

ATTACHMENT F LETTER OF RATIONALE

STRONGITHARM CONSULTING LTD.

July 2, 2019

Mayor Leonard Krog & Members of Council
City of Nanaimo
455 Wallace Street
Nanaimo BC V9R 5J6

Re: Cannabis Retail Rezoning Application for 5800 Turner Road

Dear Mayor & Council:

On behalf of our client, TTG Management Ltd. (TTG), we are pleased to submit this application for rezoning to permit the operation of a cannabis retail store at 5800 Turner Road.

The proposed retail space is part of an established shopping centre (Northridge Village) at the northeast corner of Island Highway and Turner Road. Situated in the heart of north Nanaimo's regional shopping district, Northridge Village is directly across Turner Road from Longwood Station Retail Centre. The proposed commercial unit (#401/2) is located internal to the shopping precinct, with access to the entrance from a central parking area, and no direct access from the local streets.

Site Planning, Use & Access

The proposed retail store will be located in an existing commercial centre built in 1995, where the parking layout, number of stalls, and ingress and egress points meet modern bylaw requirements. Utilities, parking lot lighting, and landscaping also meet contemporary design standards.

The site planning for the shopping centre is very well suited for a cannabis retail store. The proposed commercial unit (CRU) is located in one of seven freestanding buildings that house several small CRUs, and is physically separated from the adjacent grocery store. The parking layout provides separate parking areas for the various buildings.

The mix of uses in the commercial centre, with the neighbourhood grocery store and proposed cannabis retail location, provides convenient shopping for customers who, in one trip, can obtain a range of retail services, thus reducing their number of vehicle trips.

The key advantages of the proposed retail location include:

- The space is in an existing shopping centre with modern requirements for parking and access;
- The shopping centre is located adjacent to the Island Highway, and two arterial roads (Turner Road and Uplands Drive); and
- The siting of the retail space entrance is not towards the street, but internal to the shopping centre and its parking lot.

OCP & Zoning Alignment

5800 Turner Road is designated as *City Commercial Centre* in the Official Community Plan (OCP). This designation is generally characterized by the provision of retail services that meet the needs of a larger trade area than a *Neighbourhood Commercial Centre*.

The City's Zoning Bylaw identifies this site as *CC3 City Commercial Centre*, which is meant to provide for the shopping needs of the community at large, as well as for the surrounding medium to high density residential development.

City of Nanaimo Cannabis Retail Location Criteria

To guide Staff and Council in their consideration of cannabis retail applications, the City established its policy in September 2018. This application complies with the City's criteria in all respects, including suitable distance from schools, day cares, and other proposed cannabis retail outlets.

The Operator

The operator (TTG) has vast experience in the retail and customer service industry. TTG operates many successful businesses that are regulated by the government, and thoroughly understands the social, health, security, and customer service requirements of such businesses. With a long established track record, TTG's values speak to "community, integrity, and quality". The company has won many awards, and received numerous community acknowledgements. A full profile of TTG is attached to this application.

Community Amenity Contribution (CAC) Proposal

We are pleased to propose a CAC contribution of \$10,000 to be allocated to amenities as prioritized by the City.

Closing

This application complies with all City of Nanaimo policies and criteria related to cannabis retail rezoning. We believe the location of this site, and the proposed commercial unit, are ideally suited for the intended use, and that this application deserves favourable consideration.

Yours truly,



Deane Strongitharm, MCIP, RPP

cc: Keith Barbon, TTG Management Ltd.

Attachs.