products must be stored out of reach of persons under the age of 19 years.

**For your safety and the safety of others DO NOT drive or operate heavy machinery after consuming any cannabis product.**

**Violation of any store policy will result in a temporary or permanent suspension of membership.**

**Weeds Social Club Club reserves the right to terminate membership at any time.**

**Thank you for your co-operation and understanding in this matter.**

### **Acknowledgement:**

- I accept that Weeds Social Club Club makes no guarantees or medical claims; and I hereby agree for myself, my heirs and executors to waive any claim against Weeds Social Club and its employees.

Initial \_\_\_\_\_

- I have read and understand this form and agree to abide by the Code of Conduct and cautions listed above.

Initial \_\_\_\_\_

- I understand this membership card is not a federal exemption nor does it replace a Health Canada MMPR license.

Initial \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

### Nearby Storefront Cannabis Retailers

<b>Dispensary:</b> <i>Remedy</i> <b>Address:</b> <i>833 Fisgard</i>	<b>Dispensary:</b> <i>Green Dragon</i> <b>Address:</b> <i>541 Herald</i>	<b>Dispensary:</b> <i>Natures Aid</i> <b>Address:</b> <i>532 Fisgard St.</i>	<b>Dispensary:</b> <i>Shadow Mountain</i> <b>Address:</b> <i>543 Herald</i>	<b>Dispensary:</b> <i>Trees</i> <b>Address:</b> <i>546 Yates Street</i>	<b>Dispensary:</b> <i>Leaf</i> <b>Address:</b> <i>950 Yates Street</i>	<b>Dispensary:</b> <i>V.I.C.S.</i> <b>Address:</b> <i>853 Cormorant</i>
<b>Dispensary:</b> <i>Cannabis Buyers Club</i> <b>Address:</b> <i>826 Johnson Street</i>	<b>Dispensary:</b> <i>Cloud 9</i> <b>Address:</b> <i>778 Fort St.</i>	<b>Dispensary:</b> <i>Canna Mall</i> <b>Address:</b> <i>1625 Quadra</i>	<b>Dispensary:</b> <i>Green Ceiling</i> <b>Address:</b> <i>1625 Quadra</i>	<b>Dispensary:</b> <i>Urban Earth Med</i> <b>Address:</b> <i>2028 Douglas St.</i>	<b>Dispensary:</b> <i>Higher Levels</i> <b>Address:</b> <i>2622 Douglas St.</i>	<b>Dispensary:</b> <i>BC Pain Society</i> <b>Address:</b> <i>1719 Quadra</i>

There are no elementary or high schools within the proximity of our dispensary and the closest daycare is: **Victoria Children's Centre Infant Daycare** located at: 1515 Blanshard St.

### CITY POLICY

Weeds Social Club is in compliance with all City of Victoria, City Bylaw and Storefront Cannabis Retailer Policies.

### PROJECT BENEFITS AND AMENITIES

Weeds Social Club has shown a positive impact to the City of Victoria and surrounding neighbourhood. Here is our feedback as to the outlined topics:

#### Economic Benefit

Weeds Social Club has been in operation since December, 2014. As a result, I lease a large property at 1601 Douglas street which provides a landlord with significant monthly income. We also employ over 20 staff and as a result, all parties including myself are re-investing our money within the community. Whether this be through means of business or entertainment, we all work together to support the community in which we work and live. Since our inception, we have worked closely with multiple businesses and assist with promoting smaller businesses within our community ensuring continued growth and an increase to their bottom line thus continuing the growth of our business community.

#### Environmental Benefits

As for environmental benefits, this would be better addressed if we were a chemical plant or manufacturing company and is not something which falls within the scope of a business operating in the medicinal marijuana industry. Positive community feedback from our patients and myself would suggest since opening, we can better regulate how patients consume their medicine advising to consume in the comfort of their own home, a facility which offers smoking or vaping or in a discreet fashion. Due to the nature of the business, the impact to the environment would be that those purchasing from a medicinal dispensary would be getting clean marijuana free of: chemicals, mould, mildew, pesticides or bugs. This takes it away from the street dealers who are peddling unsavoury

product which may be treated with chemicals not meant for human consumption and are harmful to our environment.

### **Social Benefit**

Weeds Social Club provides a huge social benefit to our patients. Patients have a large selection of clean medicine otherwise unavailable at the street level and many patients are utilizing our services to assist with serious addition issues (drugs/alcohol) and a multitude of general health concerns. We are proof and see on a daily basis the impact this has on our patient base. Since opening, we have seen a decrease of vagrancy and have even built a rapport with many of the street crowd. We have seen people, otherwise destitute gradually turn their life around due to the multitude of services we offer. I have personally seen the health benefits and change in attitude displayed by many due to simple acts of taking the time to care! This has impacted everything from ones outlook to the decrease in criminality within the City of Victoria. Things do not change instantaneously but it's baby steps and forward progression which will institute change and this is a gradual turn I am seeing within the City of Victoria.

### **NEIGHBOURHOOD**

Weeds Social Club is well perceived within the neighbourhood. There are varying businesses of all types but this is what makes up a community. Our industry is unique but falls in alignment with any other business. Attributes to any business is offering a product or service your clients want and standing behind your product/service with the knowledge and information to properly educate your customer. Showing exemplary customer service is key to ensure you build a rapport with your customer for continued satisfaction and support. Our staff do just this while cross promoting other businesses within the community making recommendations where we can to grow not only ourselves but our community. We work closely with our neighbours and should there be any concerns, we offer an open door policy for communication to come to an amicable resolution.

### **IMPACTS**

Weeds Social Club compliments the area and improves the conditions within the general vicinity. Since opening, we have installed cameras which get a perimeter view of the surrounding area, has decreased the level of vagrancy, stopped some of the local street dealing and improved the area overall. It's also brings patrons to the area who see other shops which they in turn spend money at thus boosting the overall economic benefit of the surrounding community. I myself fall within this category. I spend money at the surrounding businesses otherwise unnoticed if I did not have a shop in this vicinity. You would be amazed at how many beneficial businesses are within the Douglas Street area which one can utilize. As for activity levels, increased traffic is positive for business and as long as a code of conduct is being followed, this will negate any concerns. There has never been an issue with noise or increased noise levels since opening due to our policies in place. As indicated, if ever there was a concern, we have an open door policy for feedback.

### **DESIGN AND DEVELOPMENT PERMIT GUIDELINES**

As indicated in the **DESCRIPTION OF PROPOSAL**, Weeds Social Club is in compliance with all guidelines. We opened December, 2014, thereby, fall within the category of being able to operate while progressing towards rezoning. We operate 7 days per week between the hours of 8:00am and 8:00pm which meets the guidelines as outlined by City of Victoria Bylaws. We do not allow consumption of

any cannabis product on-site and we are complying with sign bylaws which allow for 2 display signs in a text only format (no images).

## **SAFETY AND SECURITY**

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

As outlined by the RCMP website, the key factor addressed here is the utmost concern for safety at all levels. Although common sense, implementation of specific security measures, on-site devices and preventative measure guidelines will ensure the smooth operation of a business; while ensuring the safety of employees, the public and after hours concerns for break ins. Weeds Social Club takes these matters very seriously and as a result has implemented the following measures to comply with CPTED and ensure overall safety:

- Employee Robbery Prevention Procedural Guide
- Prices Alarm System with multiple panic buttons throughout our shop
- Multiple cordless phones throughout store to ensure quick access to 911 (first call of priority)
- One way mirror to ensure security is watching the front at all times and have access to 911 priority and panic buttons
- Reinforced doors & locks to ensure boot safety, picking ability and crowbar attempts
- Drop safe to ensure limited cash on hand thus lowering a robbery attempts
- Multiple Interior and Exterior HD Camera systems recording 24/7 to DVR and off-site systems
- Clear view of premise (no frosting) to ensure safety of all staff and patients
- Security Gates and Door Security Mechanisms to ensure a timely process for any would be thieves

Weeds Social Club definitely meets the standards as outlined and continue to improve upon measures if directed by the Victoria Police. We also continually get updates from our security team should new options become available to us.

## **TRANSPORTATION**

Weeds Social Club meets the vehicle parking standards of Schedule – C. Due to being a commercial business on a main roadway, we do not fall short of parking and patrons can park on Douglas as well as Cormorant. Patients are welcome to bring their bikes on-site as this is preferred to limit the potential of theft. We do not have plans to provide increase bike parking.

## **HERITAGE**

Weeds Social Club is located at 1601 Douglas Street in which the building has a “heritage” status. I have restored the SALLY'S sign which did not constitute an exterior change since it was an existing sign already in place. There are no plans for any exterior changes and only interior painting was completed within this building with the addition of some security measures to comply with CPTED. The “heritage” status is not impacted in any way with the development or rezoning of the property for a MMRU (Medical Marijuana Retail Use / Storefront Cannabis Retailer) business.

In Closing, Weeds Social Club was the only dispensary in Victoria to open as bold as I did with the reasoning that I believe in the alternative availability of natural medicine for patients; something outside of the pharmaceutical scope if you may. This proved beneficial to all parties involved and I believe we have made a huge impact in a positive fashion on the City of Victoria. I want to continue

supporting all my patients, employing Victoria residents in an evolving industry and supporting local business and my community for years to come. I appreciate the dedicated approach Mayor Helps and Victoria Council is taking while awaiting instruction from the Federal Government and I look forward to working with you along the way!

Should you have any questions, please don't hesitate to contact me!

Regards,

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