

December 17, 2018

Mr Bill Brown
Director of Development Services
Township of Esquimalt, BC

Re: Rezoning Application for Cannabis Retail Store
522 Admirals Road
Esquimalt BC V9A 2N4



Dear Mr Brown,

I wish to submit an application to rezone the property at 522 Admirals Road in the Township of Esquimalt to facilitate a cannabis retail store.

Ownership

Alternative Aromatics Ltd., a corporation registered in the Province of British Columbia, wholly and exclusively owned by myself, Mary Anne Emmott, will own and operate the store. Corporate documents are attached.

Alternative Aromatics Ltd. and Mary Anne Emmott currently have a cannabis business license for AAA Dispensary in the City of Victoria. My application for a cannabis retailer license is currently being processed by the Province of British Columbia. (New Non-Medical Cannabis Retail Store Application - Alternative Aromatics Ltd - job # 001272)

Property

The premises at 522 Admirals Road is one of two, two-storey, commercial bays in the building on the property, sharing a common wall. It was formerly a restaurant and has been closed for some time. The property is outside the mandated exclusion zone.

The premises measure 1250 square feet on two floors. The main floor consists of a shop area, a storage area, a second, smaller area that will become a secure strongroom for cannabis storage, a washroom and a staircase to the second floor, totalling about 1000 sq ft. The second floor measures about 240 square feet and consists of a storage room and a second washroom, accessible only by the interior staircase.

The other bay is occupied by a restaurant, Vietnam Garden, operated by Xueling Zhao, who owns Kuntai Holdings, which owns the building and granted the lease for #522 to Mary Anne Emmott. Ms Zhao fully supports my application.

A copy of the lease acknowledging use of the premises for cannabis retail sales and owner permission to seek rezoning are attached.

If my application for rezoning is successful I will undertake interior renovations as detailed in the attached drawing.

The property has 7 parking stalls at the rear of the building and on street parking directly in front on both sides of the street.

Security

The following measures will be implemented:

a. Facility

- Monitored security and fire alarm systems and 24-hour video surveillance cameras
- Motion detectors engaged after hours.
- Window bars or a retractable metal security gate.
- Alarmed doors with deadbolt locks, the same smashproof security film used on the RCMP building and a jimmy-proof steel panel on the outside
- Well-lit store with frosted windows as required by Provincial guidelines

b. All managers and keyholders required to submit to police record checks.

c. Product

- Product displayed in locked cases during opening hours
- All product other than that displayed in the retail cases secured in a fortified strongroom fitted with a steel door and secured with a pair of coded deadbolt locks, one of which is locked at all times. Staff members have individual codes for one lock allowing access during working hours.
- After hours, all product is moved to the strongroom and a second deadbolt is engaged, for which only managers have a code.

Store Practices

- No one under 19 years of age will be permitted in the store and signs to that effect will be prominently displayed
- Customers must provide government-issued photo ID proof of legal age in order to purchase product.
- Staff are required to refuse to sell cannabis to anyone whom they suspect is underage and/or who is unable to produce appropriate ID when requested to do so.
- Product displayed in showcases but accessible only by staff.
- Product released to customers only after age has been verified and payment has been made.
- Cash skimmed throughout the day and dropped in safe in strongroom.
- No other businesses or activities are permitted on the premises
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Neighbourhood Impact

- Air filtration exhaust system employing charcoal filters to minimize odours
- Secondary internal air scrubber with charcoal filters
- No cannabis use permitted on or near the premises.
- No loitering or panhandling permitted on the property. No disturbances to public order tolerated
- Staff trained in measures to manage disruptive behaviours

Staff

Provincial regulations require a minimum of two staff on at all times.

Hours of Operation

Hours of operation will be 9am until 9pm daily, seven days per week. While provincial regulations allow opening until 11pm, our experience indicates that 9pm closing avoids potential late night excess.

Product Delivery

Due to a lack of information from the Province regarding procedures, at this time I am unable to state how product will arrive at the store. Supply, delivery and wholesale price are the exclusive domain of the Province.

Cannabis Retail Experience

I opened AAA Dispensary at 2641 Quadra Street on October 27, 2015, after applying for a business licence from the City of Victoria. The premises had been leased from the landlord with the express purpose of housing a cannabis retail operation, as specified in the lease contract. I received a business license from the City of Victoria in November, 2017.

I report all sales, remit GST and source deductions for all employees, and have done so since opening. Today, after more than 3 years, I have ten employees who enjoy wages well above local retail rates and employee insurance benefits. Most of my staff have health issues that have negatively impacted their ability to work in other industries. Here, they are valued for their product knowledge and proficiency at managing pain. As an independent retailer, I can accommodate employees who have health-related requirements involving physical restrictions, hours of work, duties, time off for medical treatments, etc.

Security is a top priority of AAA Dispensary. We have experienced no break-ins or unwanted activity on the premises at any point.

I enjoy a cordial and supportive relationship with Victoria police. On several occasions I have been visited by members of the Victoria Police Department and the Saanich Police Department who were doing "welfare checks" - searching for people known to frequent the area who had fallen out of contact with friends and family and were the object of concern. I always co-operate fully with such requests, to the extent of reviewing weeks of surveillance footage in an attempt to help.

Police have never attended my business regarding a complaint of any kind.

CONCLUSION

Alternative Aromatics Ltd. and its principal, Mary Anne Emmott, offer experience, resources, and a solid performance history as an honest operator, a good employer and good corporate citizen. I am confident Alternative Aromatics will prove a responsible and useful addition to our community.

Regards,



Mary Anne Emmott
Owner, Alternative Aromatics Ltd.

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