

Rosetta Duncan
3175 Harriet Rd
Victoria, BC V9A 1T7

Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Ref: Storefront Cannabis Retailer Rezoning Application:

Good day Mayor and Council,

I am hereby submitting for your consideration Burnside Dispensary's application for rezoning. I will like to start off this letter by first thanking the City for adopting a progressive stance in allowing medical cannabis storefront to operate.

A bit about myself- My name is Rosetta Duncan, I am a mother of two super boys. Fire who is age eight and King who is three years old. I have B.A in Sociology from the University of Concordia, and I recently retired from the Canadian Arm Forces, after serving for sixteen years so I can spend more time with my boys.

After retiring, I started Burnside Dispensary. I was motivated to start the business because I saw a business opportunity to be self-employed, and the flexibility for which it will allow me to spend more time with my children. For the record, I have never used marijuana in any of its forms, nor have I ever smoked or drank.

OUR MISSION

Our mission for the business is to make medical marijuana affordable for those who need it most, to provide safe, and quality products in a friendly, and professional atmosphere. Burnside Dispensary operates on three core values: improving the lives of our clients, community, and team. We strive to do this every day.

GENERAL INFO

Burnside Dispensary is located at 3175 Harriet RD. We are approximately 900 meters from the nearest school: Tillicum Elementary school. The three closest dispensaries in the vicinity are Tress Dispensary locating at 695 Alpha ST (1.1 km), Green Hart, locating at 475 Gorge Rd(1.6 km), and Gorge's dispensary locating at 603 Gorge Rd(1.9km)

CITY POLICY

With regards to the City's policy governing storefront cannabis, we concur with the City progressive policies and have implemented all safety, and security measures set out in the Cannabis Storefront bylaw. We have also incorporated additional safety and security measures:

- . Increased the number staff on shifts to three.
- . Invested in time delay safes for products and cash drop,
(This step was very conducive to minimizing our lost, and keeping our staff safe during the robbery at our store that occurred last June)
- . Changed all interior doors to solid doors, and have installed peek holes on all main interior doors.
- . Reduce hours of operation on days of concerned, such as Halloween
- . Installed CCTV monitors in nonpublic and public areas.

Also as an added consideration, we have installed an advanced ventilation system intended for a grow operation. As a result, the store is in a constant state of vacuuming and thus ensuring that there is as little as possible odor.

PROJECT BENEFITS AND AMENITIES

We hire locally and welcome diversity. We currently have twelve employees on the payroll, five males and six females, eight of the staff members, live within four blocks of the store, and three of them live in income assisting housing. We also provide a community notice board for locals to post needs and wants requests. Additionally, we offer a space for local businesses to advertise their services. We also put out freshly washed apples for our customers.

We have also planted shrubberies and added seasonal placement hanging baskets and planters. We routinely clean up the building storefront and sidewalk. Couple with this, we have taken on the responsibility of shoveling and salting the sidewalk when it snows.

We support several charities: CFax Santa Anonymous, the SPCA, The Royal Canadian Legion, and BC Shriners. We also provide cannabis through our discount programs to clients who are unable to afford it. The program discount ranges from 20- 50 % off.

Our primary charity organization is Burnside Gorge Community Association. We make a monthly donation to the organization in support of its family program. On top of that, Chairman Avery knows where to, and how to find us when he needs our support.

DESIGN AND DEVELOPMENT PERMIT GUIDELINE

The rezoning proposal for 3175 Harriet RD complies with the design and development permit guideline. As the address is zone commercially, and except, for adding a display cabinet, we have not made any changes to neither the exterior nor interior of the building.

"SECURITY AND SAFETY AS THEY RELATE CPTED

THE NATURAL SURVEILLANCE

Burnside Dispensary is located at a busy intersection which has mixed-used development. As a result, there is always a constant flow of activities, and foot traffic, which makes it challenging for potential criminals to escape unnoticed, and conversely, increases the probability that offenders will be identified, apprehended, and held accountable for their actions.

The dispensary's parking area and all exterior doors and windows are visible from the street. The hedges and plants are low lying and well maintained. Those two factors, along with the exterior of the store being well lit, offer the public and the staff a clear line of sight through the store.

A strong police presence in the area also serves as a natural surveillance. Because we are situated on the border of Saanich and Victoria, we benefit from both police department patrolling the area.

NATURAL CONTROL ACCESS AND TERRITORIAL

We have established a clear distinction between public and private spaces at the store. All security signage is visible. The checkout counter and cash register are visible from outside the building. We routinely clean up the exterior of the store and the sidewalk.

There are five surveillance cameras installed in the customer's area of the store. These cameras record and monitor all activities in that area. Also, as you walk into the store, there is a CCTV display on a monitor overhead, that shows visitors themselves. This monitor is in operation 24/7, it can be seen from outside the store, and it is set up for push email notification.

We also have a second CCTV set up inside the processing rooming. This system is for the staff safety and security. It shows who is entering/exiting the store, and the door chime alert the staff whenever someone comes in or leaves the store.

PARKING

With regards to parking, there is a parking bay in front of the building that can accommodate up to three cars for a free 1-hour limit parking, 24/7. As well as, there is other free nonresidential parking in the area. Beside these parking options, there are two onsite parking stalls for which a variance is submitted for. The variance is required because there is a discrepancy regarding accessibility to the parking stalls off Harriet RD.

The project meets the bicycle parking standards of schedule, and a bicycle rack is installed on site that can accommodate four bicycles.

HERITAGE

The property currently does not qualify for heritage status.

CONCLUSION

Thank you for your bold pioneering efforts in allowing marijuana to become more acceptable and helping to remove the criminal stigma that was associated with it. Your work has created business opportunities, helps to support the community, and enhances the livelihood of others. We look forward to working with the City and providing the best service possible.

Best Regards

Rosetta Duncan