

**ATTACHMENT D
LETTER OF RATIONALE**

1 of 5



115 Nichol Street
Nanaimo, BC
V9R 4T1
Tel: (778) 441-4119

Letter of Rationale

January 4, 2019

City of Nanaimo
411 Dunsmuir Street
Nanaimo, BC V9R 0E4

Attention: David Stewart, City Planner – Cannabis Task Force, City of Nanaimo Planning
Department

Re: Site Specific Re-Zoning Amendment for Cannabis Retail Store

Dear David,

I am submitting this Letter of Rationale for the Site-Specific Re-Zoning Amendment of 111 Nicol Street, Unit 115, in Nanaimo, BC. Upon acceptance and completion of this Cannabis Retail Store Re-Zoning Amendment Application, my company, 1113757 BC Ltd, wishes to launch a Provincially Licensed Cannabis Retail Store at that location doing business as The Bud Barn. The purpose of this rational and Re-Zoning Amendment is to meet the requirements of both the Provincial and Municipal governments for the purpose of operating a Cannabis Retail Store.

About The Bud Barn

The Bud Barn was located at Unit 115 - 111 Nicol Street where it had operated as a business since May 2nd, 2016. In light of new laws and regulations that have passed at the federal and provincial levels, my current goal is to obtain a recommendation from the City of Nanaimo as required by the Liquor and Cannabis Control Board (Province of British Columbia) enabling me to continue the application process for a Cannabis Retail Store License.

The Bud Barn's professional, caring staff and management has had a positive effect on the Nicol Street area and the broader community. As a firm believer in the responsibility of businesses to give back and support the community, the Bud Barn has been a very active corporate citizen.



Advantages for the City of Nanaimo for granting the Re-Zoning Amendment Application

To date, The Bud Barn, while operational, was a good corporate citizen. The Bud Barn contributed to the community in the following ways:

- Donated money to Skills Canada for under privileged families
- Donated 35 turkey hamper baskets to: the Samaritan House Women's Shelter, Loaves and Fishes, Nanaimo Food Share, and Nanaimo Youth Services Association
- Donated Valentine's Day gifts to Samaritan House Women's Shelter
- Donated money, food and clothing to Nob Hill twice a year to help feed and clothe the homeless
- Donated money to Urban Art for the painting of murals in downtown Nanaimo
- Donated money to the Nanaimo BMX Association

We provided a bright, clean, professional, and safe work environment for clients and staff while striving to ensure a safe, comfortable retail space for **all** our customers (disabled, older, younger 19+ male female LGBTQ2 etc).

The Bud Barn worked in concert with Arbutus Books and Dolly's Gym to maintain the cleanliness of the street, sidewalk and parking areas along Nicol Street and Finlayson Street. Our consistent, professional attitude as well as our many contributions to the community garnered us considerable support from the surrounding residents and businesses.

The Bud Barn has supported local businesses including, but not limited to:

- Church Pickard Accounting
- Manning & Kirkhope Law Offices
- Quality Foods
- The Keg
- Royal Bank
- Staples
- Price's Alarms
- Chevron
- Gallazin Locks
- Dolly's Gym



Potential Impacts

Potential Impacts related to granting the Re-Zoning Amendment Application might include the attempts of minors to enter the premises with the intent to purchase cannabis, or minors engaging clients to purchase cannabis for them. While this would not be specific to any single Cannabis Retail Store, The Bud Barn will put stringent enforcement policies into effect.

As is the case in liquor stores, all clients will be required to produce photo identification such as a driver's license or a BC ID card including date of birth. All employees of The Bud Barn will be encouraged to be vigilant with their examination of documentation. Employees will also discourage loitering in the proximity of the storefront in an effort to prevent the bootlegging of cannabis to juveniles.

In the event clients would be suspected of engaging in the resale of, or the procurement of cannabis for minors, the police would be contacted, and staff would document the suspicious activities.

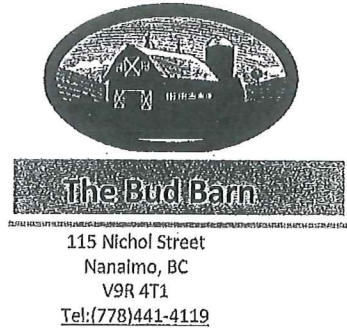
Zoning

The property is currently zoned as DT12 and upon discussion during the Pre-Application Meeting I attended, that was confirmed by the City of Nanaimo Planning representative. The proposed use as a Cannabis Retail Store requires Site Specific Re-Zoning Amendment to allow for a Cannabis Retail Store within the permitted uses for the site.

Proposed Project Description

I am currently looking to meet the federal, provincial and municipal requirements as they apply to Cannabis Retail Stores. Having recently submitted my Application for a Retail Cannabis License to the Provincial Government, I understand the Provincial Liquor and Cannabis Control Board has requested an endorsement from the City of Nanaimo in order to finalize the License Application. Included in the submission of the Application to the City of Nanaimo requesting both the Site-Specific Re-Zoning and a Business License for a Cannabis Retail Store, I am providing you with my Letter of Rationale in support of my Application.

I have the endorsement of the property owner, who understands and accepts the extent and responsibilities of my business.



The site is located at Unit 115 - 111 Nicol Street, Nanaimo. It is located on the #1 Highway as it enters the City from the south, offering a high traffic exposure. The building, 111 Nicol Street, currently houses several businesses including:

- Dolly's Gym
- Heart and Soul Tattoo
- VIP Pawnbrokers

During our Pre-Application Meeting it was determined there are no schools or licensed daycares within the required boundaries of that location.

Frontage

The building would be classified as a small strip mall. The surrounding neighbourhood is in the older area of the City of Nanaimo. The current structure is an established building which has been re-painted and refreshed within the last six months.

Parking

There is ample parking (twenty-three spaces) behind the building to accommodate the clientele of the many businesses, as well as approximately seventeen public parking spaces beside the building. Along the side of the building, on Finlayson Street, there are also four parking spots. The parking areas allow for staggered parking resulting in a refresh of customers throughout the day.

Summary

New Cannabis Retail Stores, to meet the Provincial Licensing requirements are required to apply for municipal endorsements. The Bud Barn is respectfully requesting that you permit a Site Specific Re-Zoning Amendment Application for a Cannabis Retail Store.

The City of Nanaimo, by granting us a recommendation, will afford us:

- Completion of the Licensing process
- Enable us to operate our business as a legal storefront regulated by the current Cannabis laws and regulations
- Secure a longer-term lease in our current building



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- Contribute to the wellbeing of our customers, employees, and the community at large

The Bud Barn will be thorough and conscientious regarding the sale of cannabis from their storefront, and will work together with the municipality, province and law enforcement agencies to provide a professional, honourable service within the City of Nanaimo.

We have presented the above rationale to outline, as clearly as possible, our request for a Re-Zoning Amendment Application. If you have any questions, please contact me directly.

Yours Truly,

Matt Charlton