

**Development Summary:**

**5765 Turner Road, Nanaimo, BC**

**About us**

Inspired Cannabis Co. will leverage the highly skilled and connected owners and management team's 15 years of experience in starting up and building a profitable chain of 7 community pharmacies, and carefully selected locations to build a chain of trusted cannabis retail stores. We are excited to open our second store here, in the beautiful City of Nanaimo, which will also be our second cannabis retail store on Vancouver Island.

Our brand strategy is built on customer intimacy and trust, coupled with operational excellence. We intend to offer a wide range of quality legal cannabis products distributed by the BCLCDB and to provide the best service in the Cannabis Retail sector while meeting all provincial and municipal regulations. This is a proven and transferable approach that has allowed our team to build a chain of pharmacies across Vancouver and the Fraser Valley, and we are still growing.

Our target market is the thousands of Nanaimo residents who enjoy good quality cannabis and a knowledgeable staff. Inspired Cannabis Co. will be selective in choosing the cannabis brands and strains we will retail, ensuring that our clients are getting the very best, because there are over one hundred Health Canada licensed cannabis producers in Canada, and in the near future, cannabis retailers will have access to all

of their products. In Canada, we are in a transition, working to draw consumers away from the black-market sales of cannabis and into a safe, legal, and legitimate system. Offering high quality cannabis products in an inviting and convenient location is an opportunity to establish the means towards responsible enjoyment of these products. Inspired Cannabis Co. in the Longwood Station plaza will be a positive contributor toward this transition. We will be THE trusted local cannabis retail store in the Nanaimo area.

### **Community Contribution Proposal**

The local community and its social wellbeing is a very important consideration in how Inspired Cannabis Co. plans to operate our retail store while contributing towards the community as whole. Like other BC municipalities, the City of Nanaimo is requiring community contributions from approved cannabis retail applicants. We believe that this is a good thing. Prior to the final adoption of the bylaw following the third reading to operate our store in Nanaimo, Inspired Cannabis Co. will contribute \$10,000 to the City of Nanaimo to disperse those funds towards the City's Affordable Housing projects. We look forward to being a part of this community, and Inspired Cannabis Co. will demonstrate that by contributing a portion of our profits towards community resources dispersed by the City of Nanaimo, every year.

### **Proposed Development and Rationale**

Inspired Cannabis Co. wishes to establish a boutique, high level of service, community style, cannabis retail store. We are requesting that the site at 5765 Turner Road be rezoned to include cannabis retail. 5765 Turner Road is located in the Longwood Station plaza which currently houses a mix of businesses. In addition to retail sales and banking, Longwood Station is a centre for bars and pubs, eateries and restaurants, a micro-brewery, a BC Liquor Store and coffee shops. A retail cannabis outlet would be consistent with the general commerce, function and flavour of Longwood Station and is

consistent with the City's strategic goal of pursuing vibrant economic growth. Our operating hours will be from 10:00 am to 10:00 pm, seven days per week

### **Compliance with City Policy - Planning and Development Policy**

#### **Rezoning Considerations**

##### **Location**

*1.1. The proposed CRS should be 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, or in an urban node, commercial centre or corridor, as designated in the City's Official Community Plan.*

The proposed retail location, 5765 Turner Road, is located in the plaza of Longwood Station. This plaza is bordered by Island Highway to the East, with all the signage for the businesses in Longwood Station visible on Island Highway.

*1.2. The proposed CRS should not be located directly adjacent, or in close proximity to a school or licensed daycare facility. A minimum separation of 200m from these facilities is considered necessary, as measured from the front door of the CRS to the school or daycare property line.*

The proposed location is not within 200 m of a public or independent elementary, middle or secondary school, or any licensed daycare facility.

*1.3. The proposed CRS should not be located within 200m of another CRS as measured from the front doors of the CRS. Where the CRS is to be located*

*within a dense urban area (ie: downtown) consideration shall be given to the overall urban density and context of the area.*

5765 Turner Road is not located in a dense urban area like Downtown Nanaimo. At the time of the submitted application, there are no licensed Cannabis Retail Stores within 200 m of this location, nor were there any rezoning applications for Cannabis Retail Stores submitted to the City of Nanaimo within 200 m of this location.

## **Building & Site**

*2.1. The size of the proposed CRS should be consistent with the nature of the immediate area and the size of existing retail stores within the area.*

The site is in the Longwood Station plaza, and the size of the site is consistent with the nature of the plaza and is the same size of the vast majority of the retailers in the plaza.

*2.2. The design of the proposed CRS should enhance or improve the aesthetics of the surrounding area, not detract from them. The revitalization of heritage buildings is encouraged.*

The proposed site will neither enhance, improve or detract from the aesthetics of Longwood Station, and will remain consistent to the overall aesthetics of the plaza. The buildings in Longwood Station plaza are not heritage buildings, including the proposed site.

## **Parking Plan**

*2.3. Outside the downtown core, consideration should be given to a requirement for onsite parking and loading for every CRS.*

There is more than enough parking for the Longwood Station Plaza's retailers' customers and vendors.

## **Community Impact**

*3.1. The applicant must outline his or her awareness of potential negative impacts of the proposed CRS on the community, and must identify the specific measures that will be taken to minimize or prevent these impacts from occurring. Possible measures could include efforts to prevent service to minors, minimize smells, prevent smoking or cannabis consumption on or near the premises, property maintenance and beautification programs designed to prevent unsightliness, etc.*

Due to the location of the proposed site in the Longwood Station plaza, property maintenance and beautification programs are designed and headed by Longwood Station plaza, and Inspired Cannabis Co. will be actively contributing and participating in those programs. The Liquor and Cannabis Regulation Branch prohibits all minors under 19 years of age from entering Cannabis Retail Stores, and also prohibits cannabis consumption in or near the premises. We will require everyone that appears to be under 40 years old to present two pieces of identification, including at least one government issued identification before they can even view our products. Due to the way cannabis products are packaged and sealed by licensed producers, the distinctive smell will be contained within each package and will not produce any odour in the surrounding area. To take a further step to prevent odours, we will be installing a charcoal filter in the site's air conditioning system. Inspired Cannabis Co. will abide by all the regulations put forward by the Liquor and Cannabis Regulation Branch and the City of Nanaimo and will take all necessary actions to prevent negative impacts on the community. Due to the location of the proposed site, we do not believe that there will be any negative impacts to the community. Longwood Station has a BC Liquor Store on site, a brewery, and a couple of pubs/restaurants that serve alcohol. Inspired Cannabis Co. will be an excellent fit for the neighbouring businesses in Longwood Station.

*3.2. Projected traffic volumes and on-street parking demands associated with a proposed CRS should not adversely impact nearby residential and commercial areas.*

Due to the proposed site being located in the Longwood Station plaza, there will be no on-street parking demands, and no projected increased traffic volumes, and will not adversely impact the nearby residential and commercial areas.

*3.3. The support of the local community, neighbouring property owners and the local neighbourhood association for the proposed CRS is important to Council's decision.*

Inspired Cannabis Co. will demonstrate community support and support from the neighbouring businesses in the Longwood Station Plaza.

### **Summary**

As proven and experienced operators, Inspired Cannabis Co. aims to be an enhancement to the Longwood Station plaza by providing great cannabis products and services in a safe and responsible manner within the regulatory frame works of the City of Nanaimo and the Province of British Columbia.