

**ATTACHMENT E
LETTER OF RATIONALE**

Rezoning Rational & Community Impact/Contribution Proposal for Hub City Cannabis

Unit 115, 50 tenth st
Nanaimo BC

March 15, 2019

As per the policy endorsed by the city of Nanaimo council, as of September 17, 2018, The guidelines and criteria for approval of this rezoning application are successfully met as follows:

1. Location

1.1 The proposed CRS is indeed located on, or in close proximity to a provincial highway, urban arterial or urban major collector road, as defined in the city's functional road classification working plan, and in an urban node, commercial centre or corridor, as designated in the city's office community plan.

1.2 The proposed CRS is not located directly adjacent to, or in close proximity to any school or licensed daycare facility, as verified per the arial plan included in this application, sourced from the City of Nanaimo CRS siting guide.

1.3 The proposed CRS is not located within 200m of another CRS.

1.4 It should be noted as well that at the time of this application, there are no known liquor primary establishments the direct area of our proposed CRS. We feel this factor could also serve to lessen circumstances for potential abuse or misuse of cannabis products in conjunction with alcohol, a practice we would also actively advise our customers against as well.

2 Building and site

2.1 The size of the proposed CRS is consistent with the nature of the immediate area and the size of existing retail stores within the area, being a pre existing unit of several similar units in a shopping plaza.

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2.2 The design of the proposed CRS as a unit in a shopping plaza is congruent with Neighbouring units, and the proposed signage is simple and tasteful so as not to stand out or detract from the aesthetics of the surrounding area. A rendered image of the proposed store signage is included in this application.

2.3 Requirements for onsite parking and loading are more than sufficiently met with ample availability of parking, and an existing industrial loading ramp and 12'x12' loading door, as shown in the provided map of the premise and parking lot area.

3 Community impact

3.1 We are aware of the possibility that potential unanticipated negative impacts of the proposed CRS on the community may come to present themselves, and we will of course do whatever we can to address those, should they arise. With a focus on prevention, we have a multitude of preemptive measures that will be taken to minimize or prevent these possible issues from arising.

3.2 Efforts to prevent service to minors do not just begin at the door with standard age and identification requirements, but extend even beyond the business area and its obligations as well, with a mindfulness for maintaining observational awareness of any potential purchase attempts by legal age adults that are suspected to be a proxy service to minors, using liquor sales training materials as a model. Also enforcement of no consumption of cannabis on site will be strongly exercised.

3.3 Any issue of potential smell is easily and thoroughly minimized, if not eliminated entirely due to the specialized odour proof packaging of goods and maintaining a filtered negative pressure effect in our space in conjunction with air freshening units. In conjunction with a strict policy of probation of smoking cannabis or otherwise consuming any cannabis products on or near the premises.

4 Community Contribution

4.1 Hub City Cannabis will be making a contribution of \$10000 to Nanaimo parks and recreation, with the hopes that the funds will be forwarded to the Marie Davidson BMX Park as they are in need particularly with their gate fund.

4.2 As for positive impacts we hope to contribute to the local community , we strive to bring the following:

- Draw an increase of consumer traffic to benefit the rest of the plaza and surrounding area as well due to the convenience of the location.
- Contribute to a stronger local community
- Increase the number of local jobs that support young working families
- Promote living wage and fair employment practices
- Increase training and apprenticeship opportunities
- Help move people out of poverty , providing increased independence and sustainable employment for those in need
- Improve opportunities for meaningful independence and community inclusion for people living with disabilities
- Stimulate an entrepreneurial culture of social innovation and progression
- Help be of needed service to the community in providing a source for cannabis that is entirely legal , safe, highly vetted and trustworthy, and in a location that is safe and convenient. We also strive to provide better understanding and education about cannabis products, and the safe usage and storage of them.

Most importantly, we absolutely aim to continue to expand our efforts and intents to be a thoroughly welcome, respected, and beneficially contributing entity to the local community, and will continuously be looking for ways we can sustain that goal. Thank you very much.