### BOARD OF VARIANCE / PARKING VARIANCE BOARD APPEAL DECISION

### Appeal No. Z35852 - 6945 Victoria Drive (Cannabis Renewal Appeal)

Appeal Section:

573(1)(a) - Appeal of Decision (Cannabis Renewal Appeal)

Legal Description:

Lot A, Block 5, District Lot 735 and Plan VAP4049.

Lot Size:

Irregular Lot.

Lot Size:

C-2

Related By-Law Clause:

Section 11.6 (formerly 11.28)

Appeal Description:

Related to Development Application No. DP-2020-00909 and a request to permit an extension to retain the approved Cannabis Retail Store for a further period of time. Previously approved by the Board of Variance on April 20th, 2021 (see decision below).

### Board of Variance History:

This appeal was heard by the Board of Variance on April 20th, 2021 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2020-00909 and approved interior alterations and a change of use from Retail - Food Services to a new Cannabis Retail Store on the ground floor of this existing commercial building, and subject to the following conditions:

- (1) that the approval is for the exclusive use of operator Ricky Chhibber and operating under "Local Main Holdings Ltd.", and doing-business-as (DBA): "Local Cannabis Co."
- (2) that the Board granted a limited-time approval of one (1) year and expires on April 20th, 2022 and the Board may grant an extension to the time limit on or before April 20th, 2022;
- (3) that the approved cannabis Store must close by 9:00 PM (Seven Days a week) at this site in accordance with the Board's decision on April 20th, 2021; and
- (4) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

Name of Appellant(s):

Ricky Chhibber

Local Main Holding Ltd. DBA: Local Cannabis Co

5594 Fraser Street

Vancouver, B.C. V5W 2Z4

This appeal was heard by the Board of Variance on <u>January 25<sup>th</sup></u>, <u>2022</u> and was <u>ALLOWED</u>, thereby granting an extension to retain the approved Cannabis Retail



- (1) that the approval is for the exclusive use of operator Ricky Chhibber and operating under "Local Main Holdings Ltd.", and doing-business-as (DBA): "Local Cannabis Co."
- (2) that the Board granted a limited-time approval of one (1) year and expires on April 20th. 2023 and the Board may grant an extension to the time limit on or before April 20th, 2023;
- (3) that the approved cannabis Store must close by 9:00 PM (Seven Days a week) at this site in accordance with the Board's original decision on April 20th, 2021; and
- (4) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

### Board's summary and decision based on the following:

-The City confirmed that there are no complaints on record. The Board supported the appeal for only one year from the previous Board decision — and the operator must obtain the Provincial approval and all City permits prior to operating at this location. The Board confirmed that the closest (other) Cannabis Store is located beyond 300m, and also the walking distance from 6945 Victoria Drive to David Thompson Secondary School is located beyond 300m. As well, the Board denied a request to operate (open) the store until 11 pm, and the store must close at 9:00 pm (Seven Days a week). Board may review this appeal (again) and may grant an extension on/before April 20th, 2023.

Signed:

secretary to the Board of Variance

Appeal No. Z35852 - 6945 Victoria Drive (Cannabis Renewal Appeal)

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573(1)(a) - Appeal of Decision (Cannabis Renewal Appeal)

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Section 11.6 (formerly Section 11.28).

Appeal Description:

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- (1) that the approval is for the exclusive use of operator Ricky Chhibber and operating under "Local Main Holdings Ltd.", and doing-business-as (DBA): "Local Cannabis Co."; and
- (2) that the Board granted a limited-time approval of one (1) year and expires on April 20th, 2022 and the Board may grant an extension to the time limit on or before April 20th, 2022; and:
- (3) that the approved cannabis Store must close by 9:00 PM (Seven Days a week) at this site in accordance with the Board's decision on April 20th, 2021; and; and
- (4) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

### Discussion:

Mr. Ricky Chhibber was present to speak in support of the appeal.

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

Mr. Chhibber's initial comments were that they have had this retail since February of 2020. There had been no incidents. They are asking for a two year extension that aligns with their lease. They're also looking to operate until 11pm like the other Cannabis store that is a few blocks away. They feel that the opposition letters came from the same people that opposed their appeal last time. They have received support from every business that is within their store vicinity.

### The Director of Planning's Representative

Mr. Bosnjak's initial comments were that there are no recent complaints on file for this use at this address, and the Director of Planning will defer to the Board for their decision.

The Board Chair stated that the Board's site office received no (0) letter in Support and twenty one (21) letters in opposition to this appeal.

The Chair stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their sumame for the record.

There were no comments.

Final Comments:

Mr. Bosnjak had no final comments.

Mr. Chhibber's final comments were that the hardship is that their original submission date was July 6th, by the time they receive their permit, it was September. They're looking to open in February and finally looking to get the store going.

This appeal was heard by the Board of Variance on January 25th, 2022 and was ALLOWED, thereby granting an extension to retain the approved Cannabis Retail

- (1) that the approval is for the exclusive use of operator Ricky Chhibber and operating under "Local Main Holdings Ltd.", and doing-business-as (DBA): "Local Cannabis Co."
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Board's summary and decision based on the following:

-The City confirmed that there are no complaints on record. The Board supported the appeal for only one year from the previous Board decision — and the operator must obtain the Provincial approval and all City permits prior to operating at this location. The Board confirmed that the closest (other) Cannabis Store is located beyond 300m, and also the walking distance from 6945 Victoria Drive to David Thompson Secondary School is located beyond 300m. As well, the Board denied a request to operate (open) the store until 11 pm, and the store must close at 9:00 pm (Seven Days a week). Board may review this appeal (again) and may grant an extension on/before April 20th, 2023.

NOTE: AUDIO recording of this appeal is available upon request and please contact the Secretary to the Board of Variance at (604) 873-7723

ADJOURNMENT
The meeting ended at 4:34pm.

The Chair

#8 - BOV Appeal: 6945 Victoria Drive

Thank you Mr. Chair;

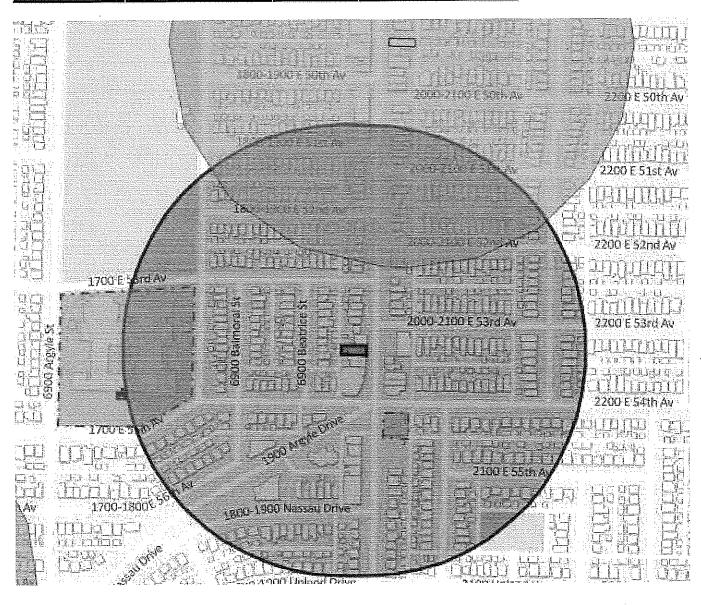
The following appeal is in regards to DP-2020-00909 and is requesting an extension to condition 2 of the BOV appeal Z35794.

There are no recent complaints on file for this use at this address.

The Director of Planning defers to the Board for their decision.

### 6945 Victoria Drive – 2 failed bufferings are below; There is a Cannabis Store to the north but it is over 300 m away.

| Layer        | Name              | Address     | Distance      |  |
|--------------|-------------------|-------------|---------------|--|
| Independent  | Qawsain Knowledge | 2008 E 54th | 81.58 Meters  |  |
| School       | House             | Αv          | (approximate) |  |
| ublic School | David Thompson    | 1755 E 55th | 203.68 Meters |  |
|              | Secondary         | Αv          | (approximate) |  |



### BOARD OF VARIANCE / PARKING VARIANCE BOARD APPEAL DECISION

### Appeal No. Z35794 - 6945 Victoria Drive

Appeal Section:

573(1)(a) - Appeal of Decision (Cannabis Retail Store)

Legal Description:

Lot A, Block 5, District Lot 735 and Plan VAP4049.

Lot Size:

Irregular Lot C-2

Zone:

Related By-Law Clause:

Section 11.6 (formerly Section 11.28).

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2020-00909 and a request to permit interior alterations and a change of use from Retail -Food Services to a Cannabis Retail Store on the ground floor of this existing commercial building.

Name of Appellant(s):

Ricky Chhibber

Local Main Holdings Ltd. DBA: Local Cannabis Co. 5594 Fraser Street

Vancouver, B.C. V5W 2Z4

This appeal was heard by the Board of Variance on April 20th, 2021 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2020-00909 and approved interior alterations and a change of use from Retail - Food Services to a new Cannabis Retail Store on the ground floor of this existing commercial building, and subject to the following conditions:

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- (2) that the Board granted a limited-time approval of one (1) year and expires on April 20th, 2022 and the Board may grant an extension to the time limit on or before April 20th, 2022; and;
- (3) that the approved cannabis Store must close by 9:00 PM (Seven Days a week) at this site in accordance with the Board's decision on April 20th, 2021; and; and
- (4) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

### \*\*\* IMPORTANT NOTE to the Appellants:

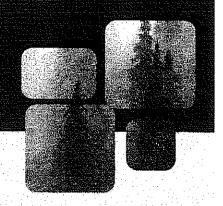
The Board's decision is valid for one-year and the Owner(s) are required to obtain the City's Development Permit by April 20th, 2022. Once the Board's decision expires, then the Owners are required to appeal (again) to request an extension.

Note: Unless otherwise ordered by the Chief Building Official in writing, the owner(s) must obtain a Development Permit within one-year from the hearing date (on successful appeals / allowed appeals).

Secretary to the Board of Variance

Appeal M6. Z35794 - 6945 Victoria Drive





January 15th, 2022

City of Vancouver Board of Variance Room 112, 1st Floor, City Hall 453 West 12th Ave. Vancouver, BC

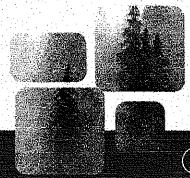
### Re: Cannabis Retail Store - 6945 Victoria Drive, Vancouver, BC Extension Request - Appeal No. Z35794/DP-2020-00909

The applicant, Local Main Holdings Ltd., DBA Local Cannabis Co. (Appeal No. Z35794/DP-2020-00909 for 6945 Victoria Dr.) is seeking:

- 1) Board of Variance Extension for 2 Years from April 20th 2022 to April 20th 2024 to match the year of expiration for our initial Lease Term of 3 years.
- 2) Board of Variance amendment to the store hours to allow the store to remain open till 11:00pm (Seven Days a week) in alignment with other businesses in the area.

Since the Board of Variance Appeal Hearing, we have injected over \$200,000 into renovations and improvements to the interior and exterior of the building and provided a complimentary upgrade to the front facade of our Neighbour's retail space as well to help rejuvenate the space. We are confident that this building will be one of the more attractive buildings in the neighbourhood.

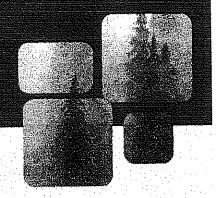
We have outlined the rationale for our requests on the following pages.









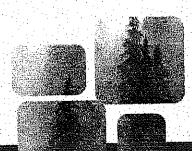


In support of the extension request, we have detailed the relevant timeline and approvals below:

- a) Variance Hearing/Approval: April 20th 2021
- b) Building Permit submitted on July 6th. BP-2021-04084 received from City of Vancouver: September 16th, 2021
- c) Positive Referral from the City of Vancouver to the Liquor & Cannabis Regulation Branch ("LCRB"): November 23<sup>rd</sup>, 2021
- d) Approval in Principle received from the LCRB: November 24th, 2021
- e) Target Date for Final Inspection by the LCRB: January 28th, 2022
- f) Target Date for Property Use Inspection by City of Vancouver: February 2<sup>nd</sup>, 2022
- g) Target Date for Store Opening: February 11th, 2022

For the approvals above, I have attached all correspondence received as verification for your review. Once the City of Vancouver and LCRB inspections are completed at the end of the month, we will have the final City of Vancouver and Provincial Licenses to operate.

As demonstrated from the above timeline since the BoV Appeal Hearing and Approval, we have taken steps to move forward in a compliant and responsible manner. We are asking for the opportunity to allow us to proceed with the opening of the store and operate until the end of our lease term.













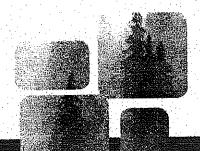
In regards to the Store Hours, we are requesting an extension to 11:00pm (Seven Days a week) to align with the allowable Cannabis Retail hours of 9:00am to 11:00pm, Seven Days a week.

We anticipate starting with Store Hours of Monday to Saturday, 9:00am to 10:00pm and on Sunday, 10:00am to 10:00pm.

As business needs change, we may increase or decrease these hours.

In support of these hours and verification that the extended will not cause a disruption to the Neighbourhood, we have listed below hours of other businesses open beyond 10:00pm:

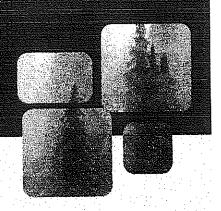
- 1) 7-11 (6904 Victoria Dr. across the street) Open 24 hours, Seven Days a week
- 2) ARCannabis (6528 Victoria Dr.) Open 10am to 10pm, Seven Days a Week
- 3) Karakoram Restaurant (6990 Victoria Dr.) Open 4:00pm to 2:00am, Seven Days a week
- 4) Celeshmet Restaurant (6956 Victoria Dr.) Open 3:00pm to 10:00pm, Tuesday - Saturday
- 5) Apex Liquor Store (6542 Victoria Dr.) Open 9:00am to 11:00pm, Seven Days a Week
- 6) Petro Canada (6502 Victoria Dr.) Open 24 hours, Seven Days a Week
- 7) Supreme Pizza (6539 Victoria Dr.) Open 4:00pm to Midnight/2:00am
- 8) Pizza Pizza (7191 Victoria Dr.) Open 11:00am to 2:00am, Seven Days a Week











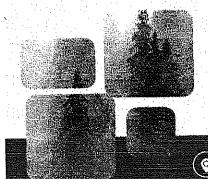
The above businesses are a small handful of the numerous businesses open late on Victoria Drive in the vicinity of our Retail Store.

There will be no music or other activities that cause any kind of noise or disturbance to our neighbours. We are requesting the hours allowable to be consistent with those outlined by the City of Vancouver and Province BC for Cannabis Retail Establishments.

Thank you for your time and consideration of these requests.

Kind Regards,

Ricky Chhibber









### BOARD OF VARIANCE / PARKING VARIANCE BOARD APPEAL DECISION

### Appeal No. Z35794 - 6945 Victoria Drive

Appeal Section:

573(1)(a) - Appeal of Decision (Cannabis Retail Store)

Legal Description:

Lot A, Block 5, District Lot 735 and Plan VAP4049.

Lot Size:

Irregular Lot

C-2

Zone:

Related By-Law Clause:

Section 11.6 (formerly Section 11.28).

**Appeal Description:** 

Appealing the decision of the Director of Planning who refused Development Application No. DP-2020-00909 and a request to permit interior alterations and a change of use from Retail Food Services to a Cannabis Retail Store on the ground floor of this existing commercial building.

Name of Appellant(s):

Ricky Chhibber

Local Main Holdings Ltd.

<u>DBA: Local Cannabis Co.</u>

5504 France Street

5594 Fraser Street

Vancouver, B.C. V5W 2Z4

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### \*\*\* IMPORTANT NOTE to the Appellants:

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Signed:

Secretary to the Board of Variance

Appeal No. Z35794 - 6945 Victoria Drive



### **Building Permit**

BP-2021-04084

City of Vancouver 453 West 12th Avenue Vancouver, British Columbia Canada V5Y 1V4

Issue Date: Sep 16, 2021

Status: Issued

**Applicant** 

Contractor

Location of Permit

Nadi Miri DBA: m+ Architecture

6945 VICTORIA DRIVE Vancouver, BC V5P 3Y7

Design Professional

828 Harbourside Drive North Vancouver, BC V7P3R9

Related Permits:

Temporary Use Dates:

Specific Location: 6945 VICTORIA DR

Legal Description:

LOT A (EXPLANATORY PLAN 7372)

OF LOTS 6 AND 7 BLOCK 5 DISTRICT

LOT 735 PLAN 4049

25080245 Land Coordinate:

Additional Contact Information

Name

Phone Number Role

\*CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID Contractor VANCOUVER BUSINESS LICENSE/ IMBL

**Project Description** 

Exterior and interior alterations to change of use to Cannabis Store

Related to DP-2021-00710 & DP-2020-00909

E2 - Lighting - Upgrade to Restricted to Partial Automatic ON (per 9.4.1.1.(c) of ASHRAE 90.1-2016)

Schedule A provided by Narjes Miri Architectural Schedule B provided by Narjes Miri Mechanical/ Plumbing/ Electrical Schedule B provided by Farzad Hemmati

| 0365  |   |
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### **Terms and Conditions**

- As Owner or Owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however all associated applications and plans will be made publicly available during the development or building application process. Lacknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities, and expenses of every kind in respect to anything done or not done pursuant to this



### **Building Permit**

BP-2021-04084

City of Vancouver 453 West 12th Avenue Vancouver, British Columbia Canada V5Y 1V4

application or ensuring permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

- WorkSafeBC (WSBC) requires a survey for hazardous materials be completed by a qualified person, as defined in OHSR 20.112, before any demolition or renovation work begins. Per OHSR 20.112(8), WSBC also requires a written confirmation that all hazardous materials identified in the survey have been either safely contained or removed. For all interior alterations where significant amounts of material are being removed the building inspector may ask at his/her discretion for a hazardous materials report. If hazardous materials are identified the building inspector will not perform any inspections until all the hazardous material have been safely contained or removed and confirmed by a qualified professional.
- All new work shall comply with the Vancouver Building By-Law and amendments and all its referenced standards, including their associated conditions.
- Drawings for applicable trades permits shall be submitted and accepted as required prior to issuance of the trades permit
- This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector.
- One set of approved up-to-date drawings is to be made available for viewing at the jobsite,
- Separate Sign Permit required for all signage.
- All work to the satisfaction of the District Building Inspector.
- Both the construction and the ongoing operation of the building (including noise emanating from mechanical equipment) shall be in compliance with the provisions of Noise Control By-law No. 6555.
- Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and neighbours, in compliance with the Vancouver Building Bylaw and Standards of Maintenance Bylaw.
- Sites must follow Provincial Orders and guidelines in force at all times, and in particular those responding to COVID-19.

### Inspections

| Plumbing Permit                   | Prior to Completion |
|-----------------------------------|---------------------|
| Electrical Permit                 | Prior to Completion |
| P9 - Insulation and vapor barrier |                     |
| P9 - Underslab                    |                     |
| P9 - Sheathing                    |                     |
| P9 - Framing                      |                     |
| P9 - Forms/Foundation             |                     |
| P9 - Fire Separation              |                     |
| P9 - Final                        |                     |
| Description                       |                     |

### **Additional Notes**

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

### **Permit Fees**

| Description         | Amount Tax Amou | ints Fee Total Fe | e Adjs Pri | nts and Adjs B | alance |
|---------------------|-----------------|-------------------|------------|----------------|--------|
| Building Permit Fee | \$865.50        | \$865,50          | \$0.00     | \$865.50       | \$0.00 |
|                     |                 |                   |            | Total:         | \$0.00 |

This permit shall be kept available on the site for presentation to Police Officers or City Inspectors.



November 23, 2021

Joshua Huska, Provincial Director Licensing Division PO Box 9292 Stn Provincial Govt., Victoria, B.C. V8W 9J8

Ricky Chhibber Local Main Holding Ltd. ricky@localcannabisco.ca

Dear Joshua Huska and Ricky Chhibber:

RE: Application for Provincial Non-Medical Cannabis Retail Store Licence at 6945 Victoria Drive, Vancouver.

As authorized in Section 34 (5) of the Cannabis Control and Licensing Act, Vancouver City Council have delegated authority to the Chief Licence Inspector under municipal Licence By-law 4450 Section 9A.2 to provide comments and recommendations on applications for Provincial non-medical cannabis retail store licences. The Chief Licence Inspector has considered the application for a non-medical cannabis retail licence at 6945 Victoria Drive and recommends that the licence be issued.

The following information was considered in arriving at this decision.

### Location of Business and Impact on the Community

The proposed cannabis retail site is located in Zoning District C-2 which allows Cannabis Store as a conditional retail use. A Time-Limited Development Permit, DP-2020-00909, has been issued for Cannabis Store use at this location. The Development Permit application process ensures that the use at this location complies with all Zoning and Development By-law requirements, and that it is compatible with surrounding uses.

The Time-Limited Development Permit at 6945 Victoria Drive allows for on-going assessment of land use compatibility with the surrounding community. The permit review process involves assessment of neighbourhood impacts, including compatibility with surrounding uses, hours of operation, social and policing impacts and noise control. Development Permit DP-2020-00909 expires on May 21, 2022.

Staff have reviewed the application and have no concerns as the potential for possible impacts on the community have been taken into consideration through the Development Permit application process.

### Community Comments

Neighbourhood notification was conducted by means of a site sign advising the community of the application for a Provincial non-medical cannabis retail store licence at 6945 Victoria Drive.



The sign provided an email address and phone number for comments. It was posted from October 25, 2021 to November 8, 2021.

A total of six comments were received in response to the application. No comments supported the application; six comments opposed the application.

Respondents are most concerned with proximity to a high school, cannabis exposure to youth and increased nuisance activity.

### Next Steps for the Applicant

By way of this letter, the Chief Licence Inspector recommends to the BC Liquor & Cannabis Regulation Branch (LCRB) that your application for a Provincial non-medical cannabis retail store be issued. The LCRB will make the final determination.

If you are approved for a Provincial non-medical cannabis retail licence you will also require a City of Vancouver *Retail Dealer – Cannabis* business licence. Below are the steps that must be complete before your City business licence is issued:

- 1. A Provincial non-medical cannabis retail licence has been issued to you.
- 2. If you have made any building modifications, a Building Permit and an Occupancy Permit have been issued.
- 3. A City Property Use Inspector has inspected your store. Please contact <a href="mailto:cannabis.application@vancouver.ca">cannabis.application@vancouver.ca</a> to set an inspection date as soon as you have been issued your Provincial licence.
- 4. You have submitted a City of Vancouver general business licence application form (attached). The form is also available from the City Business Licence website at <a href="https://vancouver.ca/doing-business/get-a-business-licence.aspx">https://vancouver.ca/doing-business/get-a-business-licence.aspx</a>.
- 5. You have paid business licence fee.

Yours truly,

Sarah Hicks Chief Licence Inspector 604.873.7546 Sarah.Hicks@vancouver.ca

cc: Via email:
Kelly Bourgeois, Senior Licensing Analyst, LCRB cannabis.application@vancouver.ca



Job # 021988

November 24, 2021

Via email:ricky@localcannabisco.ca

Ricky Chhibber 5594 Fraser St Vancouver, BC V5W2Z4

Dear Ricky Chhibber:

Re: Application for a Non-Medical Cannabis Retail Store Licence

Approval in Principle – Pending Final Inspection Applicant: LOCAL MAIN HOLDINGS LTD. Proposed Establishment Name: Local Cannabis Co.

Proposed Establishment Location: 6945 Victoria Drive, Vancouver

Expiry Date of AIP: November 24, 2022

The Applicant, LOCAL MAIN HOLDINGS LTD., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address.

The General Manager is satisfied that you have met the eligibility and suitability requirements of the Cannabis Control and Licensing Act (the Act) and is prepared to issue 'Approval in Principle' for this location.

The 'Approval in Principle' allows you to proceed with any construction/renovation detailed in the approved floor plan but does not constitute final approval.

### Approval in Principle (AIP)

This approval is subject to all of the general terms and conditions as set out in the <u>Cannabis</u> Retail Store <u>Terms and Conditions Handbook</u> and the following conditions:

The LCRB has reviewed and approved a sample of the proposed signage denoting the name "Local Cannabis Co.". Enclosed is a copy of the proposed signage that was approved. The LCRB does not consider or grant any intellectual property rights with respect to the store name or other branding, including signage, proposed by the applicant as part of the application process or licensee in a store/branding change application. It is the applicant's or licensee's responsibility to satisfy itself with respect to all matters relating to the suitability of the name and any other branding for the applicant's or licensee's purposes.

Phone: 250 952-5787 Facsimile: 250 952-7066 Website: https://gov.bc.ca/lcrb

### Local Cannabis Co. Approval in Principle

Should you wish to alter the name or signage in any way, prior approval from the LCRB is required. While your store name has met the requirements for licensing, it is your responsibility to ensure that the name does not contravene any trademark laws.

- Your business must comply with all applicable federal, provincial, and local government/Indigenous nation laws, including but not limited to the federal rules regarding the promotion of cannabis found in the Cannabis Act and the Cannabis Regulations.
- The staff area/office and hallway are not included in the proposed licensed blue-lined area. LCRB recognizes that product will need to pass through the staff area/office and hallway but that it cannot stay there.

Please ensure you review the <u>Cannabis Retail Store Terms and Conditions Handbook</u> prior to scheduling a final inspection. The handbook is updated periodically; it is your responsibility to keep apprised of any changes that may occur.

Enclosed is a copy of the floor plan which has been stamped "Approved in Principle". The proposed licensed area has been highlighted in blue and will be confirmed by the LCRB Inspector during the final inspection. Once confirmed, the approved floor plan will become an official component of the CRS licence.

### Final Inspection Requirements

When construction/renovation of the establishment is <u>complete</u> and <u>you are ready to operate and order product</u> from the Liquor Distribution Branch (LDB), please contact LCRB Inspector Heather Lahoda by telephone 604-842-3750 or email <u>Heather.Lahoda@gov.bc.ca</u> to arrange for an inspection.

It is recommended that an authorized signatory attend the final inspection. Please ensure that the person attending the final inspection can make a decision or answer questions with respect to any compliance concerns on behalf of the licensee(s). The current contact on file for this application is Ricky Chhibber at 604-617-9511 and/or ricky@localcannabisco.ca.

### At the final inspection:

- You will need to have a copy of this letter and the attached AIP floor plan available for the LCRB Inspector's review and confirmation.
- The Inspector will verify that the establishment matches the AIP floor plans.
- The Inspector will take photographs of the establishment.
- The Inspector will verify the required physical security requirements are in place.
- The Inspector will verify that product displays are installed and secure.
- The Inspector must be satisfied that the product will not be visible from outside the store.

### Please Note:

• This AIP will expire on: November 24, 2022. A written request for extension to this approval will only be considered if received no later than 30 days prior to the expiry of the AIP. If you fail to request an extension within the permitted time frame, this application may be terminated.

Website: https://gov.bc.ca/lcrb

- Prior to final approval, Pursuant to the Cannabis Licensing Regulation a \$1,500.00 first year licensing fee must be paid prior to licence issuance. Payment can be submitted online at https://justice.gov.bc.ca/cannabislicensing/dashboard-lite.
- The BC Liquor Distribution Branch (LDB) The LDB is the wholesale supplier of non-medical cannabis in B.C. For updates and information visit www.bcldbcannabisupdates.com.
- Provincial Sales Tax Once you receive your licence, you will need to register to collect provincial sales tax. Go to www.gov.bc.ca/pst for more information.
- Responsible Service Training You are required to complete the Selling It Right training program before operating your cannabis retail store, available online at www.responsibleservicebc.gov.bc.ca. The fee for individuals taking the course is \$35 plus GST. The training certificate is valid for two years after successful completion of the Selling It Right program.

If you have any questions, please feel free to contact me at 778 974-2798 / Kelly.Bourgeois@gov.bc.ca.

Sincerely,

Kelly Bourgeois

Senior Licensing Analyst

Attachment - Floor Plan and Signage

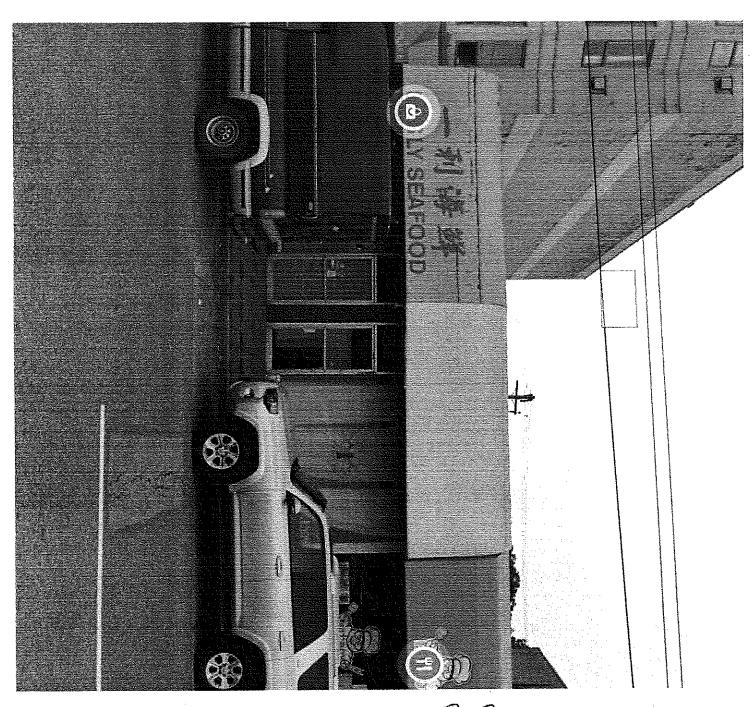
copy: Sarah Hicks, City of Vancouver

Peter Mior, LCRB Regional Manager

Heather Lahoda, LCRB Inspector

Rupi Gill, Provincial Director Compliance

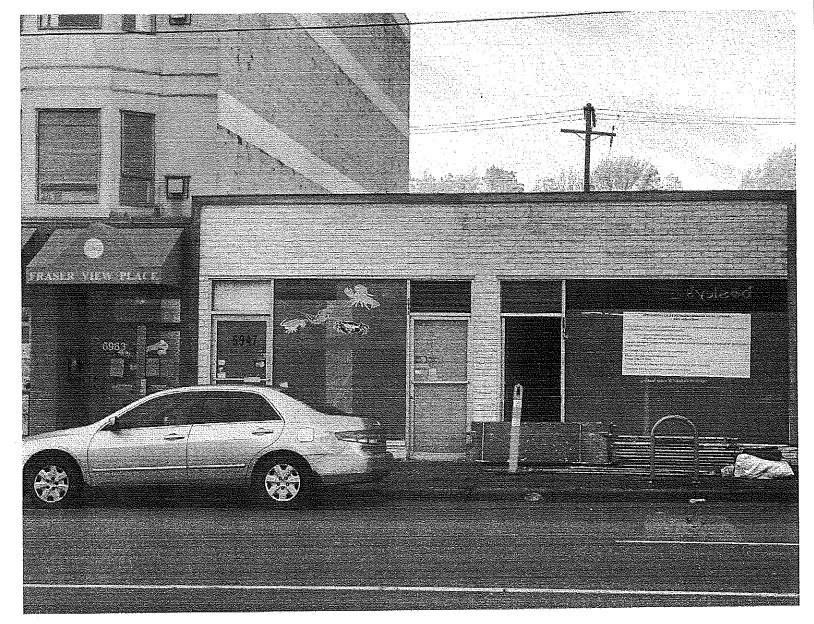
Phone; 250 952-5787 Facsimile: 250 952-7066



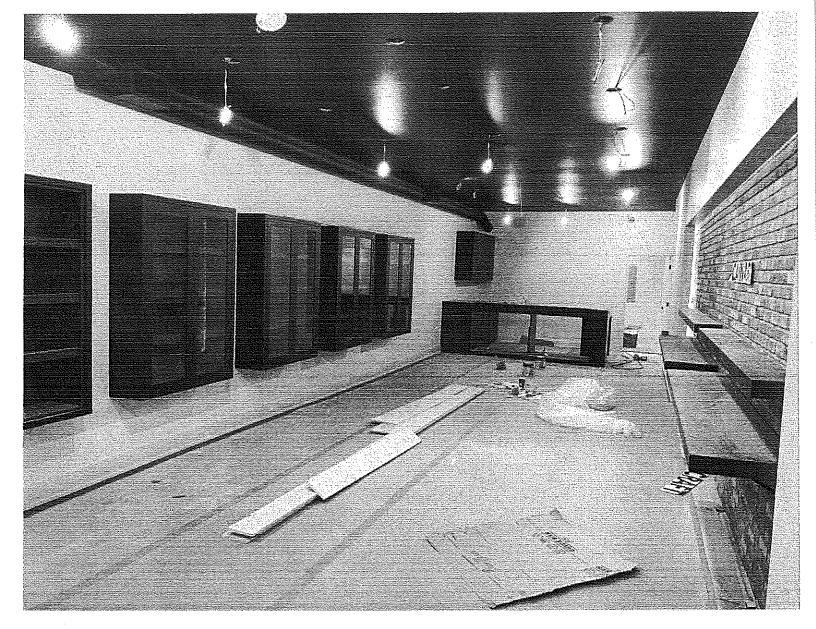
Prior to Renovations



Prior to Remartions



After Exterior Renovations



After Interior Renovations to date

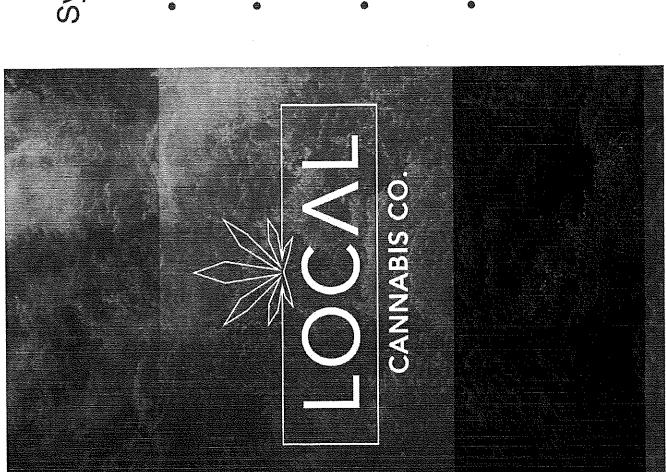
## Board of Variance Appeal

Re: 6945 Victoria Dr.

CANNABIS CO.

DP-2020-00909

March 01, 2021



### Synopsis

- Local Cannabis Co., an existing Provincially and Municipally licensed Cannabis Retailer is applying for a Cannabis Retail Development Permit at 6945 Victoria Drive, Vancouver.
- Having completed the Financial Integrity and Security
  checks to obtain a Provincial license, Local Cannabis Co.
  has demonstrated it can operate in a safe, responsible and
  compliant manner.
- 6945 Victoria Drive is an appropriate location in the David Thompson School Catchment for a Cannabis Retail Store due to its adequate distance from minors' walking routes, along with our specific measures taken to reduce exposure
- Currently "underserved" neighbourhoods to the South and East justify a Cannabis Retail Store at 6945 Victoria Drive. With increasing density and a lack of suitable commercial spaces for Cannabis Retail, this will only increase the need in this region.

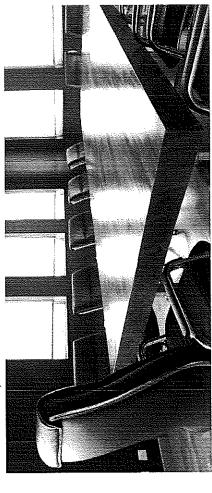
### O2-About Tocal Cannabis

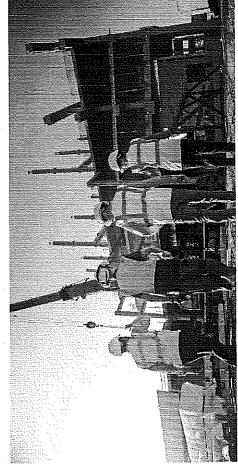
CANNABIS CO.

### -

### Introduction

- With over fifty years of combined experience working in tightly regulated industries, our management understands the importance of operating in a compliant and professional manner.
- Our team has experience working in diverse industries such as commercial / residential real estate development, government regulatory agencies, banking and software.
- This experience allows us to adapt and thrive as the industry evolves and moves forward. We are here to stay for the long term.



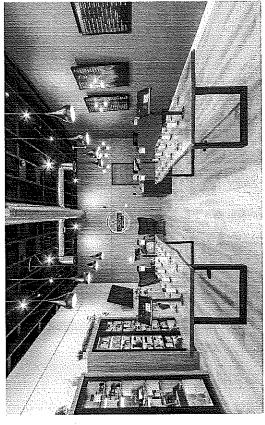


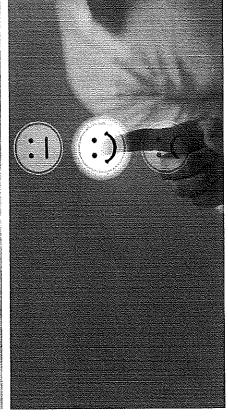


### S

### Our Brand

- In this developing age of cannabis retail, we endeavor to be industry leaders. We know through experience what our customers want and need from us. It's all about customer satisfaction. Happy customers equal more sales. We want to meet and exceed our customers' expectations.
- Local has a West Coast look and feel. When you walk into one of our stores, we want you to know you are in beautiful British Columbia. From the warm tones, high-end wood paneling throughout, to the live-edge tables and displays, we have created a welcoming, comfortable experience for customers from all walks of life.
- We pride ourselves on making the Local Cannabis Cobrand synonymous with exceptional customer service, knowledge, and an unmatched dedication to helping meet our customers' specific needs.







## O2-Local Commit

CANNABIS CO.

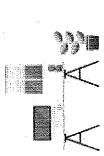
### ~

# Preventing access to minors

- We recognize and take our responsibility very seriously to prevent access to minors.
- We train our staff to be vigilant with checking Identification, even if just accompanying others within the store
- above and beyond any requirements set out by Federal, Provincial or Municipal authorities. EKAI We will be testing a new software, EKAI, at our Parkville location in late March 2021 that goes demonstrates our commitment to always be looking for new and innovative ways to ensure provides staff an additional tool to verify I.D. and prevent any fraudulent use of I.D. This compliance.
- Our Exterior Store Design, including window graphics, prevents any visibility of cannabis products from outside the store. This along with our policy to I.D. everyone coming into the store ensures there is no exposure to youth.



# IDX Systems - EKAI Software

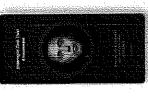




### ID Validation & Biometric Authentication

inguise. State of the Art Capture experience and Dovice. Propermittees

fragaspaintens. Shop the transfand Protect your qualismen's data with

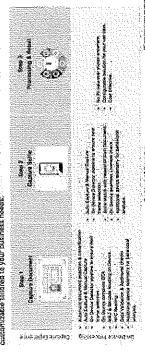


Section & Property

### Establish an Identity

**∠**!

Our step by styp presens from our prupiletary Digital identity workflaw, which can be made contemization talloned to your business needs:





We understand the importance of operating in areas close to schools and are currently pilotting a software solution by IDX Studios called EKAI that goes above and beyond any requirements from a Provincial or Municipal authority in regards to verifying valid ID and ensuring no minors are allowed into the store.

EKAI is an App that can be used to verify ID to ensure it is valid. The App is cutting edge and could become a standard in regulated industries where age verification is of utmost importance. We have taken the lead to get set up with this software to demonstrate our commitment to the communities we operate in.

- Additional layer of security to ensure no minors are allowed in the store or when staff has concerns about validity of ID
- Pilot App Testing program scheduled for Parksville in late March 2021 (Hardware version available for testing in June)
- With Hardware, it can be implemented at the door for all patrons to scan ID as they enter and to alert staff of any issues verifying age

### O

## No Visible Products

- Window graphics to ensure cannabis products or accessories are not visible from exterior of
- instead of the generic grey covering or completely open windows you typically see, we believe in "Local" is more than a name to us. It drives everything that we do. For our window graphics, ncorporating specific elements of what makes that neighbourhood unique.
- <u>https://victoriadrivebia.com/</u>, and believe we can incorporate similar images to share the history of We were excited to see the Historical images of Victoria Drive on the VDBIA website, the neighbourhood while also working to revitalize the building for the future of the neighbourhood.
- We believe this will provide a good balance between ensuring no visible products, celebrating and highlighting the history of the neighbourhood while not using any imagery or design that would be appealing to youth.



### Security Features

- 1. Counterforce provides third-party Alarm and Fire Monitoring along with an audible intruder alarm system.
- 2. Installed Video Surveillance equipment provides coverage of:
- Interior and Exterior of all Entrances/Exits
- Retail Sales Area to ensure every transaction and interaction is recorded
  - Locked Cannabis Storage Room and any Cannabis storage areas
- 3. Video Records are kept for a minimum of 30 days and available to be provided to the LCRB or any lawful authority that requires it. Patrons are advised that Video Surveillance is in effect at all times.
- 4. Motion Detectors and Access control setup at Entrances / Exit, All Doors, Cannabis Storage Room and when moving from Customer facing areas to Staff only areas.
- 5. Panic Buttons installed at POS Desk and Locked Cannabis Storage Room.
- All Cannabis products and Cannabis Accessories are locked and inaccessible for customers without staff assistance.
- 7. All Cannabis Smell Jars are secured with Security Tethers to the Table/Display Case and recorded in the Cannabis Register which tracks all movement of Cannabis.
- 8. Reinforced Commercial Grade Locks for all key access points.
- 9. Security Gates for Windows / Doors to prevent any unauthorized access outside of regular Store Hours



### Incident Log

We maintain an Incident Log at our Parksville location and will do the same for 6945 Victoria Drive as required by the LCRB.

buildings, or that affect the operation of the store must be recorded in the log and be available to incident log. All incidents that adversely affect patrons, staff, people who live or work in adjacent When an incident occurs in or adjacent to a retail store, the details must be recorded in an inspectors or peace officers.

# Examples of these incidents include:

- Refusing entry at the door to a potentially troublesome person or anyone who is causing a disturbance;
- Refusing entry of an intoxicated person;
- Removing an intoxicated person;
- An injury or accident on the premises, including a fight;
- Any incidents where emergency personnel were called (police, fire, or ambulance);
- Any illegal acts.

have been zero incidents at our Parksville location in the over one year that we have been in operation. The records in an incident log must be kept for at least six years. We are proud to report that there



# Safe & Responsible Service

## 1) "Worker Security" Verification

work-related activities in a retail store as an employee, independent contractor or volunteer on a full-time All staff in retail stores obtain a security verification from the province. This includes any adult performing or part-time basis. This process is separate and distinct from the security checks during the licensing No staff are able to begin working within the store until they obtain their Security Verification AND provide it to the Store Manager to keep a record of every worker's security verification for inspection by inspectors, including when the worker's security verification expires

### 2) "Selling it Right" Certificate

Responsible Selling Training, Selling It Right, is a mandatory self-study course that provides education for non-medical cannabis licensees and employees on applicable laws and how to sell cannabis in socially responsible manner. A training certificate is obtained through successful completion of the

The Selling It Right training certificate is valid for two years.

A valid certificate is required for:

- the cannabis retail store licensee;
- employees who sell non-medical cannabis;
- employees who supervise other employees selling non-medical cannabis.



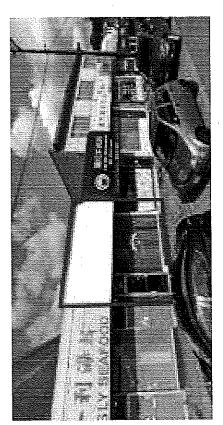
# Neighbourhood Benefits

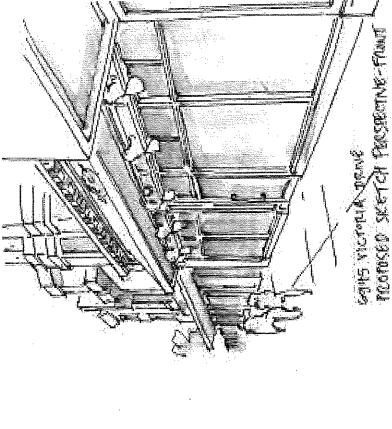
- medical benefits. We have made the strategic decision to pay at the top of the market to hire and knowledgeable, mature professionals who put operating in a responsible and compliant manner Local Cannabis Co. will hire up to 8 full time staff for this location into high paying jobs with full retain the individuals that best share our vision for the business. This ensures our staff are above all.
- Revitalization of Neighbourhood through exterior and interior renovations. Budget for renovations are \$250,000 to \$300,000 which will flow into local businesses and the community while also providing a fresh, facelift for the exterior of the building.
- We believe strongly in supporting our neighbours by:
- Referring customers to neighbourhood spots whenever possible
- Hosting any team events in neighbourhood
- Using locally owned stores for all ongoing store needs
- Increasing foot traffic in neighbourhood benefitting all businesses
- Drawing additional visitors from outside the immediate area to the neighbourhood as we focus on creating a "destination" cannabis store experience.



# **Exterior Revitalization**

- To make a greater visual impact and revitalized look for the neighbourhood, we will be working with our Landlord / Neighbour to assist with re-doing a portion of their exterior as well.
- These changes have the potential to revitalize the look and feel of this neighbourhood, without losing the charm that makes Victoria Drive so distinctive, and draw in visitors from outside the immediate geographic area thus benefiting neighbouring businesses as well.
- There is a steady flow of traffic along Victoria Drive and our goal is to get them to stop and give all our neighbours a closer look.

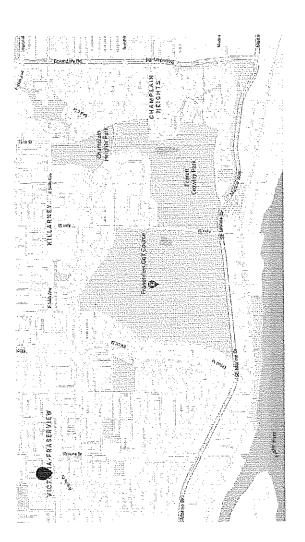






CANNABIS CO.

## Cannabis Retail - Neighbourhood



From 6945 Victoria Drive, north to 51st Ave and south to Marine Drive and over to Boundary (the "region")

LCRB Map - Licensed Locations

- Approximate Population of this Geographic area is 31,065 (2016 Census) (See Appendix Note 4)
- With Development Permit issued for 6945 Victoria Drive, we would servicing a population area of approximately 17,000 (Age 25 - 64) (See Appendix Note 5). There is one additional store licensed to the North that would serve the area above 49th Ave.
- Reviewing the CoV "Approved Locations" map shows lack of potential future cannabis retail stores now and into future

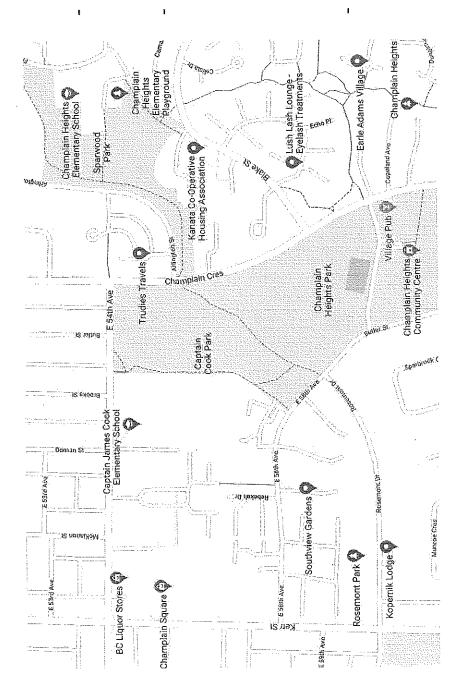




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## Cannabis Retail - Neighbourhood



Champlain Square and Surrounding Area

commercial space that would be This region also lacks additional appropriate for cannabis retail.

is right next to an elementary school commercial complexes in this area, Champlain Square, one of the few and contains multiple businesses targeted at youth

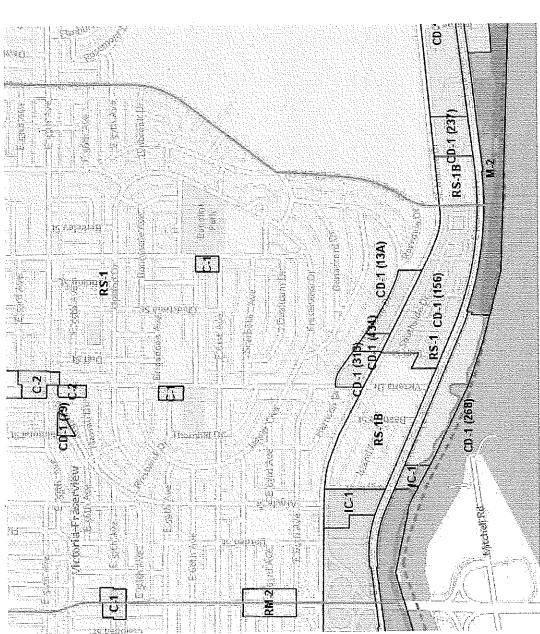
- Solomon Academy Melody Clouds Academy

Community Centre, multiple other elementary schools and a more likely gathering area for youth. This area is also home to a



# River District Vancouver - Neighbourhood

### Neighborhood Commercial Zones



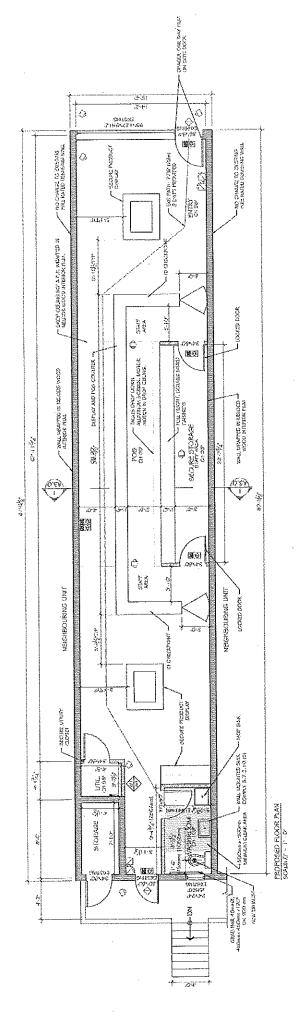
Commercial Zones that allow Cannabis Currently there is a very limited area of Retail, resulting in very few legitimate locations. (See Appendix Note 7)

From the River District Brochure for Commercial Leasing: "Lack of services in the local trade area and River District an opportune destination with 42,176 residents and a daytime population distance from regional competitors makes a primary trade area of approximately of 31,489 people"

- Elementary School, Daycare and River District will contain a future Community Centre.
- benefit from an additional Cannabis Cannabis Co. would be the closest store to this development and can safely provide access to this large This speaks to the potential for an underserved market that would Retail store in this area. Local



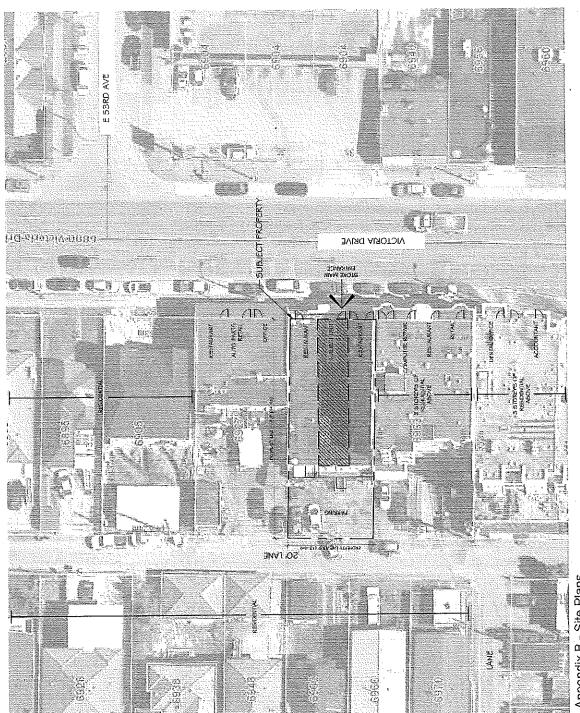
#### **Proposed Plans**



Appendix B - Proposed Plans



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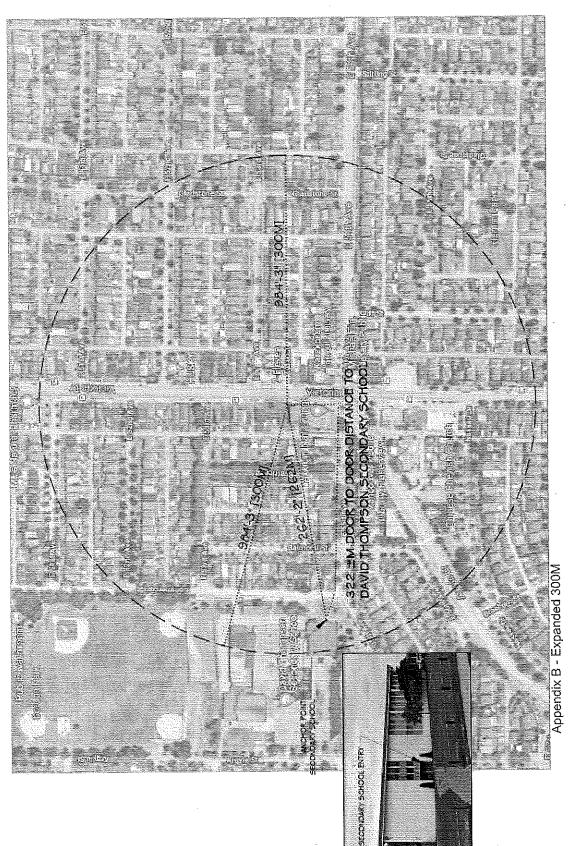


Site Plan

Appendix B - Site Plans



#### Expanded 300m

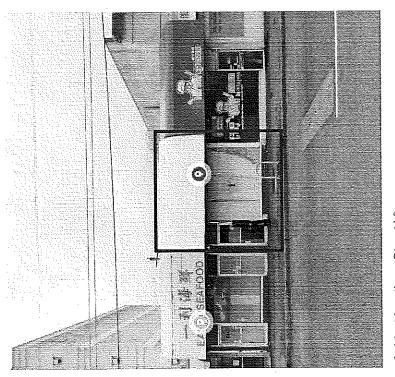




CANNABIS CO.

#### Approvals

LOCAL Cannabis has received approval from the Landlord to apply a Change of Use to Cannabis Retail



Subject location - Street View

Authentialgn ID: 62856813-DAD8-40C1-42FE-470723228A9C

#### Landlord Permission Letter

To Whom It May Concern:

As of December 1st<sup>m</sup>, 2020

), <u>Easly Seafood Co. Ltd.</u> authorize Local Main Holdings Ltd. to apply for a variance to change the use of 6945 Victoria Dr. Vancouver to cannabis retail."

Owner Signature

X. Qui Fian Hang
X. JAABELLESSTAPA POT

Appendix C - Landlord Letter





OCANNABIS CO.

### Variance Rationale

- Non-compliance Regulations; the comply with the regulations of the Zoning and Development By-law proposed development does not that affect the site;
- the proposed use is unsatisfactory Unsatisfactory - Proposed Use; at this location;
- Objections Received; objections neighbouring property owners; have been received from



March 22, 2021

Dos Design Group DBA: DOS Design Group Unit 110A - 81 Golden Drive. Coquitlan, BC V3K 6R2

6945 VICTORIA DRIVE, Vancouver, BC V5P 3Y7 Development Application Number DP-2020-00909

Please be advised that the Director of Planning has refused DP-2020-00909 on March 18, 2021, for the following reason(s):

- Non-compliance Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
  - Unsatisfactory Proposed Use; the proposed use is unsatisfactory at this location;
- Objections Received; objections have been received from neighbouring property owners;

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information, please contact the writer

rours truly,

Lie Che

Nicole Choi nicole choi@vancouver.ca (604) 829-9390

City of Vancouser
453 West Ton Avenue
Yancouser, Bensal Columbia, Canada V57 1944
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Appendix D - Refusal Letter

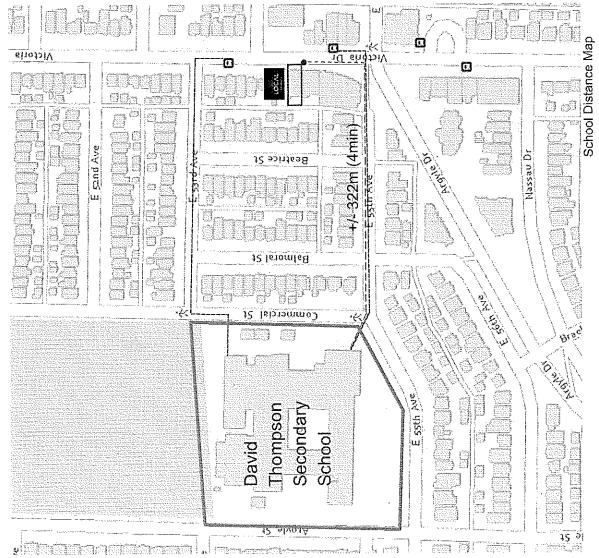


#### Variance Rationale

- "Door To Door Walking Distance" to David Thompson Secondary School is 322m
- Walking routes likely to be taken by minors would not cross in front of the store
- Window Graphics to prevent visibility of any cannabis products or cannabis accessories inside the store,
- No direct visual exposure from David Thompson Secondary school to 6945 Victoria Drive
- Lack of Cannabis Retail stores to East (Boundary Rd.) and South (Marine Dr.) leaves a large population of residents with minimal cannabis retail options.
- Existing Provincially and Municipally licensed store owner with a proven track record of operating in a safe, compliant and responsible manner.
- EKAI I.D. Verification System provides an additional tool to ensure no exposure to minors.



### School Catchment



Map taken from the Vancouver Vanmapp App (See Appendix Note 6)

- Store location identified in Red rectangle
- David Thompson Secondary School denoted with polygon in Blue
- from the school to the two (2) Bus Stops Note that the common walking routes do not pass by the Store Front
- 322m +- Door to Door Distance (Appendix B)
- Walking Times. Main Entrance off 55th Ave to the Store is over 4 mins. Over 6 mins if going down 53rd to school.



Crosswalks



**Bus Stops** 

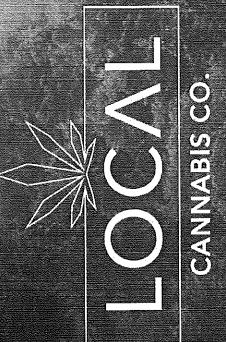


Common Walking Routes

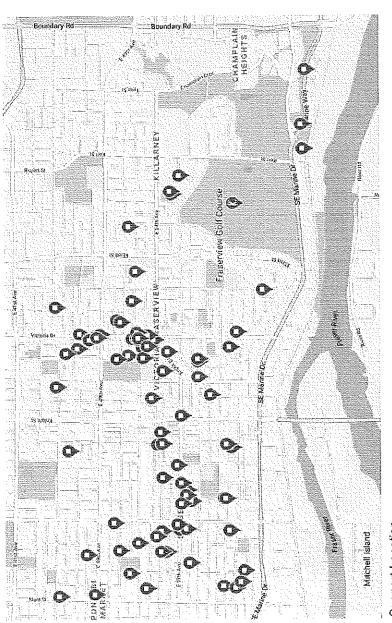
Door to Door Distance



# 06 - Business Residential S



# Gathering Business and Residential Support



Support Location

owners to gather 101 of neighborhood business LOCAL Cannabis has reached out to local their supports residents and

Please see the appendix D support letters and Petition and Appendix E for the for Support

in support are shown in dot businesses and residents The locations of the local icons on the map



CANNABIS CO.

#### Conclusion

As an existing Provincially licensed Cannabis Retailer that has demonstrated the ability to operate in a safe, responsible and compliant manner, Local Cannabis Co. would be a great candidate to operate a Cannabís Retail Store at 6945 Victoria Drive.

for a Cannabis Retail Store due to the walking distance and common walking routes along 6945 Victoria Drive is an appropriate location in the David Thompson School Catchment with our specific measures taken to reduce exposure to minors.

The Region identified in our presentation is currently "underserved" based on population size versus potential stores in the region.

Future density increases along with a lack of commercial spaces suitable for Cannabis Retail will only increase the need in this region.

